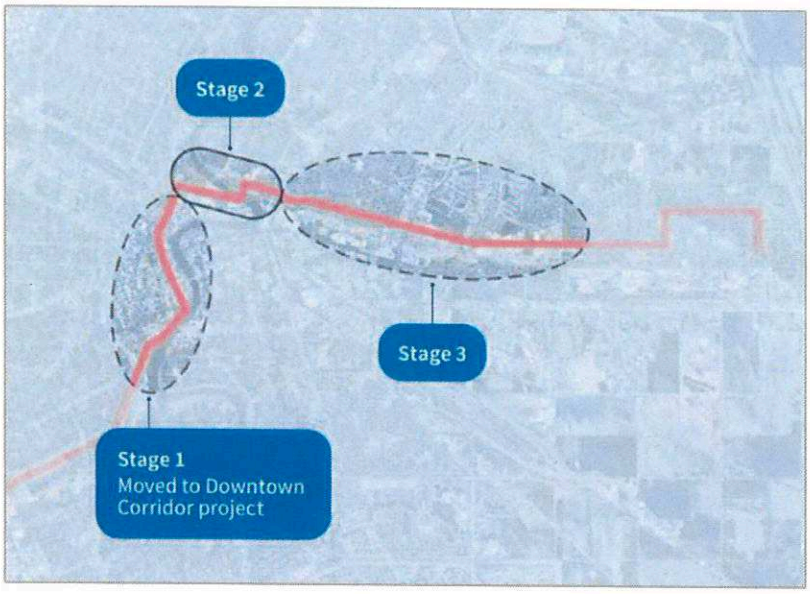


Figure 4: Eastern Corridor Route & Staging Plan

Public Consultation and Stakeholder Engagement

The Project Team has undertaken a thorough public engagement process prior to submitting a development application for the site. As shown in **Figure 5**, the Project Team has conducted two rounds of engagement with adjacent residents, businesses, and other stakeholders, including those most likely to be potentially impacted by this proposal.

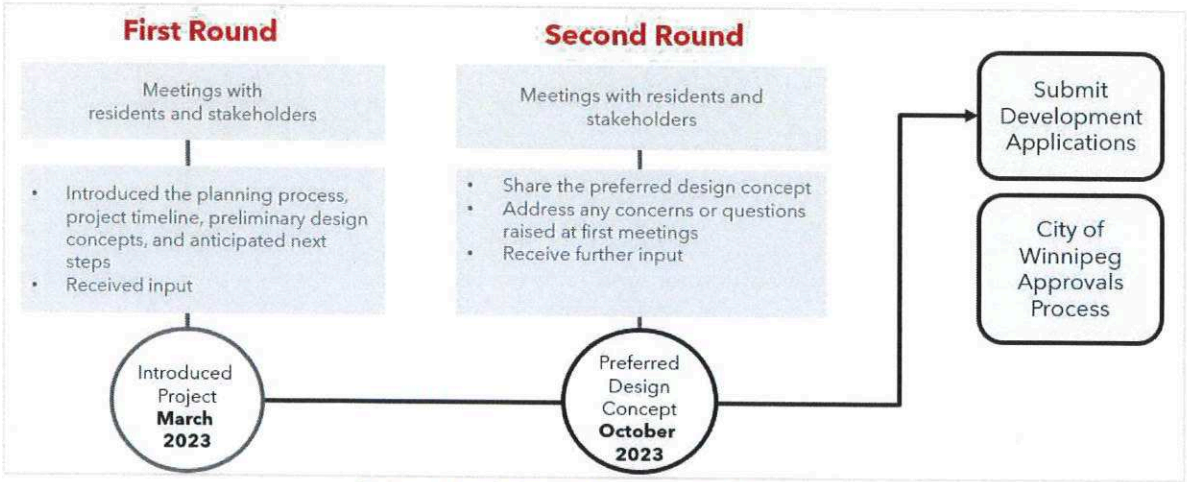


Figure 5: Stakeholder Engagement Timeline

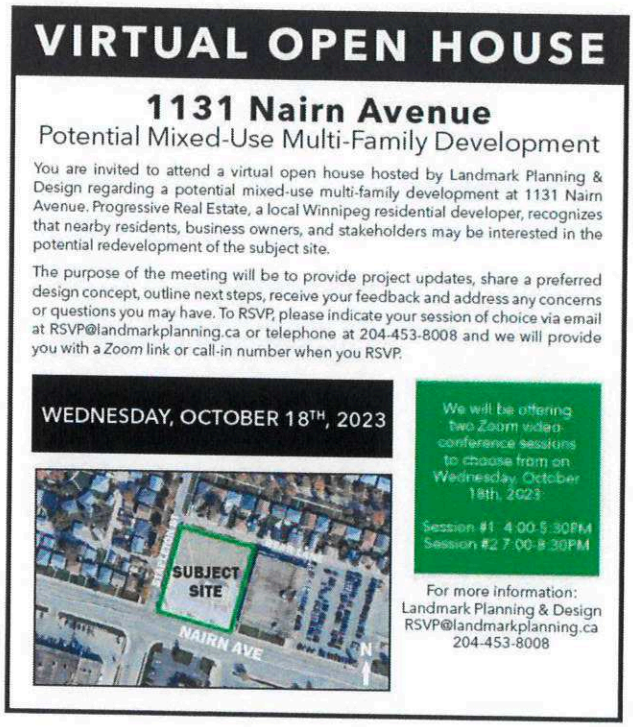
Figure 6 illustrates the notification area. Stakeholders in the immediate vicinity of the project received direct notification via hand-delivered notices. In Round 2, hand-delivered notices

were delivered again, while email notifications were also sent to residents who attended the first round of online meetings and provided their contact information.



Figure 6: Notification Area Map

An advertisement (see **Figure 7**) was placed in the *Winnipeg Free Press Community Review – East* newspaper for both rounds.



VIRTUAL OPEN HOUSE

1131 Nairn Avenue

Potential Mixed-Use Multi-Family Development

You are invited to attend a virtual open house hosted by Landmark Planning & Design regarding a potential mixed-use multi-family development at 1131 Nairn Avenue. Progressive Real Estate, a local Winnipeg residential developer, recognizes that nearby residents, business owners, and stakeholders may be interested in the potential redevelopment of the subject site.

The purpose of the meeting will be to provide project updates, share a preferred design concept, outline next steps, receive your feedback and address any concerns or questions you may have. To RSVP, please indicate your session of choice via email at RSVP@landmarkplanning.ca or telephone at 204-453-8008 and we will provide you with a *Zoom* link or call-in number when you RSVP.

WEDNESDAY, OCTOBER 18TH, 2023

We will be offering two Zoom video conference sessions to choose from on Wednesday, October 18th, 2023:

Session #1: 4:00-5:30PM
Session #2: 7:00-8:30PM

For more information:
Landmark Planning & Design
RSVP@landmarkplanning.ca
204-453-8008

Figure 7: Newspaper Ad

Arrangements were also made to accommodate stakeholders who expressed desire to participate but did not have access to a computer or smartphone. Landmark delivered a letter with call-in instructions to access the meeting via telephone. Printed copies of the presentation materials and comment sheet were also delivered to these stakeholders previous to the meetings.

The first round of engagement consisted of two online stakeholder meetings (March 28th, 2023 – 4:00 PM and 7:00PM). At this first set of meetings, the project team introduced the project and the planning process to stakeholders, shared preliminary design concepts, and outlined anticipated next steps. We also sought residents' input and provided responses to any concerns or questions from attendees.

The second round of engagement consisted of two online stakeholder meetings (October 18th, 2023 – 4:00 PM and 7:00PM). At this second set of meetings, the project team provided project updates, shared a preferred design concept, demonstrated how feedback received was considered and addressed, and outlined anticipated next steps. We also sought residents' input and provided responses to any concerns or questions from attendees.

A few key concerns were raised by participants related to:

- Density and building height;
- Setbacks and massing;
- Spillover parking and parking headlights;
- Traffic (around the neighbourhood and particularly the back lane); and
- Green areas (seating areas, trees, landscape elements).

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
Density and building height	• Some stakeholders expressed concerns about density and the building height being too high for the neighbourhood. • The subject site is located in a Regional Mixed-Use Corridor where residential intensification is encouraged. This corridor is also identified as a future rapid transit corridor by the Winnipeg Transit Master Plan. • The proposal is in line with the City's vision for this corridor. • The project team went with the shortest of the four preliminary design concepts (six storeys)
Setbacks and Massing	• Some stakeholders expressed concerns regarding setbacks and massing related to privacy and shadows. • Setbacks and landscape buffering have been designed to help mitigate potential impacts. • A shadow study was prepared by the project architect, assessing shadows at different times of day, during different

Concern	Response to Concerns
	seasons. The proposal exceeds City of Winnipeg sunshade requirements. See **Sun Shadow Study** section for details.
Parking	• Some stakeholders expressed concerns about spillover parking and the impact of headlights on houses facing the parking area. • The proposed design concept provides surface and underground parking, as well as bicycle stalls. The proposal meets and exceeds City of Winnipeg's parking requirements. • Headlight impacts on surrounding houses can be mitigated through the proposed landscape buffer. It should be noted that the parking area section related to potential headlight impacts is limited to a capacity of 24 stalls.
Traffic	• Some stakeholders expressed concerns about increased traffic in relation to safety, access, and emergency services. • Some stakeholders expressed concerns about traffic and parking on the back lane. • A traffic study has been completed and included as part of this application. The study provides recommendations to mitigate traffic impacts in relation to intersections, parking, and the back lane. See **Traffic Study** section for details. • The project team reached out to Public Works to inquire about any screening processes been initiated in the back lane. PW noted that there were no open 311 cases or active traffic studies happening in the lane at the moment (September 19, 2023).
Green Areas	• Some stakeholders expressed concerns regarding the loss of current (privately held) green areas. • The proposed design concept incorporates greenspace and landscaping within the development. A landscape plan is attached as part of this application.
Environmental	• Some stakeholders noted potential environmental concerns due to the site's previous use as a gas station. • A preliminary environmental assessment has been conducted, and remediation work will be required as part of any redevelopment.

Background Analysis and City of Winnipeg Considerations

Based on best-practice and received feedback from a submitted pre-application, the Project Team undertook two background studies (Shadow Study and Traffic Impact Study), in addition to the Pre-Application. A summary of the results of these studies is included below.

City of Winnipeg

The project team worked closely with City of Winnipeg departments to gain insight and understand any potential concerns with the proposed development at 1131 Nairn Avenue. The Planning, Property and Development Department, Public Works, Water & Waste and other departments provided several recommendations to the project team in their pre-application