

District at Bridgwater (355 Centre)
Stakeholder/ Public Engagement Summary
March 25, 2025

1.0 Introduction and Purpose

The District at Bridgwater is a commercial development located in Bridgwater Center at the southeast corner of Centre Street and South Town Road. The site was previously subdivided into Lot 1 and Lot 2 back in 2022 and are both currently designated as Employment Lands under the Waverley West Town Centre Neighbourhood Area Structure Plan and are zoned MMU under the City of Winnipeg Zoning By-Law. The site currently has 5 commercial buildings at the south end of Lot 2 (365, 375, 395, 405 and 415 Centre Street). We are proposing to redesignate the entire Lot 2 and re-zone to CMU in order to permit the development of a 6 storey residential mixed use building with main floor commercial and 142 residential units on floors 2-6.

Before applying for the proposed secondary plan amendment and re-zoning applications, we reached out to the nearby residents and stakeholder developers to provide information on the upcoming applications.

2.0 Public Engagement Methods and Advertisements

There was one in person stakeholder open house held on March 25, 2025 from 5:30-7:30pm at 415 Centre Street.

The stakeholder open house was advertised by information pamphlets to the residents at 325 Centre Street and by email through an email broadcast from the property manager for The Rise at 300 Centre Street and 105 South Town Road. Developers in the area were also sent the information pamphlet and email summary for information. The information pamphlet provided a contact email from the team should anyone have any questions and comments.

The stakeholder open house was held at 415 Centre building located within Lot 2 of the proposed development. Large format boards providing project information for the public to review and a sign in sheet and comment sheets were provided to be filled out by those that attended.

3.0 Participation

No comments from the residential stakeholders were received ahead of the open house.

One developer response was received by email ahead of the open house. Their comments are noted below.

Four people attended the onsite session. Their comments are also provided below.

4.0 Summary

Developer comments received:

- Only concern related to having the servicing capacity remain adequate for their current and future developments in the area.
 - The project team reviewed the question with the City of Winnipeg Water and Waste Department and it was noted that the capacity for the proposed development at the District and the current proposed development in the area is adequate.
- It was noted that it is very important to have employment lands within this catchment area and with the office use and main floor of the residential mixed use building being a big part of the proposed development, they are supportive of the proposed plan to add more residential to the area
- Clarification regarding the proposed parking ratio was inquired and provided to the developer as well.

At the Stakeholder open house event, 4 people attended, 3 people signed in and 2 comment sheets were filled out. General comments were also written down by the team for those that did not fill out a comment sheet. Those that attended mainly had concerns about additional traffic being added to the area, but found the meeting helpful.

Stakeholder Open House Comments:

- Concern re: traffic
- Businesses such as restaurants would be helpful
- Traffic volume not taken in consideration
- Concerns noted from verbal comments:
 - Shade being cast onto The Rise building
 - Concern with more residential units being added to the area instead of the former office building proposed
 - Privacy concerns related to additional residential units facing The Rise building
 - Concern that additional people could bring more crime to the area
 - Concerns regarding a proposed restaurant in the office building will bring more consistent traffic with food delivery drivers
 - Concerns regarding smells from a proposed restaurant
 - Concern with property values being affected by additional residential units and a 6 storey tower being built.