


Figure 1: Stakeholder engagement process

At the **first round of stakeholder meetings** (December 9th, 2020 – Zoom – 4 PM and 7 PM), the project team introduced the planning process, a preliminary design concept, and anticipated next steps. We also sought resident and stakeholder input ("What should we be thinking about at this stage in the planning process?") and looked to address any concerns or questions that they had. Following this initial meeting, the project team worked to address the questions, comments, and concerns of residents, namely related to design, aesthetics, traffic, parking, trees, and construction impacts. A table in the following section outlines the project team's efforts to address concerns from stakeholders and adjacent residents.

A **second round of stakeholder meetings** was held on May 5th, 2021 (Zoom – 4 PM and 7 PM). The purpose of this round of engagement was to introduce the revised design concept, show how feedback was addressed, continue to receive input, and outline the next steps in the planning process.

A **third round of stakeholder meetings** was held on March 19th, 2024 (Zoom – 4 PM and 7 PM). The purpose of this round of engagement was to provide a project update and explain the re-submission process, introduce an updated design concept, and continue to receive input.

In all rounds of engagement, feedback was obtained from stakeholders using a variety of methods, including meeting discussion periods, online surveys, phone conversations, and email.

In terms of notification, residents in the immediate vicinity of the project received direct invitations to the stakeholder meetings via hand delivered notices. The project team also emailed key stakeholder groups directly (e.g. The Corydon Osborne Community Voice; the

Corydon Avenue BIZ; Corydon businesses that share the rear lane; etc.) as well as the property managers of nearby multi-family buildings so notices could be disseminated to residents. For the second and third rounds, the project team undertook direct notification again, as well as mailouts and email notification to all those who attended the first round and provided their contact information. Newspaper advertisements (see **Figure 2 below**) were also taken out in the CanStar Weekly Sou'Wester newspaper (second round) and the FreePress Community Review West newspaper (third round).

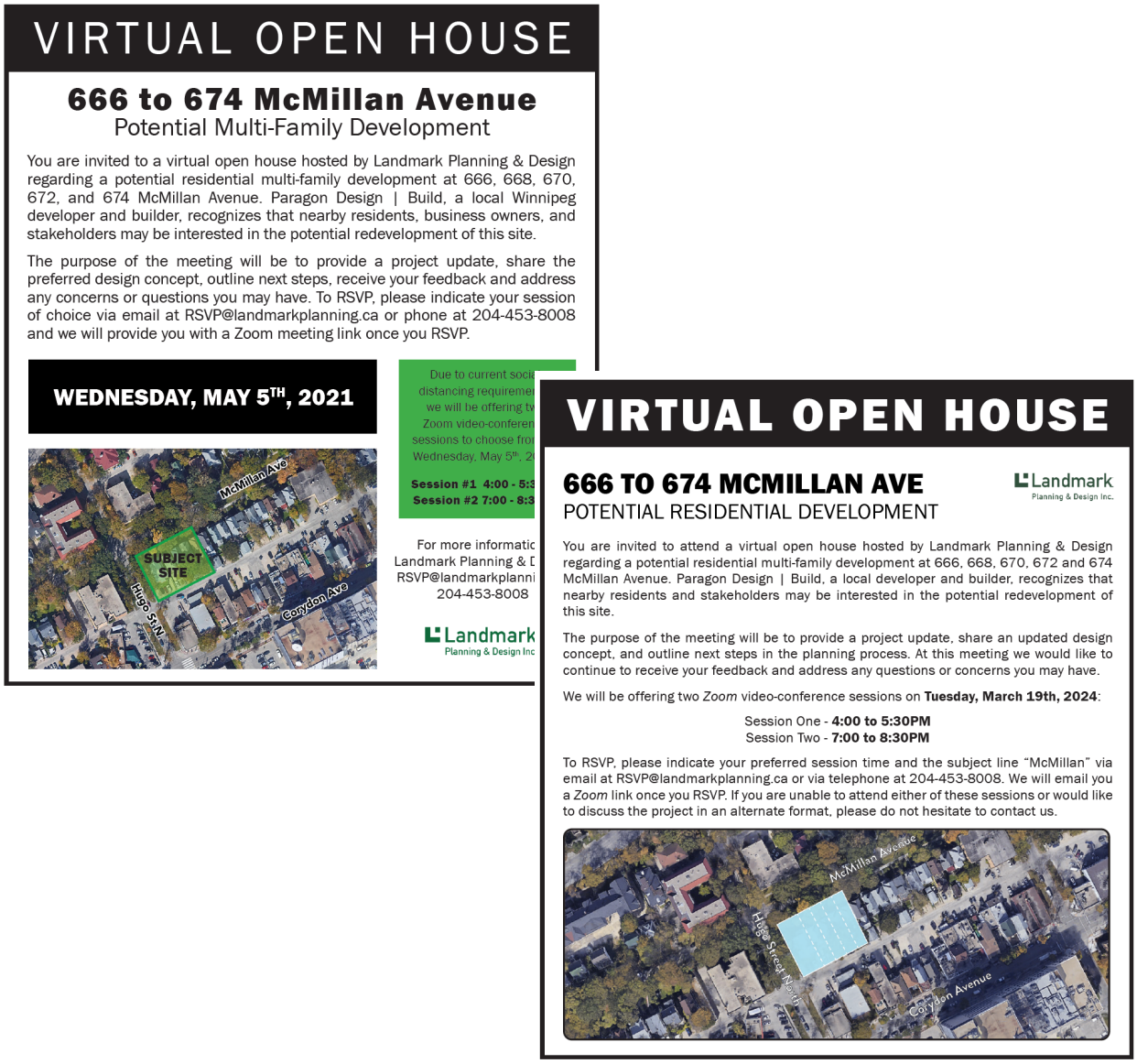


Figure 2: Newspaper advertisements

## *Addressing Feedback*

Key comments and concerns were raised by stakeholders throughout the engagement process. The Project Team summarized and synthesized these comments and concerns into themes, and then worked to address them where possible. The chart below outlines how the Project Team considered and addressed feedback from the stakeholder meetings held in March of 2024:

| Comment/Concern | Project Team Response |
|---|---|
| Building design, massing and aesthetics | • The proposed design features various design elements, setbacks, stepbacks, and articulation to provide visual interest and reduce the bulk/scale of the building, similar to the existing multi-family buildings at the McMillan Street and Hugo Street North intersection.<br>• The proposed design is four storeys in height but tapers down to three storeys on the eastern façade to match the context of the mid-block duplexes and homes.<br>• A shadow study prepared by the project architect confirms there are no major shadow impacts to adjacent properties. |
| Traffic and parking | • The proposal features surface parking off the lane as well as underground parking.<br>• Visitor parking, as well as bike parking, will be provided.<br>• If approved, a Peg City Car Co-Op vehicle and parking stall will be provided. Numbers vary, but one car share vehicle can replace up to 13 private vehicles.<br>• The City's Public Works Department will review the proposal as part of the circulation process and any concerns will be addressed. |

The chart below identifies comments and concerns were raised by stakeholders in earlier rounds of engagement (between 2021 and 2022) that have been incorporated into the planning and design process:

| Comment/Concern | Project Team Response |
|---|---|
| Context sensitivity | • Some stakeholders noted that the building should be well-designed and fit within the character and context of the Osborne-Corydon neighbourhood.<br>• Affinity Architecture Inc. lead the design process.<br>• The proposed development features a high-quality building with a variety of colours, materials, and articulation<br>• The updated design features a timeless look, similar to many historic buildings in the neighbourhood. |

| Comment/Concern | Project Team Response |
|---|---|
| Trees and greenspace | • A landscaping plan is included as part of this application – minimum landscaping requirements are exceeded in many cases. |
| Property values | • Research has shown that new high-quality developments generally do not negatively impact property values of existing homes once construction has finished. |
| Construction nuisances | • Paragon adheres to a set of courteous construction guidelines above and beyond City of Winnipeg requirements for construction site operation and maintenance.<br>• If approved, Paragon will adhere to all City of Winnipeg requirements above and beyond their own courteous guidelines. |