1488 MAIN STREET
SUMMARY OF PUBLIC CONSULTATION



BY: AMBASSADOR DEVELOPMENT

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1488 MAIN STREET
PUBLIC CONSULTATION REPORT

INTRODUCTION

The developer of 1488 Main Street is proposing to rezone the subject land from C2 to RMFL, from commercial to multi-family residential. As part of its application to the City of Winnipeg's Planning and Property Development Department, the developer undertook a Community Consultation process starting the week of March 20, 2023. No in person public consultation was undertaken and consequently area residents were invited to provide their response to the proposed development via email. Flyers were hand delivered to area residences on March 24, 2023 (copy of flyer and distribution area attached).

OBJECTIVE

The public consultation flyer was created with the aim of notifying nearby residents of the intended construction project at 1488 Main Street. The proposed initiative would involve the demolition of a neglected commercial property, which will be replaced by a modern rental apartment complex. The development is designed to offer environmentally-friendly amenities and incorporate the latest green technologies. It will also be constructed in a way to enable independent living for those tenants with disabilities.

METHODOLOGY

A total of 122 households in the neighborhood surrounding the property received a physical copy of the flyer, while an electronic copy was emailed to the area Councillor and area Planner. The flyer contained useful details, including the site plan and building elevations, as well as an email address that people could use to express their feedback or apprehensions. A consultant, Wayne Bollman was available to answer any questions that individuals might have had and responded to inquiries sent via email.

COMMENTS

As of Friday, March 31, 2023 there were 13 area residents who responded to the flyer delivered on March 24, 2023. Copies of the email correspondence are attached in the Appendices. In all instances, the residents were reluctant to identify their street address even after requesting their addresses, which in turn made it difficult to comment on their concerns as it related specifically to their residence.

The following is a summary of their responses:

Quality of Construction: Several respondents emphasized the importance of constructing the building to meet high-quality standards and offer amenities. In response, we explained that the building would be a concrete structure constructed in accordance with the most recent building code regulations, incorporate state-of-the-art energy-saving measures, and provide accessible units as per the CMHC's criteria. Moreover, it would offer affordable units and 20 secure bike rack stalls along with 60 parking stalls.

New Development: virtually all respondents stated that they were excited about new development on Main Street replacing the existing derelict building

Affordable Housing: Several responses raised concerns about the definition of "affordable housing," as they had observed certain properties advertised as "affordable luxury" units with rental rates that were far from affordable. In response, we clarified that a percentage of the units in our development would be offered at CMHC's rent levels, which would be 20% less than the market rents in the area. This would ensure that the units meet the affordability criteria and make them accessible to a wider range of tenants.

Mixed Use Project: a number of the responses asked if there was going to be commercial space on the main floor. They were advised that due to the project's financing arrangement, commercial space would not be financed and therefore not included in the development.

Building Height: One respondent questioned the height of the proposed building. We recognize that the proposed building will be the highest structure in the immediate area, and explained that the height is required to ensure the appropriate number of rental units are included in the development so as to achieve a market viability.

Energy Efficiency: a number of the responses questioned whether the project would be energy efficient. Our response was that we intend on exceeding regulatory energy efficiency and will engage with Manitoba Hydro to obtain assistance in making this project highly energy efficient.

Contact: most of the respondents gave their telephone number and email addresses. A couple of the responses didn't include their telephone number nor email addresses but still wanted to be contacted. Difficult to do that. One response gave a telephone number not in service. Not one respondent stated that the proposed development would adversely affect their property value. All the respondents wouldn't give their specific addresses so it is difficult to ascertain the real impact that the proposed development has on their property.

The attached Schedule "B" are the responses received to date. We are including the FaceBook comments from the West Kildonan/Scotia Heights Neighbourhood FaceBook group. As further responses come in, we will provide them to the Department.

New Development: virtually all respondents stated that they were excited about new development on Main Street replacing the existing derelict building

1488 Main Street

72 Unit Residential Development



A developer has been hired by the owners of **1488 Main Street** to transform the property into a new and exciting development. The plan is to build 72 residential units, all available for affordable market rents, with a variety of unit sizes and configurations including 42 one-bedroom and 30 two-bedroom units.

The building will be designed with the latest green technologies and feature weather-protected and outdoor parking spaces, providing a total of 30 and 30 spots respectively. In addition to the previously mentioned features, the planned development at 1488 Main Street will prioritize high-level energy efficiency to ensure a sustainable and environmentally conscious building.

The units will be designed with accessibility in mind, providing accommodations for individuals with disabilities. Building security will also be a top priority, with state-of-the-art measures such as cameras, monitored alarms, fob access to stairwells and vestibules, and telephone entry with CCTV monitoring. These measures aim to provide a safe and secure environment for residents. Construction is expected to begin in late-2023, with occupancy projected for mid-2025.

To ensure community involvement, feedback on the design of the planned development is being sought on the website, where interested parties can view more details and submit any questions or comments they may have through a questionnaire. We eagerly await your input.

1488main.com


1488 Main Street
Neighborhood Flyer Distribution
Legend
1488 Main St
Matheson Dental Centre
Matheson Ave
Aikins St
Carruthers Ave
Lansdowne Ave
Inkster Blvd
Poison Ave
52
Annie's Attic
McAdam Ave
1488 Main St
Tenderloin Meat & Sausage Inc
Santa Lucia Pizza Main St
A&W Canada
Modern Coffee
Google Earth
Image Landsat / Copernicus
800 ft
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