STAKEHOLDER & PUBLIC ENGAGEMENT

As part of our due diligence, the project team undertook a thorough stakeholder and public engagement process. Across two rounds of meetings in March 2021 and June 2021, we met with directly adjacent and nearby residents, as well as key stakeholder groups most likely to be potentially impacted by this proposal. Many of the concerns and suggestions were considered and addressed by the project team. In both rounds of engagement, feedback was obtained from stakeholders using various methods, including meeting minutes, online surveys, phone conversations, and via email correspondence.

First Round of Stakeholder & Public Engagement

At the first-round stakeholder meeting (March 2nd, 2021 – via Zoom – 4PM), the project team introduced the planning process, project timeline, a preliminary lot layout, and anticipated next steps. We also sought resident and stakeholder input ("What should we be thinking about at this stage in the planning and design process?") and provided responses to any concerns or questions from attendees. Following this initial meeting, the project team worked to further address the questions, comments, and concerns of residents namely related to flood protection measures, grading design, aesthetics, trees, and construction impacts. A table in the following section (**Addressing Feedback**) outlines the project team's efforts to respond to concerns from adjacent residents and stakeholders.

Second Round of Stakeholder & Public Engagement

A second round of stakeholder meetings was held on June 30th, 2021 (via Zoom – 4PM and 7PM). The purpose of this round of engagement was to provide a project update, introduce a revised lot layout, show how feedback was considered and addressed, continue to receive further input, and outline the next steps in the planning process.

Engagement Notification

In terms of notification for the two rounds of stakeholder and public engagement, residents in the immediate vicinity of the subject site received direct invites to the engagement meetings via hand delivered notices. The project team also emailed key stakeholder groups directly (i.e., Fort Garry Community Centre, Wildwood Park Neighbourhood Association, and Crescent Park Rescue). For the second round, specifically, the project team undertook direct notification again, as well as email notifications to those who provided their contact information from the first round. An advertisement was also taken out in the CanStar Weekly Sou'Wester newspaper (**see Figure 1**). Presentation materials were forwarded via email to those who requested them.

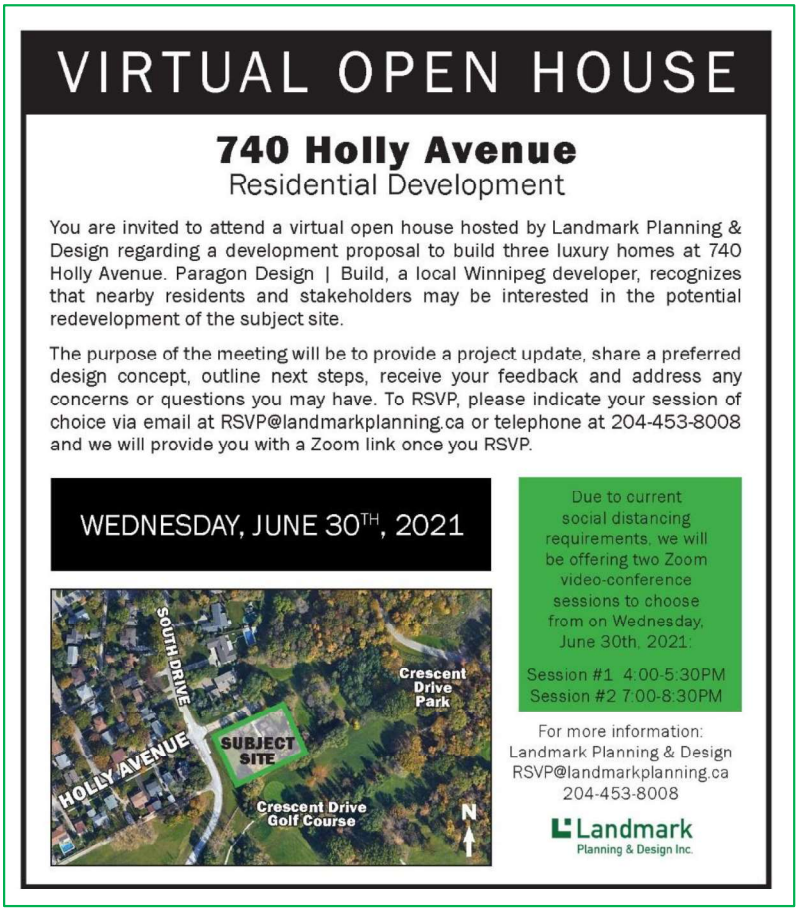


Figure 1: Sou'Wester Newspaper Advertisement

Project Update

In January of 2022, the project team reached out to adjacent residents and stakeholders who attended the first two rounds of stakeholder and public engagement to provide a key project update: The project team developed a design concept of two homes on the subject site versus three homes proposed at the two rounds of engagement meetings. In proposal for Spring 2023, the project team will reach out to neighbours once again to provide another key project update: The preferred design concept will have two homes fronting South Drive versus Holly Avenue to address concerns from the City regarding land drainage.

ADDRESSING FEEDBACK

A few key concerns were raised by nearby residents and stakeholders during the engagement process. The table below outlines what we heard and how the project team considered and addressed feedback:

Concern	Response to Concerns
Flood Protection	• The subject site is located near the Red River and thus subject to the policies of the "Designated Floodway Fringe Area" Regulation • Homes developed within the "Designated Floodway Fringe Area" will need to be built at or above the Flood Protection Level (231.24 m at this location) in order to provide flood protection
Land Drainage	• All new developments are required to deal with their own land drainage and are not allowed to drain onto adjacent lands • The City's Water & Waste department requires a lot grading plan prepared by a professional engineer to demonstrate how and where land will be drained and to demonstrate there are no negative impacts on adjacent lands • The grading and drainage plan, included as part of this application, includes a flood protection berm in order to prevent land drainage onto the Park and Golf Course
Setbacks and Privacy	• The preferred lot grading plan maximizes the setbacks from the north property line (Holly Avenue) and west property line (South Drive)
Housing Design and Aesthetics	• 818 Architecture Inc. has been retained to lead the building design process • The luxury homes will be well-designed and fit the character and context of the neighbourhood • The design will feature high-quality homes with a mix of materials, colours and articulation
Property Values	• Research demonstrates that new developments generally do not have a negative impact on the property values of existing homes once construction is complete (especially in cases where the proposed development consists of luxury single-family homes)
Safety and Street Upgrades	• The City's Public Works department will decide if improvements to Holly Avenue may be required • The cost of any potential street upgrades will be the responsibility of the developer via the development agreement

Concern	Response to Concerns
Tree Preservation	• The project team is looking at options to protect trees along the easterly portion of the subject site • An arborist was hired to complete an assessment of the larger existing trees on the subject site

CITY OF WINNIPEG COLLABORATION AND DUE DILIGENCE

The project team worked closely with City of Winnipeg departments to gain insight and understand any potential concerns with the proposed development at 740 Holly Avenue. As part of our due diligence and best practice standards, the proponent submitted a Pre-Application to the City, contacted the Drainage/Flood Protection Branch, undertook a historical land titles search at the Winnipeg Land Titles Office and retained an ISA certified arborist to prepare an Arborist Report. Preliminary engineering, grading, and flood protection designs were completed by Barnes and Duncan. A summary of the results of our preliminary due diligence is outlined in the following sections.

Property & Development Department – Pre-Application

During the planning and design process, the project team collaborated with the District Planner to ensure that the proposal met the intent and policies for the subject site at 740 Holly Avenue. The Property and Development Department provided several recommendations to the project team in their Pre-Application feedback, which we were then able to incorporate and integrate into the development concept. A table outlining the City's key recommendations along with how we met or will meet these suggestions is included below:

Recommendation	Response to Recommendations
To adhere to the dimensional standards of the R1-L zoning district	• Each lot will meet or exceed the dimensional standards and zoning regulations for the R1-L zoning district.
To design the new dwellings to be unique from one another in appearance and of high-quality cladding materials	• Each custom home design will feature good character, high-quality materials, as well as a mix of colours and articulation. • Special attention will be provided to employ a well-designed elevation facing the streets (South Drive and Holly Avenue).

Recommendation	Response to Recommendations
To provide an Arborist/Tree Preservation Report	• The project team retained Corey Doucette, an ISA certified arborist, to identify the number and condition of trees on site. • The Arborist Report determined that there is a strong potential to save some of the larger, mature and healthy trees on the site during the development process, particularly along the eastern half of the property.
To undertake public consultation with immediately adjacent neighbours	• The project team reached out to adjacent neighbours via hand-delivered mail notifications and a newspaper advertisement to invite stakeholders to virtual Zoom meetings across two rounds of public consultation. • The project team kept ongoing communications with stakeholders and provided notification when key changes were applied to the design concept.
To ensure that the development has no negative effect on adjacent lands in terms of land drainage	• The project team worked with Barnes & Duncan to develop a lot grade design concept which will prevent runoff from the new development draining into the adjacent lands, particularly away from the City-owned golf course and public land.

Water & Waste Department – Land Drainage/Flood Protection

The project team coordinated with the Water and Waste Department to address flood protection and land drainage for the property. The subject site is located near the Red River and thus subject to the policies of the Designated Floodway Fringe Area Regulation 266/91. Based on the Flood Protection Level (FPL) map for 740 Holly Avenue (**see Figure 2**), the proposed lots will be developed at or above (231.24m). The proposed lot grade design addresses flood protection and meets City requirements.