633 ST. MARY'S ROAD

Public Engagement Report

Prepared by McGowan Russell Group Inc.

January 2023

01 OVERVIEW

As part of the proposed development for 633 St. Mary's Road, a public engagement process was undertaken as a Virtual Neighbourhood Information Meeting on January 18th, 2023.

Flyers were hand delivered to over 100 residences in the adjacent neighbourhood within 100m of the site. The flyers provided information on the times of the engagement, and the link to register for one of the two times. Only 2 registrations came from this advertisement for the 4:00pm meeting.

02 FORMAT

VIRTUAL NEIGHBOURHOOD INFORMATION MEETING

The format for the meetings was a brief introduction of the project team, a presentation of the proposed development including planning and area context, site design, building form and amenities, and timelines for the project. Following the presentation, participants were encouraged to ask questions for further information. A summary of all questions asked is included in the "What We Heard / What We Did" chart below. These comments helped to inform modifications to the plans that are being submitted for DAZ and DAV.

03 RESULTS

What We Heard / What We Did	
What We Heard	What We Did
Street Parking	
Concerns regarding increased parking on street from visitors to the proposed development.	The development meets the required parking count as per the "Small Scale and Low Rise Development Guidelines for Mature Communities"; is along a future rapid transit line; and has indoor bike parking.
Concerns with commercial patrons parking on the side streets.	New commercial tenants will be required to meet use-specific regulations related to their parking. The new tenants will have to prove to the City there will be adequate parking.
Cars parked on St. Marks cause garbage trucks to take wide turns and drive over the lawns.	We will pass this on to the City for their attention.
Concerns with parking on Loraine between St. Mary's Road and the back lane causing pedestrian collisions with vehicles coming from St. Mary's Road.	We will pass this on to the City for their attention.
Construction Coordination	
When will construction begin? Please ensure the contractors keep a clean worksite to be respectful of the neighbourhood.	Construction is anticipated to begin late 2023 / early 2024. Contractors to follow the City of Winnipeg's bylaws for their work site.
Will there be fencing along the south property line? Would like 6'-0"HT fence to at least the side doors.	A 6'-0" HT fence will be erected along the side yard.
Will residents be able to contact the owner / contractor prior to construction?	Yes – your information provided in the registration will be provided to the owner. Information will be provided prior to start of construction.