

RECORD OF MEETING



Title: Redview and St. Mary’s Potential Development Stakeholder Meeting

Date of Meeting: June 30th, 2020

Time: 4:30 – 6:00 PM

Location: Zoom Meeting

In Attendance: 5 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: A resident expressed concerns about property values, and compromised privacy.

A: DT shared information about property values and indicated that the design of the building will need to consider issues of privacy.

Q: A resident expressed concern about decrease in parking availability as well as safety at the St. Mary's Rd. and Redview intersection.

A: The city requires a minimum 1.5 parking stalls per unit. A traffic analysis will be carried out.

Q: A resident asked whether there would be a fence along the south property line.

A: DT indicated that fencing can be added, but at this stage it is too early to be finalized. Round Two will illustrate options to generate a discussion.

Q: A resident asked the proposed number of units.

A: DT indicated that the number of units will depend on several variables. The developer wishes to rezone as (RMF-M) Residential Multi-Family Medium, and the proposal will be based on a combination of variables as outlined in the bylaw. It is undetermined at this stage.

Q: A resident had asked how they can receive updates for the proposal.

A: The Landmark website will be updated in the next few days, with an updated paragraph every month or two. In terms of other inquiries and updates, stakeholders are encouraged to call Landmark Planning and Design if they have any questions in the interim.

Q: A resident had asked about the timeframe for the construction.

A: The duration is typically 12-18 months.

Q: Residents voiced concerns regarding the stability of the river bank could push the building footprint closer to St. Mary's Road.

A: The owner will conduct a geo-technical assessment to determine bank stability.

Q: What is the targeted demographic/tenure for the development?

A: The proposal is for the general market.

	<p>Q: Will the proposed development include any additional amenities, and or upgrading of the river pathway?</p> <p>A: The City of Winnipeg Parks department would most likely wish to connect the trail to the existing pathway system up to Van Hull Estates and Henteleff Park. There is also the potential to connect the trail to Maple Groove Park. It will be a granular pathway.</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 30 th , 2020		