

Transcona Recreation and Leisure Village

June 15, 2011 PUBLIC OPEN HOUSE - COMMENT FORM RESULTS

A public open house and workshop session were held on June 15, 2011 at the Canad Inns Destination Centre (826 Regent Avenue West). The purpose of the open house was to share a revised development scenario for the Roland Michener arena site (Appendix A) to retain certain aspects of the site and to accommodate new construction, including primarily a YMCA-type facility and multiple family housing. This public open house was the third in a series of three community meetings held beginning June 2010 to discuss the project.

Approximately 175 people attended. The following charts provide a summary of the responses received from 117 open house participants. This data will be used to help inform final decisions respecting the TRLV site development proposal.

A. Participant Information

Figure 1 indicates that a little more than half of the respondents had attended either one or both of the previous open house sessions. This ‘return visit rate’ is typical of multiple session public consultation programs and suggests that there was reasonable continuity in the process.

Figure 1. Participant Return

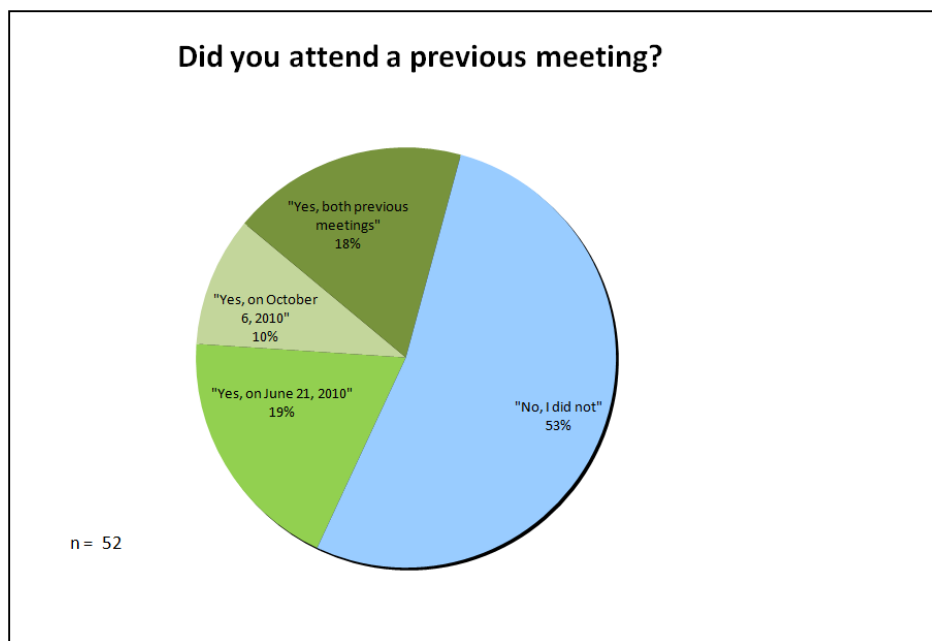


Figure 2 indicates that the vast majority of respondents were from Transcona, just over half of whom (55%) live within five blocks of the subject site. This suggests a good mix of participants including those who would be ‘hosting’ the redevelopment site in their immediate neighbourhood and those that may use the site from a greater distance.

Figure 2. Participant Residence Location

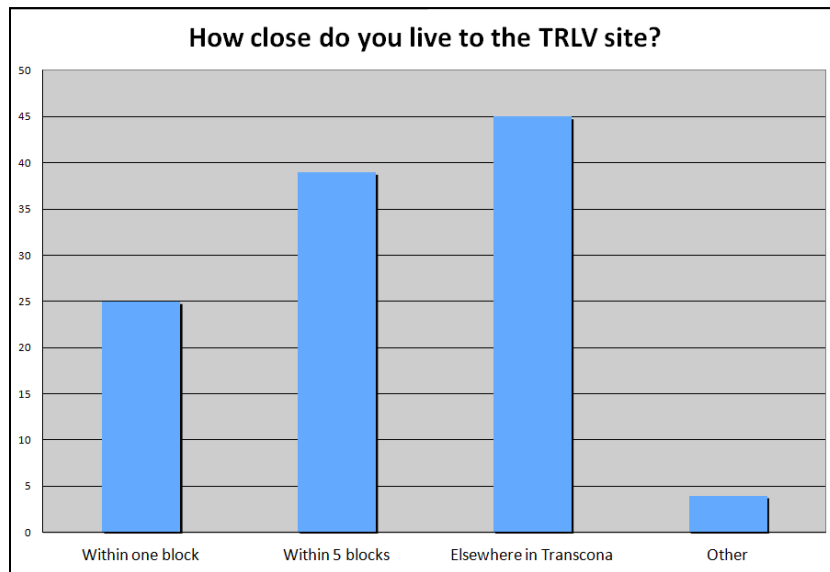


Figure 3. Participant Site Use

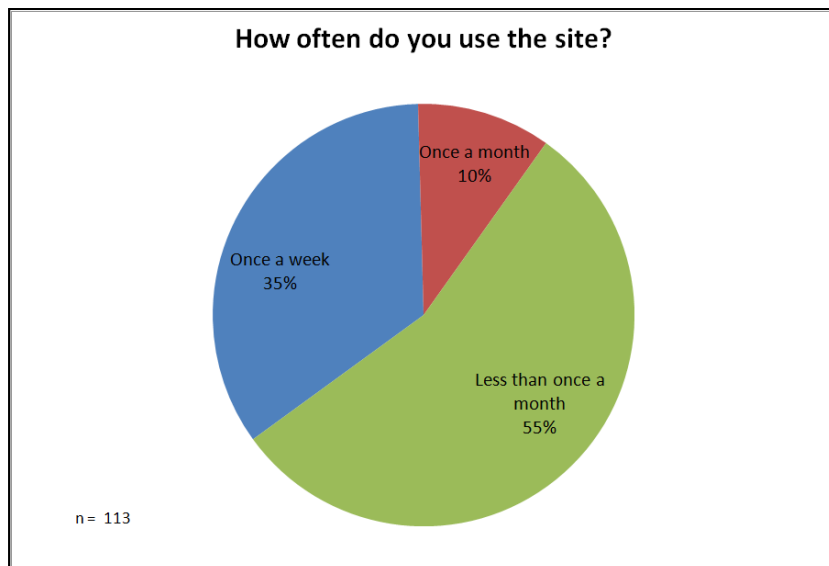
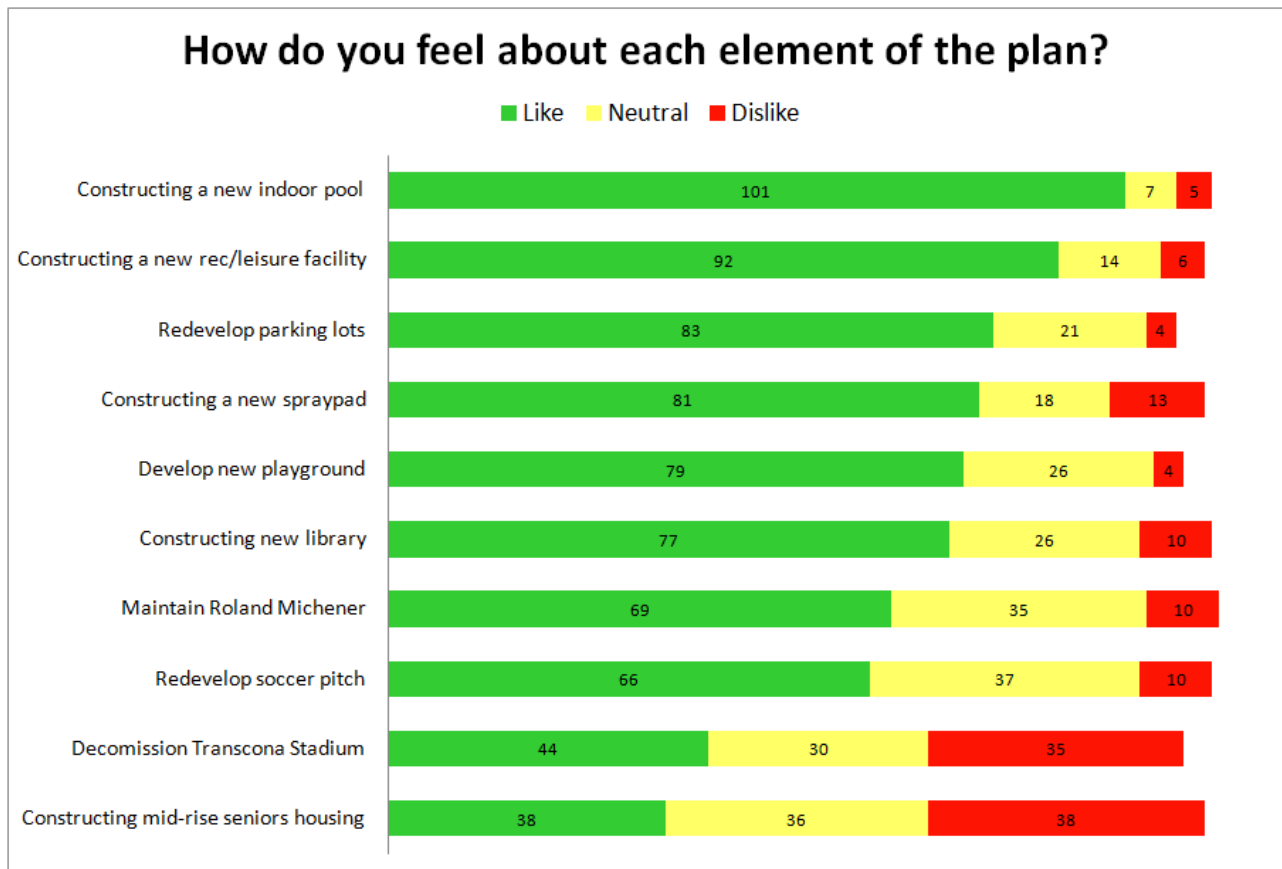


Figure 3 illustrates that about a third of respondents (45%) were regular users of some aspect of the Roland Michener Arena site, while the balance of respondents (55%) used the site less than once a month. The latter group are likely comprised of respondents that either live near the site but make little or no use of the site, respondents who use the site only seasonally, or respondents interested in making use of the site under the redevelopment scenario.

B. Redevelopment Feedback

Respondents were asked to provide commentary on various aspects of the Redevelopment Plan. Figure 4 illustrates the general response to each element. Respondents were largely in favour of the construction of an indoor pool and the construction of a new recreation and leisure facility (90% and 82% respectively). Respondents were mostly in favour of a number of the other elements including redevelopment of the existing parking lots (77%), construction of a new spraypad (72%), new playground (72%), and new library (68%). A number of respondents commented that the existing library was sufficient and the location

Figure 4. Response to Plan Elements



preferable. The idea to retain the Roland Michener arena building and to reconfigure the existing soccer pitch garnered mixed opinion with only 60% and 58% respectively indicating they 'liked' these ideas. The most unpopular ideas among respondents included the decommissioning of the Transcona Stadium, with 32% of respondents 'disliking' the idea, and the construction of new mid-rise seniors housing, with 34% 'disliking' the idea. With respect to the Transcona Stadium, many respondents indicated that the stadium had a somewhat iconic presence in Transcona owing to its history at this location and that the Buhler Park complex was too far away when compared to this site. Of those respondents that disliked the idea of new mid-rise seniors housing, many indicated that they felt that, while seniors housing is needed in Transcona, this location was not the most appropriate place for it.

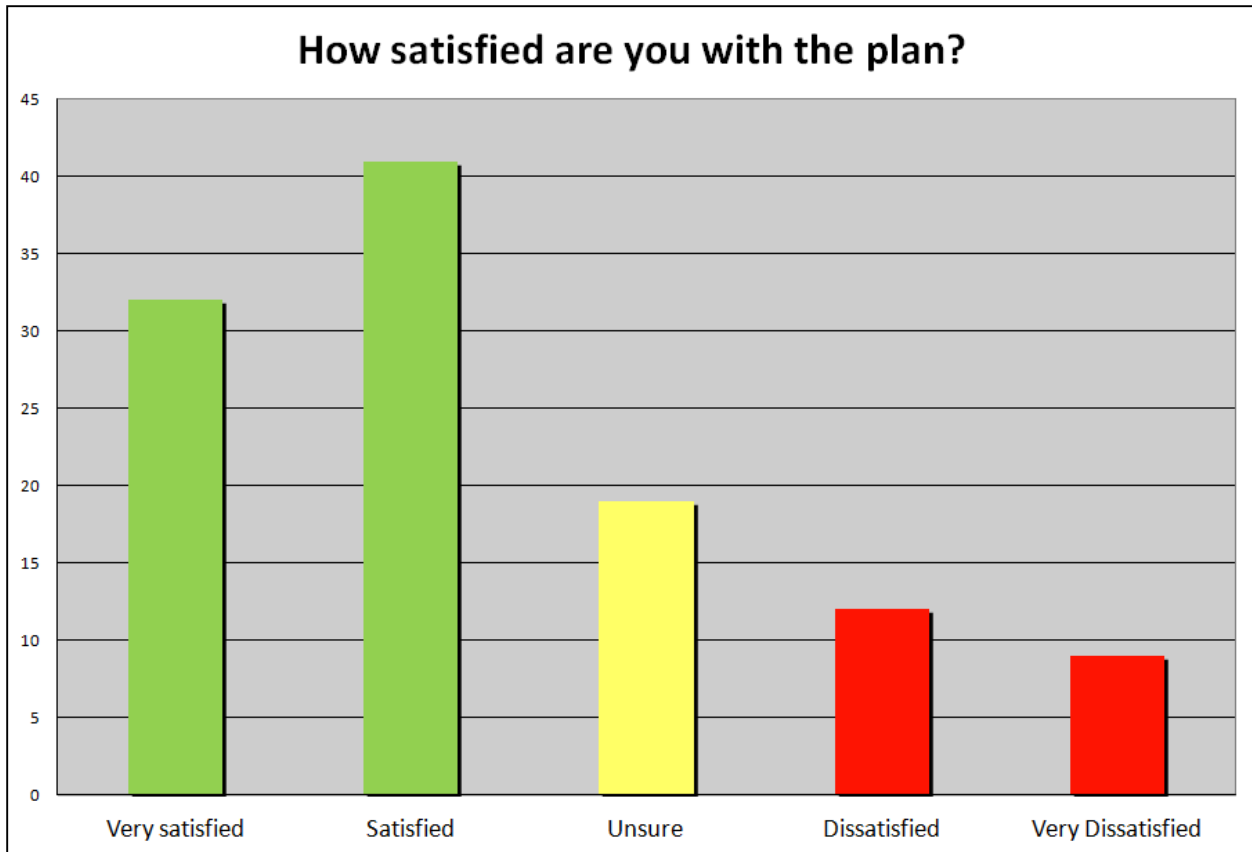
It's important to note that while there were a substantial number of respondents that disliked these latter two elements of the redevelopment proposal, there were an equal or greater number of respondents that indicated they 'liked' the concepts (40% liked the decommissioning of the stadium and 34% liked the seniors housing). A number of respondents that indicated they liked the decommissioning concept, indicated that they felt the stadium was not being maintained, required costs to renew and was underused. Most of those respondents who liked the seniors housing concept simply indicated that demand for the concept was strong in Transcona and that linking housing to other community facilities was a good idea.

There were a substantial number of 'neutral' responses to many of the plan elements that had mixed opinion. This should generally be seen as a substantiation of the notion that opinion was divided on those specific elements. Uncertainty was most evident with four concepts including, maintaining the Roland Michener arena, redevelopment of the soccer pitch, decommissioning of the Transcona Stadium and construction of new mid-rise seniors housing.

Figure 5 illustrates that there was a strong level of satisfaction among respondents with the overall plan (65% either satisfied or very satisfied), while a smaller proportion were not satisfied with the plan (18% either dissatisfied or very dissatisfied). This suggests, as illustrated earlier that there was dissatisfaction with certain elements of the plan rather than the plan in its entirety. As noted, the highest levels of dissatisfaction were apparent with mid-rise housing on site and the decommissioning of Transcona Stadium, though again, there was also notable support for these concepts.

Respondents were provided with an opportunity to convey general written comments about the plan. Figure 6 provides a summary as to the nature of the comments provided and the frequency with which respondents offered the comments.

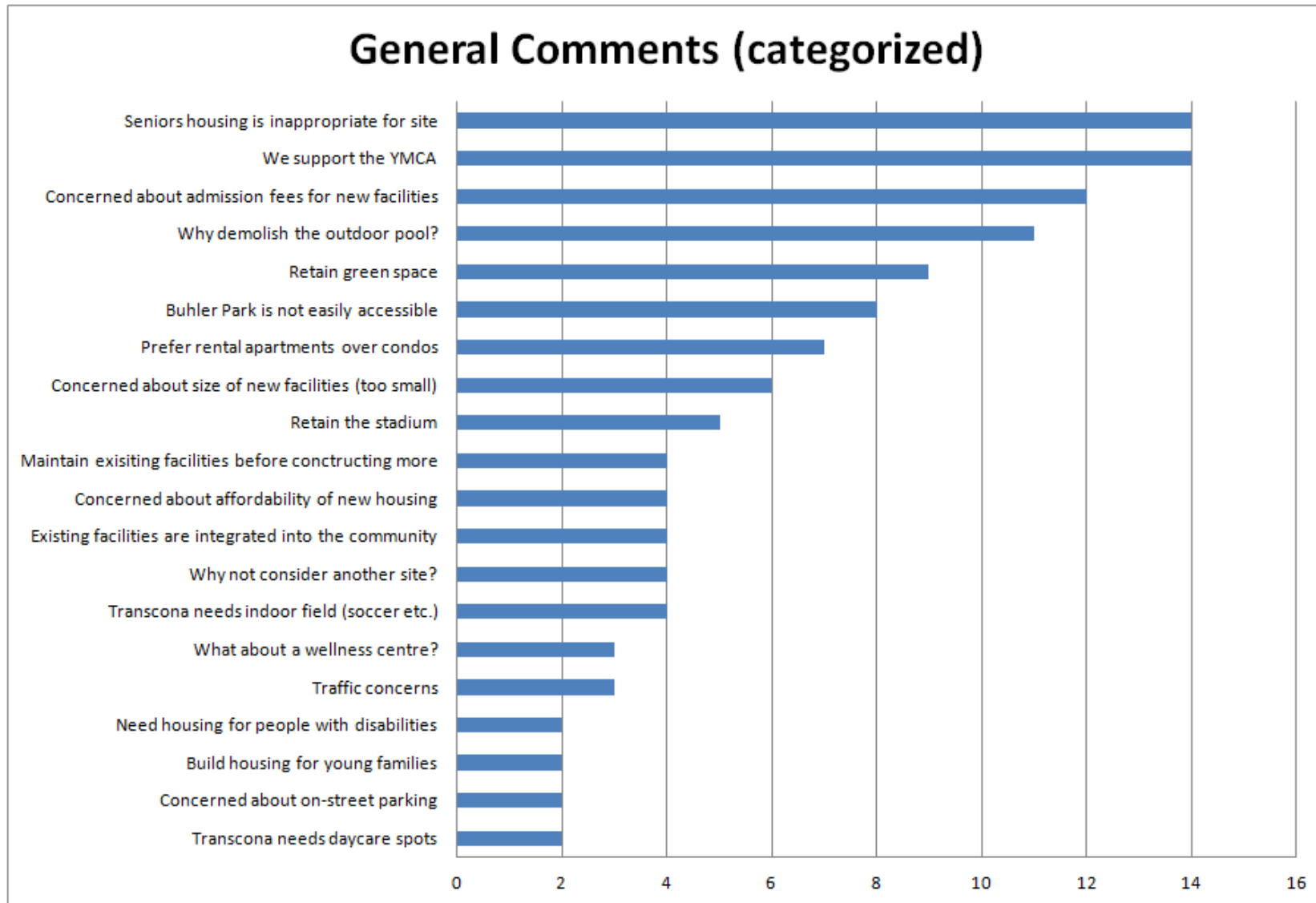
Figure 5. Participant Satisfaction with Overall Plan



Many of the written comments reflected the opinions previously provided with respect to each element of the redevelopment plan (e.g. seniors housing inappropriate, like the YMCA concept, Buhler Park not accessible). However, a number of the comments provide more detail on certain topics. Highlights include:

- Why not consider another site?
- Concern about increased traffic, and demand for on-street parking
- There is a need for housing for young families and people with disabilities
- There is a need for indoor fields (soccer etc.)
- Transcona needs daycare spots
- The existing facilities are integrated into the community
- Concerned about affordability of new housing and admission fees for new facilities
- Prefer rental apartments over condos
- Why demolish the outdoor pool?

Figure 6. Summary of General Written Comments



C. Summary Remarks

Participation in the public open house was substantial and in keeping with what might be expected for a project of this nature. The public open house formed the final stage of the public consultation process that was preceded by a facilitated community meeting, an initial public open house and a series of targeted stakeholder meetings throughout the preceding year. Feedback received was useful and relevant in assisting to determine/confirm intended directions for the proposed development.

Participants were generally quite supportive of change occurring on the subject site, particularly the construction of a new YMCA-type facility with other supporting site amenities. Participants were less supportive of some of the proposed redevelopment components including particularly the construction of new mid-rise seniors housing and there is a focused negative response to decommissioning of the Transcona Stadium.

APPENDIX A – PROPOSED REDEVELOPMENT SCENARIO

