

RECORD OF MEETING



Title: Redview and St. Mary’s Potential Development Stakeholder Meeting
Date of Meeting: June 24th, 2020
Time: 7:00-8:00 PM
Location: Zoom Meeting
In Attendance: 3 Stakeholders
 Jeff Pratte, Landmark Planning and Design Inc.
 Donovan Toews, Landmark Planning and Design Inc.
 Irene Borgonia, Landmark Planning and Design Inc.

Item	Description	Action By
1.	<p>Introductions and Meeting Overview</p> <p>DT provided an overview of the planning team’s scope of work and the purpose for communicating with stakeholders during the early stages of the project. The meeting focused on outlining the process of public engagement and provided stakeholders an opportunity to ask their questions and voice concerns and/or expectations for potential development.</p>	
2.	<p>Project Background</p> <p>Ridgemark Builders is considering rezoning the 2.4-acre property. The site is in between the Red River and St. Mary’s Road. Further due diligence is required regarding flood bank stability and the future realignment of St. Mary’s Road. The project team reviewed planning policies and considerations, explained the public engagement process and outlined next steps.</p>	
3.	<p>Process</p> <ol style="list-style-type: none"> 1. First Meeting with Adjacent Residents/Stakeholders to discuss any concerns and inputs of the potential development. 2. Second Round will include design considerations and present development options for the site. This will most likely occur in September 2020. 3. Third Round will include the larger public and a preferred development concept will be presented. 4. After the Third Round the project team may file a development application which would trigger a public hearing with the Riel Committee sometime in January/February 2021. 	

4.

Question and Answer

Q: Residents had inquired about the height of the development and tenure.

A: The developer is contemplating a multi-family building which could be 4+ storeys . The tenure (rental or condo) is yet to be determined and “market-rate” development is being contemplated.

Q: A resident had informed the project team of a signed agreement of the landowners to the south entailing the development to be a single family cul-du-sac. The document had been signed ~30 years ago and acts as a binding verbal agreement.

A: There is no caveat registered on the title indicating a binding agreement. The project team will make inquiries to the City of Winnipeg in this regard.

Q: A resident had inquired about the park space and the project team and raised concerns about river bank stability.

A: The City of Winnipeg Parks department will likely require the developer to provide public reserve dedication along the river including the extension of the pathway southwards; Geotechnical analysis will be required for the site and will address river bank stability and any potential stabilization requirements.

Q: Residents have voiced their desire to sell properties south of the site along St. Mary’s Road.

A: Project Team will pass this along to the Client.

Q: A resident had informed the project team that the homeowners along St. Mary’s Road do not own the land up to the Riverbank.

Q: Residents had inquired about the potential twinning of St. Mary’s and other implications of the Perimeter Highway improvements upon the proposed development.

A: There are preliminary concepts available from Manitoba Infrastructure. The project team will have a meeting with MI as a stakeholder to further discuss the implications

Final Comments:

A few residents have expressed a preferred height of not more than 4 Storeys Multi-Family and indicated that they would expect the

	<p>development to be an attractive and aligned to the existing site conditions.</p> <p>Some attendees indicated a preference for single-family development on the site.</p>	
6.	<p>Next Steps</p> <ul style="list-style-type: none"> • Landmark Planning and Design will email the link for the written survey to attendees. • The project team encourages stakeholders to call for updates or if they have questions. • Round Two will provide more illustrative examples of the potential development (September 2020) 	
Recorded By: Irene Borgonia		
Date: June 24 th , 2020		