

# Background Study

**December 2013**
**Wildwood Into Tomorrow**

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# Foreword

Wildwood Park is a unique neighbourhood in Winnipeg due to its layout and open expansive green spaces. This report is the result of the work of residents concerned about maintaining this uniqueness.

The Wildwood Into Tomorrow (WIT) Committee was formed by long time residents with an average of 35 years living in Wildwood Park. We felt increasing numbers of proposed renovations into front yards was threatening to erode the uniqueness of the open green spaces of Wildwood Park.

We were very concerned about the process at the City. We felt that the Planning, Property and Development Department City staff did not have sufficient knowledge and appreciation of our neighbourhood, in particular of the importance of the minimum front yard setbacks to the green spaces within the Park. We also had concerns about the City's Appeal Committee process. Experience showed us that if the City Hall chamber was not filled with concerned residents on every front yard variance setback application, the City Councillors on the Appeal Committee would allow the development.

We knew that we were not alone in our concern about maintaining the green space. However, we did not know how widely our views were shared by other residents. We wondered whether the time had come to relinquish the preservation of the green spaces of Wildwood Park. Or, did other residents share our view that the original concept of Wildwood Park – the unique expansive green spaces consisting of public greenspaces and front yard green spaces – was valued and worth protecting.

Wildwood Into Tomorrow (WIT) formed in the spring of 2009. Its mission was to initiate community discussion on whether or not the original Wildwood Park concept still meets the needs of residents today. If it does, how do we keep the concept working without losing those qualities that make Wildwood unique?

Through extensive consultation with the community, followed by a community-wide survey, the community's views were determined. This report sets out the findings of this process.

WIT hopes that the findings set out in this report will educate current and future residents on the value placed by the community on the preservation of the minimum front yard setbacks – particularly those who are planning renovations.

WIT also hopes that the findings set out in this report will educate and be used by the Planning, Property and Development Department and City Councillors in their considerations of proposed variance applications and appeals to the minimum front yard setbacks within Wildwood Park.

As a result of consultation with the community, the scope of the background study grew beyond front yard green space considerations to include other parts of the City zoning by-law, other City by-law issues, transportation, recreation and community communication. WIT hopes that the findings of the survey in these areas will educate and be useful to residents, the City and the Wildwood Community Centre board.

### WIT committee

Corinne Larsen (Section A), Iris Allen (Section A), Bernie Beare (Section A), Jo-Anne Peltz (Section B), Signy Kuch (Section B), Bob Piper (Section E) and Doug Clark (Section I)

# Acknowledgements

We would like to acknowledge and thank the following, who supported and assisted in the process leading to this Background Study:

- First and foremost, all of the residents who attended the background sessions and subsequently responded by filling in the community surveys.

- City Councillor Jenny Gerbasi for formally initiating the process that brought the volunteers into a meeting with representatives of the City Planning, Property and Development Department. Also, for putting forward a motion in support of the involvement of the City of Winnipeg staff to provide technical assistance and support in the planning process as well as support in the production of the survey that was distributed to every household in the Wildwood neighbourhood.

- City representatives from the Planning, Property and Development Department:
    - Michael Robinson - Senior Planner
    - David Marsh - Principal Planner
    - Devin Clark – Planner 2

  for their guidance throughout the process and in particular their input with respect to the process of consultation with the community, the content of the final report and their participation and attendance at various focus group meetings and WIT committee meetings.

- The Rev. Geoffrey Woodcroft of St. Paul's Church for facilitating the Appreciative Inquiry process with the community.

- Wildwood Park residents for facilitating the Community Focus Groups:
    - Lorna Mayer and Tim Brenan (Transportation Focus Group)
    - Cory Mospanchuk and Richard Holden (Green Space & Zoning Variances/By-Laws Focus Group)
    - Craig Christie (Recreation Focus Group)
    - Brian Gudmundson (Community Development, Support & Education Focus Group).

- Wildwood Community Centre.

- Tony Roma's – 1500 Pembina Highway for providing a gift certificate for our survey.

- Special thanks to Corinne Larsen for hosting the numerous meetings that occurred throughout this process.

# Part 1 – Introduction: Wildwood Park

## A UNIQUE CANADIAN NEIGHBOURHOOD LOCATED IN WINNIPEG, MANITOBA

## 1.0 What makes Wildwood Park so important?

Based on the following design characteristics, it is a unique residential area in Canada:

- separation of pedestrians from the automobile
- houses with living and sleeping rooms facing a park (service functions toward the access lanes)
- park as the backbone of the neighbourhood
- recreational and educational facilities within walking distance.

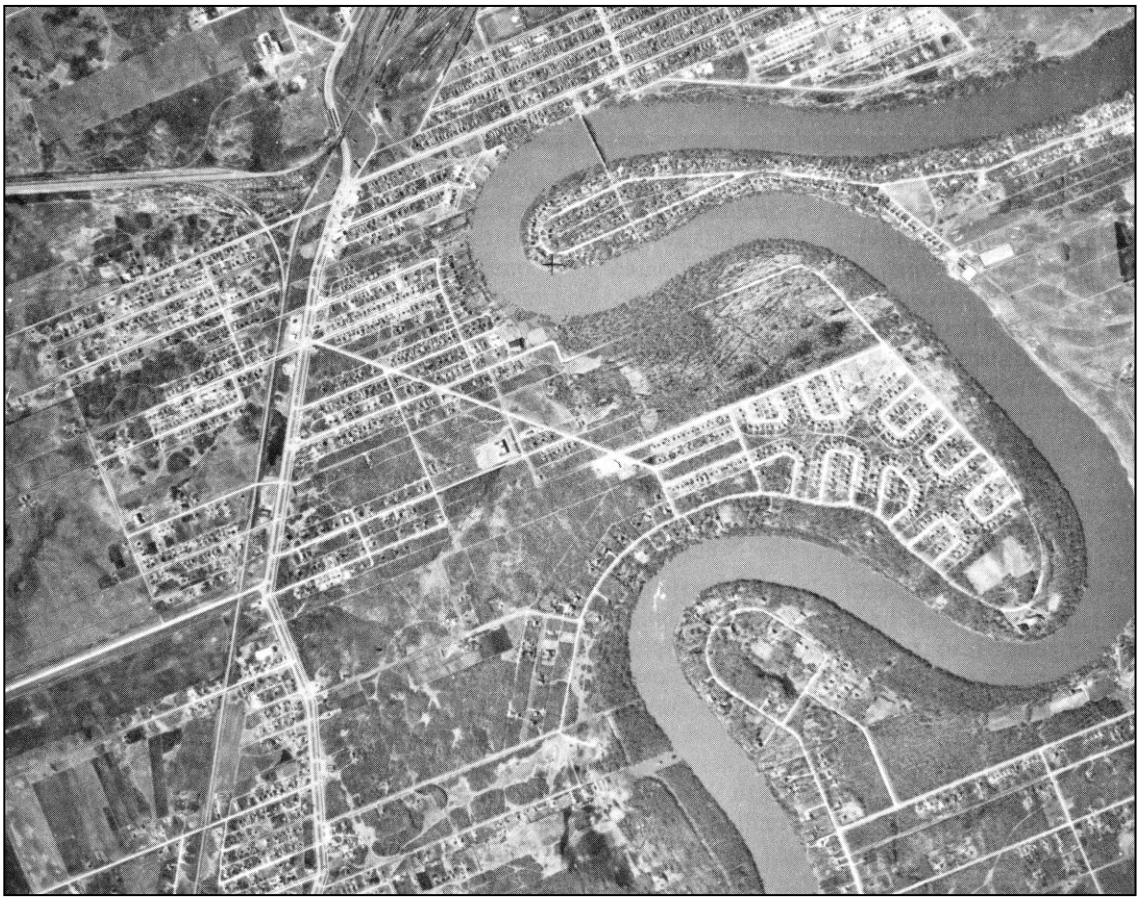


Figure 1. Aerial view of Wildwood Park 1949

## 2.0 The design inspiration for Wildwood Park

At the beginning of the 20th century there was a concerted effort by city and regional planners to "design a better world". Numerous concepts and publications were generated which

promoted and explored better land use methods by which to develop urban areas for residential, commercial, institutional and industrial uses. One of these concepts was referred to as the Garden City Movement initiated by British planner Ebenezer Howard. He was exploring methods of land use separation whereby people could live and work in slumless and smokeless environments. He initially conveyed his ideas in an 1898 publication reprinted in 1902 as *Garden Cities of Tomorrow*. Following WW1, British and American planners pursued this concept. Subsequently, in the wave of new development throughout the United States, Clarence Stein and Henry Wright proposed a unique concept for Radburn, New Jersey – a community located 20.6 miles northwest of New York City.

## 2.1 Radburn, New Jersey - A town for the motor age 1929-31

Radburn was based on the following design characteristics:

- separate automobile and pedestrian traffic
- introduction of cul-de-sacs
- 469 single family houses, 48 townhouses, 30 two-family houses and a 93-unit apartment complex
- total development 149 acres, including 23 acres of interior parks.

Radburn was considered by many influential urbanists to have been of significant value in moving the discussion forward about innovation in terms of residential form. The following was noted in an article within the January 1930 issue of The American Architect:

> "[Radburn] represents the first scientific effort that has ever been made to establish a community designed exclusively to minimize the danger of automobile accidents. Yet there were other things to consider too …. It was the desire of the builders to create not only a [safe] community … but also one … of beauty in appearance and the utmost of modern efficiency."[1]

The onset of the Great Depression and the bankruptcy of Radburn's sponsor, the City Housing Corporation, prevented the full execution of the original plan. This original master plan called for a population of 30,000 to be accommodated within a complete town with housing, employment and commercial facilities. In the end, housing for 3,000 and a commercial centre

[1] Eugenie Ladner Birch, "Radburn and the American Planning Movement – The persistence of an Idea" (1980), 46 :4 Journal of the American Planning Association, p.424-431, reprinted University of Pennsylvania Scholarly Commons, Departmental Papers (City and Regional Planning) p. 122 at p.128, quoting "Radburn, A Town Planned for Safety" (1930), Jan. vol.,The American Architect, p.42.

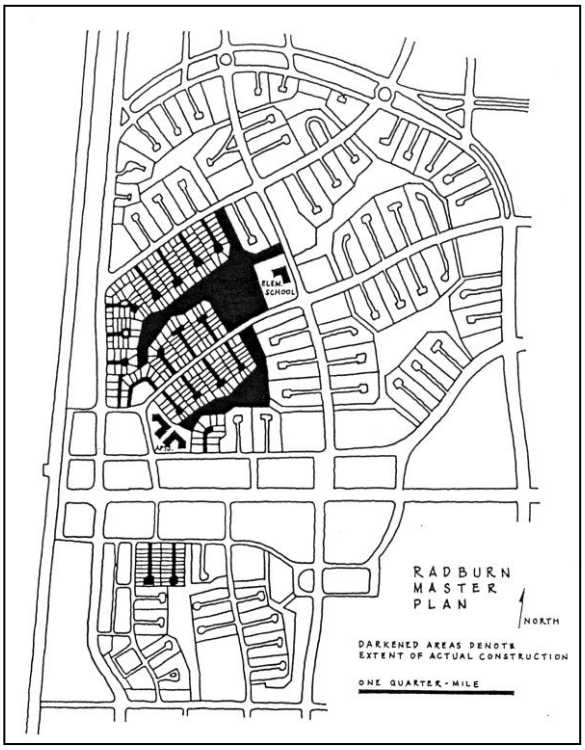


Figure 2. Radburn Master Plan

were constructed (as noted in the black portion in Figure 2.) The plan and the completed development would, however, prove to be influential around the world to this day.

Radburn has subsequently been recognized with the following award designations:

- New Jersey Register of Historic Places 1974
- National Register of Historic Places 1975
- National Historic Landmark District 2005.

The following residential areas around the world are examples where the influence of the Radburn development and the planning principles of the Garden City Movement have been explored:

- Reston, Virginia 1964, planned community
- Winnipeg, Manitoba (Wildwood, Norwood Flats, Gaboury Place)
- Calgary, Alberta (Varsity Village, Braeside)
- Kitimat, British Columbia 1950's (Clarence Stein - 45 km of linked pathways)
- Canberra, Australia 1913 (based on principles of the Garden City movement)
- Grove Hill and Hemel Hempstead, United Kingdom
- Letchworth Garden City, Hertfordshire, England
- Davis, California (Village Homes).

# 3.0 The early years of the Wildwood Park lands

## 3.1 First residents

The first recorded residents of the area were the John Trew family who resided in 1907 along the Red River at the intersection of the current Oakenwald Avenue and North Drive.

## 3.2 Early development

The first 'Wildewood Plan', submitted in 1908 and registered with the R.M. of Fort Garry June 4, 1912, was a relatively traditional grid layout plan, proposed by developers Colonel R. M.

Thomson and Mr. Ralph Connor[2]. This proposed concept, with internal lots and riverbank acreages, was intended to be an exclusive development similar to Wellington Crescent and River Heights. In order to generate interest and gain access to the site, the developers financed the construction of a paved road to link Wellington Crescent to the point on the river where Colonel Thomson was constructing his own house. Work started on 'Thomson House' in 1912, but the Colonel died in 1916 in WW1 at the battle of the Somme and the house was never finished. A number of lots were subsequently sold and a few houses were constructed along 'The Drive' (currently South Drive) which followed the winding course of the Red River.

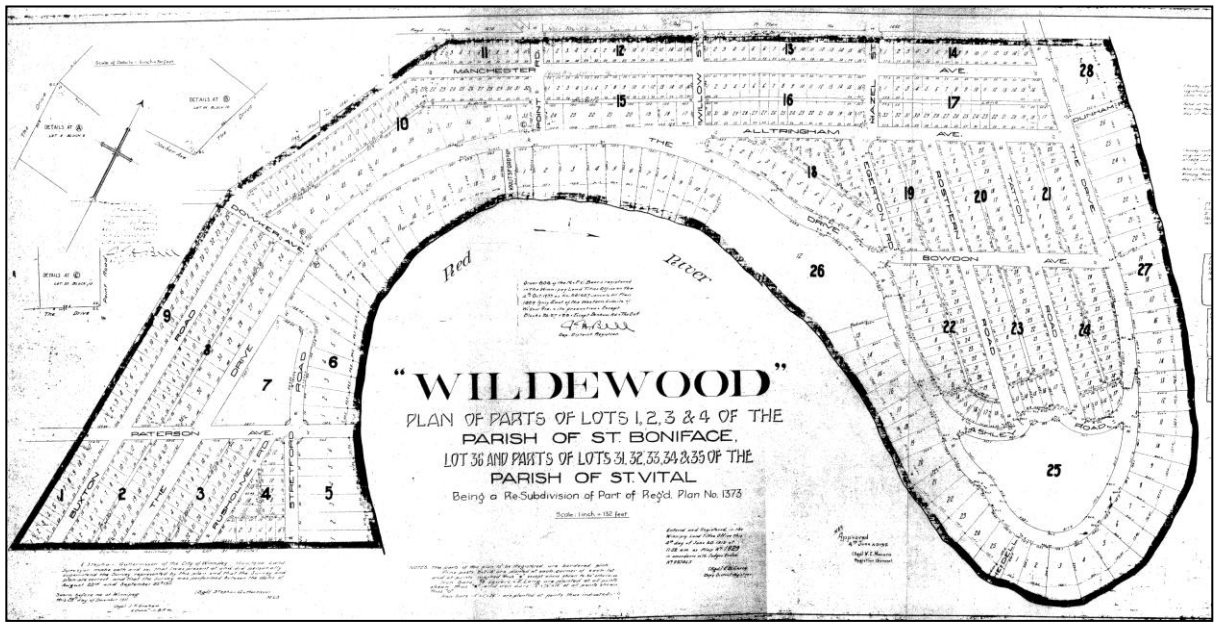


Figure 3. Wildewood Plan 1908

Colonel Thomson's house sat vacant for seventeen years. The entire Wildwood forest, with paved road access, became an area of exploration, picnicking and adventure until 1933. Colonel Thomson's nephew, Norman Young, the headmaster of Ravenscourt School for Boys, purchased the site for $4,000. The school was moved from Armstrong Point to its current site and reopened in 1934.

## 3.3 Other development

Mrs. Wiggins Cabbage Patch 'tea room' and 'church' opened in 1916 on the site of the current Wildewood Club.[3] In 1929, there was a major conversion from tea room to sport club, which saw the creation of a facility featuring aquatics, badminton, weekend dances and later, tennis and golf.

[2]Pseudonym of Reverend Doctor Charles William Gordon.
[3]Used for summer church services.

## 3.4 Ownership and land use 1916-1945

The rich forested land of elm, oak, ash and maple trees was eventually reclaimed by the R.M. of Fort Garry from the Thomson estate. Due to the excellent park-like setting and paved access road, the Rural Municipality transferred ownership of the land to the City of Winnipeg in 1930. The intention was to develop a park similar to



Figure 4. Aerial view Wildwood area prior to 1945

Assiniboine Park. However, in 1934, due to budgetary issues and flooding of the site, the City transferred the land back to Fort Garry and plans to create a district park were abandoned.

# 4.0 Post-war development of Wildwood Park lands

## 4.1 Hubert J. Bird – Developer of Wildwood Park

Hubert J. Bird, owner of Bird Construction, lived on South Drive near Point Road and walked or boated around the Wildwood Park lands. During WWII, Bird Construction built barracks and virtually half of all airfields in western Canada, gaining great expertise in mass production techniques. On a flight over New Jersey, Bird noticed the layout of the Radburn housing development.

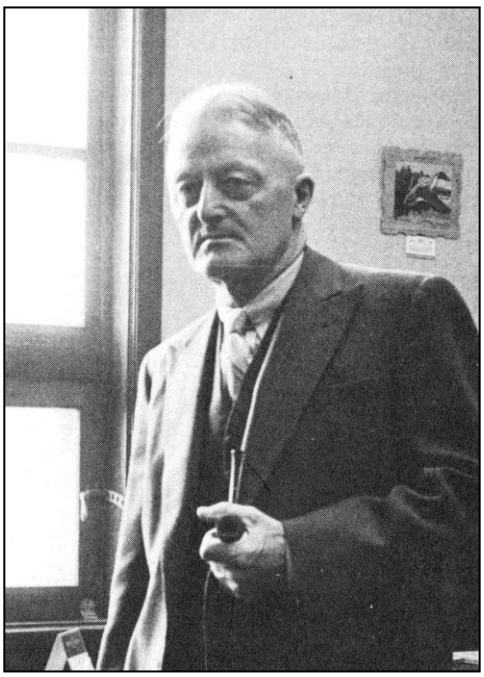


Figure 5. Hubert Bird (1895-1965)

At the conclusion of WWII there was a massive housing shortage and the Government of Canada was critical of the development industry for not meeting the challenge. Hubert Bird accepted this challenge. With the *National Housing Act* in place to guarantee mortgages through the Federal Government, Hubert Bird purchased the 74.7 acres of land in 1945 from the Rural Municipality of Fort Garry for approximately $15,000 and retained the architectural firm of Green, Blankstein and Russell.

The principles established by Bird and the architects were: children could go to school free of conflict with cars, and residents could find their daily needs of food, services and recreation within walking distance.

On April 13, 1945, Bird submitted the plan for approval to the Housing Administration in Ottawa (as the mortgages would be approved through the *National Housing Act*). The review from Ottawa noted the following: “In examining this layout we would like to say it is one of the best that has yet come to our attention.... The result should be extremely interesting, attractive and utilitarian”.

Two changes, however, were proposed: convert the cul-de-sac hammerhead design to loop bays, and relocate the school from Netley Street and Oakenwald Avenue to the end of the proposed Manchester Boulevard greenspace.

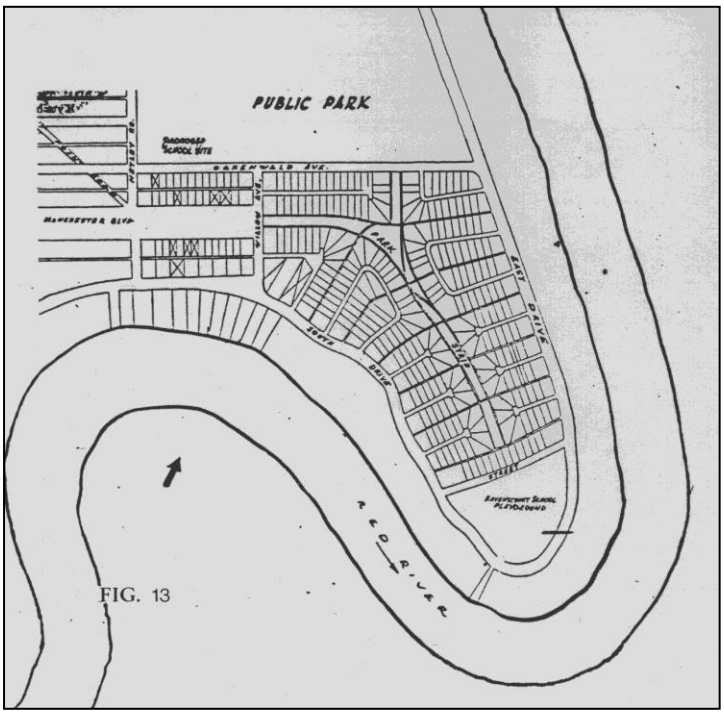



Figure 6. First plan submitted by Bird to Ottawa 1945



Figure 7. Legal plan and layout of Wildwood Park

## 4.2 Innovation in construction

Bird introduced numerous innovative assembly line and patentable construction techniques. Lumber salvaged from dismantled grain elevators at the Lakehead was shipped to the Wildwood building site. Pre-fabrication resulted in three houses being built per day. Section D became the pre-fabrication and lumber storage site.

Great care was taken to preserve as much of the riverbank forest as possible and to retain the natural beauty of the area during construction. Top soil was stockpiled and reused, care was taken to preserve mature trees and trees that had to be removed were turned into lumber to offset construction costs.

## 4.3 Houses

Bird sold his houses for approximately $1,000 less than comparable houses elsewhere. The entire development was marketed by Stevenson Real Estate and sold out in two years (1946-1948). Qualified buyers had to meet the following criteria : $1,000 down payment and an annual income of $2,935-$4,185.

The five basic plans were :

| | | | |
|---|---|---|---|
| A. 1 storey bungalow without basement | 4 rooms | $6,570 | (31 available) |
| B. 1 storey bungalow with basement | 5 rooms | $7,120 | (64 available) |
| C. 1 ½ storey | 6 rooms | $7,970 | (100 available) |
| D. 2 storey | 6 rooms | $8,300 | (73 available) |
| E. 2 storey with den | 7 rooms | $9,300 | (39 available) |




Figure 8. Sketches of Wildwood Park home designs by Carl Nelson, produced for *Wildwood Park Through the Years*, pp. 25, 26

## 4.4 Fort Garry Town Planning Scheme (F.G.T.P.S.) of 1928 – amended in 1945

The F.G.T.P.S. dictated that homes on the outer edge of the housing development have a minimum floor area and cost. This would have resulted in housing costs $2,000 more than allowed under the Federal Mortgage Assistance Program. As a result, Bird agreed that these perimeter lots would be sold privately to outside builders. Between 1946-1948, Bird built 307 houses which conformed to the five designs as shown in Figure 8. The custom perimeter houses were built later.




Figure 9. Original home design locations

# 4.5 Wildwood Park and the community 1947-1990

## Neighbourhood Services

'The Wildwood' shopping mall, at the corner of Point Road and Oakenwald, opened on October 23, 1947. It was the first complete shopping centre of its kind in western Canada, featuring a bowling alley with 4 lanes, retail services for food, hardware, clothing and drugs, a lunch counter, dry cleaners, beauty parlour, post office and service station.

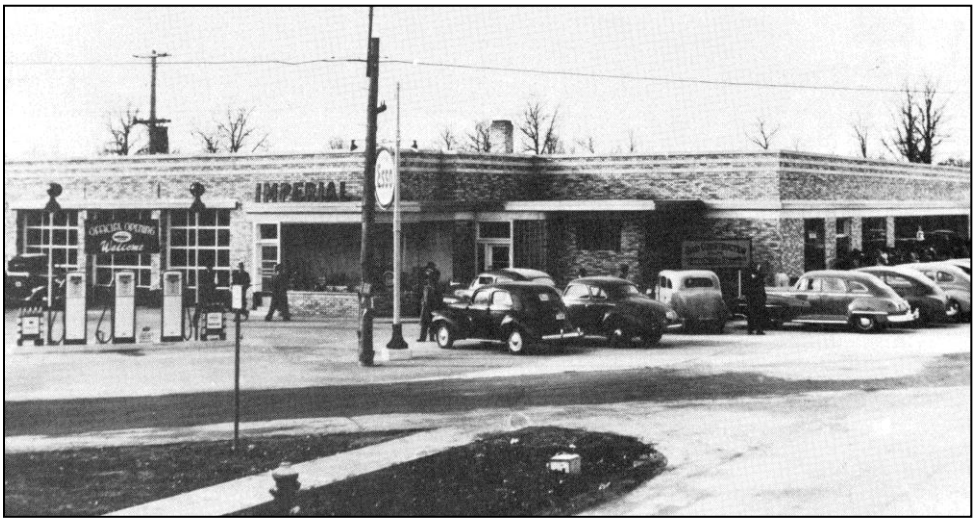



Figure 10. The Wildwood Shopping Mall 1947

On December 27, 1981, 'The Wildwood' shopping mall burned and was completely destroyed, and was replaced later by five custom-built homes.



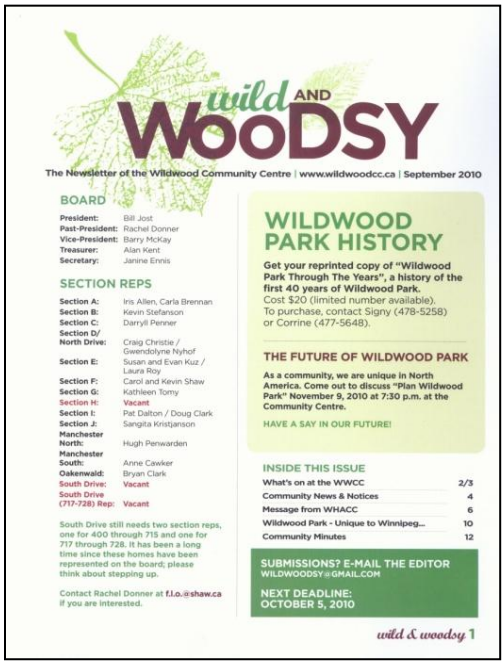
Figure 11. The Wildwood Mall fire

## Community Centre

From the onset, the residents of Wildwood were rich in community spirit and as such felt the need to provide a common meeting place. The first organized meeting of the Wildwood Community Club was held October 16, 1947 at 514 Oakenwald Avenue.

> "The objective of this organization is to serve residents of the community, to provide all the recreational facilities possible and consider and act on matters of public interest which affect us all." [4]

## Community Newsletter


wild AND WOODSY

The Newsletter of the Wildwood Community Centre | www.wildwoodcc.ca | September 2010

BOARD

President: Bill Jost
Past-President: Rachel Donner
Vice-President: Barry McKay
Treasurer: Alan Kent
Secretary: Janine Ennis

SECTION REPS

Section A: Iris Allen, Carla Brennan
Section B: Kevin Stefanson
Section C: Darryll Penner
Section D/ North Drive: Craig Christie / Gwendolyne Nyhof
Section E: Susan and Evan Kuz / Laura Roy
Section F: Carol and Kevin Shaw
Section G: Kathleen Tomy
Section H: Vacant
Section I: Pat Dalton / Doug Clark
Section J: Sangita Kristjanson
Manchester North: Hugh Penwarden
Manchester South: Anne Cawker
Oakenwald: Bryan Clark
South Drive: Vacant
South Drive (717-728) Rep: Vacant

South Drive still needs two section reps, one for 400 through 715 and one for 717 through 728. It has been a long time since these homes have been represented on the board; please think about stepping up.

Contact Rachel Donner at f.l.o.@shaw.ca if you are interested.

WILDWOOD PARK HISTORY

Get your reprinted copy of "Wildwood Park Through The Years", a history of the first 40 years of Wildwood Park. Cost $20 (limited number available). To purchase, contact Signy (478-5258) or Corrine (477-5648).

THE FUTURE OF WILDWOOD PARK

As a community, we are unique in North America. Come out to discuss "Plan Wildwood Park" November 9, 2010 at 7:30 p.m. at the Community Centre.

HAVE A SAY IN OUR FUTURE!

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SUBMISSIONS? E-MAIL THE EDITOR WILDWOODSY@GMAIL.COM

NEXT DEADLINE: OCTOBER 5, 2010

wild & woodsy 1

The *Wild and Woodsy* community newsletter had published four issues by September 1949, and continues to be a mechanism for getting information out to community residents. Recently, the Woodsy has been published electronically and a community website has been established.

Figure 12. Wildwood Park's newsletter: Wild and Woodsy

## Early Neighbourhood Issues

In the beginning, residents contributed 50 cents each winter for snow removal, park maintenance, mowing, weed removal and leaf raking by volunteers, until the municipality agreed to take responsibility in 1956. The community was independent and proactive and purchased its own mosquito fogger in 1949 (former milk truck).

## Schools

As residents moved into the Park, local services began to expand. Students attending the six-room General Steele School at 757 Lyon Street overflowed the space, requiring the addition of

[4] *Wildwood Park Through the Years*, 1989, p.43.

two extra rooms. Viscount Alexander School was erected in 1949 on the site immediately north of General Steele. Crowded conditions continued, and in 1953, Oakenwald Elementary School was built adjacent to the Wildwood Apartments at the west end of Manchester Boulevard. By 1960, Viscount Alexander had been designated a junior high, and Vincent Massey Collegiate was opened.

## Churches

Churches in the area were also affected by an influx of large numbers of new parishioners. At St. Paul's Anglican Church on North Drive at Point Road, the number of Wildwood families went from twelve in 1948 to a whopping one hundred and fourteen in 1950.[5] Fort Garry United experienced similar growth during that time. Both churches experienced rapid growth of their group activities, with men's groups, Cubs, Scouts, Brownies, Guides and Canadian Girls in Training, providing a host of activities for the community. The Anglican Church Women's groups expanded rapidly, as did the Women's Association at the United Church. The present Parish Hall at St. Paul's was opened in 1952, and the "new" sanctuary in 1958. Fort Garry United, which had been moved to its present site on Point Road in 1947, erected a new building on that site in 1955, expanding in 1961.

## Tennis Courts

The renovations to the community club grounds in 1974 included the installation of three tennis courts on the site of the south rink. An active tennis club flourished at Wildwood for some years before members disbanded to join various private clubs around Winnipeg.[6]

## The 1950 Flood

"We can't hold it – she's coming over" – 4:30 am – May 6, 1950.[7]



The Red River peaked on May 19, 1950, two feet short of a total Winnipeg evacuation. Clean-up started in June and took 6 months to complete. Houses were gutted and steam cleaned by Bird Construction.

Figure 13. Wildwood Park during the 1950 Flood

[5] Numbers provided from St. Paul's archives.
[6] *Wildwood Park Through the Years*, 1989, p.58.
[7] *Wildwood Park Through the Years*, 1989, p.1.

## Custom-Designed Community Centre

The demand and interest in a new community centre was so strong that professionals from within Wildwood Park collaborated to design and manage the construction of their new community centre in 1974. “The Wildwood Team” consisted of :



- Eric Lye - Design Architect (Section E)
- Carl Nelson - Architect and project management (Section I)
- Bill Milley - Structural (Section C)
- Harold Cawker - Heating and Plumbing (Manchester South)
- Dave Witty - Planning and Landscape Architecture (Section F)
- Chris Kaufman - Architect and liaison with City (Section C).

Figure 14. Wildwood Community Centre building

## Wildwood Park’s 40 year Reunion 1948-1988

In 1988 Wildwood Park turned 40 years old; past and current residents celebrated with a reunion held July 29 to 31. Much planning went into this busy weekend. Activities included a number of lively outdoor section parties, a meet and greet at the community centre, a formal dinner and dance at the International Inn, and a remarkable outdoor ecumenical church service conducted under the sunshine and trees at the centre park green space.



Figure 15. Church in the Park



Figure 16. Section Parties

Not only were old friendships rekindled and past Wildwood volunteers recognized, but non-residents who were significant figures in the lives of Wildwood residents (such as a longtime postal carrier and popular educators) were also recognized. A 40 year Reunion plaque was also unveiled during the weekend and was christened by senior Park residents using water from the same river that flooded many of their homes in 1950.



Figure 17. 40 year Reunion Plaque



A smaller scale reunion was held to recognize the 60 year Wildwood anniversary and was held in conjunction with the fall picnic.

Figure 18. 60 year Reunion September 14, 2008

### Wildwood Park Through the Years

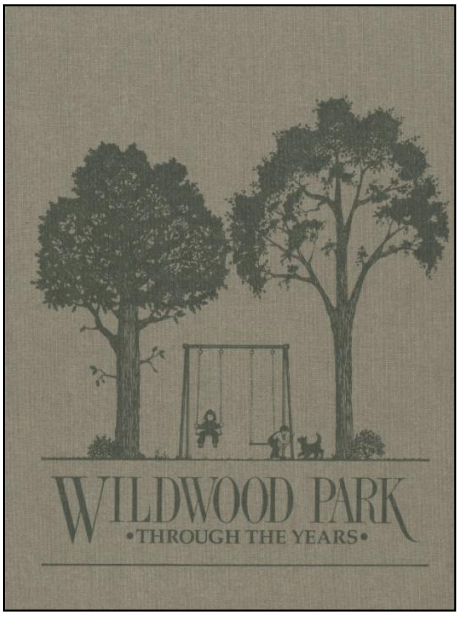


Figure 19. Wildwood History Book

*Wildwood Park Through the Years* is a book put together by the Wildwood History Book Committee (a group of 16 residents) in 1989. The Committee produced the publication in honour of the 40th anniversary of Wildwood Park. From the collage of clippings on the endpapers, one immediately grasps that there is something very special about this place that the committee members call home.

The contents include stories about the development of the area, the '50 flood, home designs, social activities, even the activities of the 40th anniversary celebration itself. The fascinating stories are supplemented by a collection of maps and photographs which capture the essence of what Wildwood is all about.

The book was published in 1989, and some 200 copies were sold. It was reissued in 2010 by the Wildwood Into Tomorrow Committee, and almost 100 more copies have been sold.

## 4.6 Numerous studies, publications and research projects within Wildwood Park

Numerous individuals have taken advantage of the unique attributes of Wildwood Park as the basis for urban research and exploration. The following is a short list of some of the most significant publications to date:

### Wildwood Park Study – 1985

This comprehensive research study[8] was led by the late Professor Carl Nelson (Section I) in conjunction with Don Crockett.[9] This study, funded in part by Canadian Mortgage and Housing Corporation, looks at the history and current land use patterns. There are a significant number of original drawings depicting current spatial use of houses and territory as well as a thorough analysis of population statistics and residential occupancy time lines.

[8]The study is stored in the University of Manitoba Faculty of Architecture and Fine Arts Library – call number: Arch HT 165.W55 N44 – 1985.
[9] At the time of the study, Don Crockett was a graduate of the Bachelor of Environmental Studies program, within the Faculty of Architecture at the University of Manitoba.

## The Landscapes of Winnipeg's Wildwood Park – 2001

Michael David Martin, in 2001, was an Assistant Professor of Landscape Architecture at Iowa State University, who explored in his scholarly research the evolution and significance of the Radburn, New Jersey neighbourhood concept and the development of Wildwood Park in Winnipeg. In an article published in 2001,[10] he said the following about Wildwood Park:

> "The 'front yard' of every home in Wildwood Park faces the park, and if the 1950 flood is the defining moment for this community, the park is its signature element and, of course, its namesake."[11]

> "Conceptually, the park has always "belonged" to everyone; its management and preservation have been the major theme that has bound the community together for over five decades. The park is visually transparent, with long views through the high-branched trees."[12]

## Returning to Radburn – 2002

In a second article,[13] Professor Martin relates the planning accomplishment of Radburn, New Jersey to the Wildwood Park neighbourhood in Winnipeg. As such, the reader is immediately struck by the fortunate circumstances that led to the development of the Wildwood neighbourhood and the importance of retaining the unique characteristics that have made this community a showcase for urban researchers from all over the world. Martin suggests that there have been very few other examples that could serve as a model for contemporary automobile based residential development.

> "American New Towns of the 1960's and later planned unit developments paid homage to Radburn, but abandoned particular radical aspects of the Radburn concept; thus we have not witnessed the true evolution of Radburn in North America suburbia. However, the few planned communities which did remain true to Radburn's radicalism, such as Winnipeg Manitoba's postwar Wildwood Park, do reflect this evolution."

[10] Michael David Martin, *The Landscapes of Winnipeg's Wildwood Park*, Vol. XXX, No. 1, October 2001, Urban History Review, p.22.
[11] *The Landscapes of Winnipeg's Wildwood Park*, at p.27.
[12] *The Landscapes of Winnipeg's Wildwood Park*, at p.29.
[13] Michael David Martin, *Returning to Radburn*, 2002 Landscape Journal, 20:2-01, pp.156-175.

Dr. Martin's paper addresses:

> "the fundamental opposition that constitutes the relationship between new urbanism and the Radburn concept, and reveals that the present-day landscapes of Wildwood Park and of Radburn itself have evolved to offer insights for how the Radburn concept can be adapted for contemporary community planning".[14]

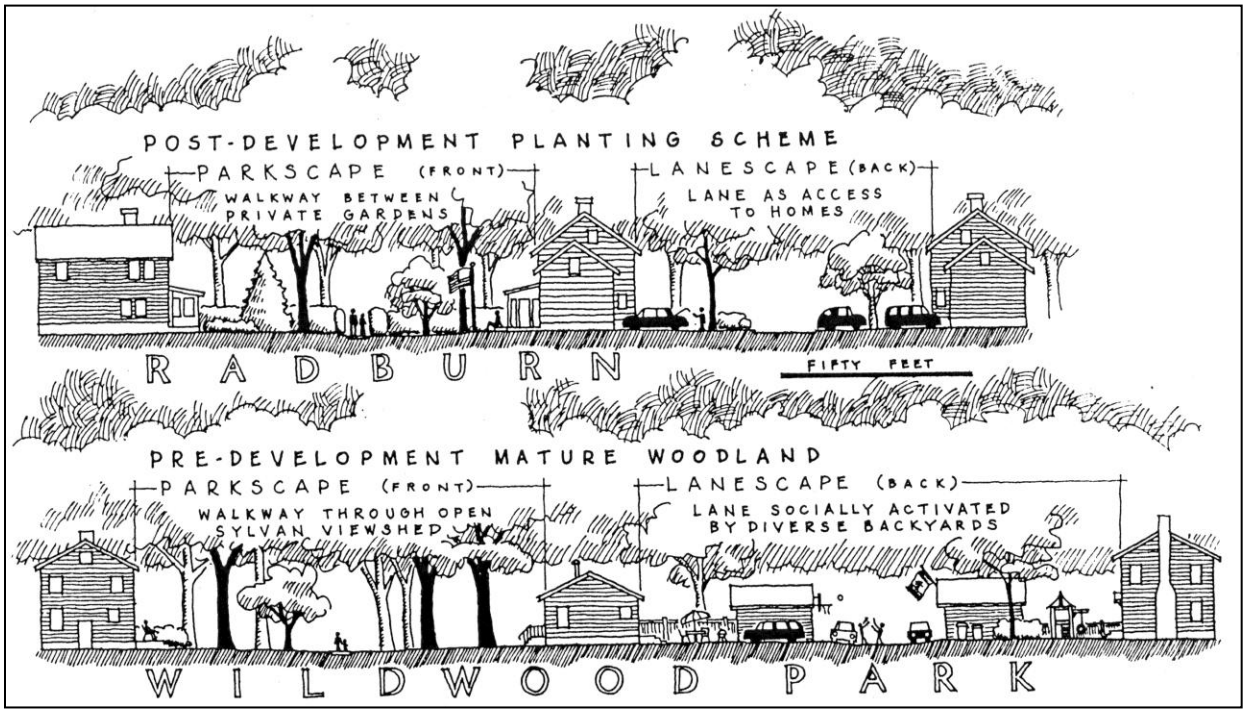



Figure 20. Image: from *Returning to Radburn*[15]

And finally, from *The Landscapes of Winnipeg's Wildwood Park*:

> "In legal terms, the park land is held in common by the community association. There is a powerful tradition of maintaining the visually open quality, and an equally powerful tendency to conserve the park as a neighbourhood resource."[16]

> "The front yards are part-and-parcel of the park; the houses were conceived as having a formal relationship with the park, similar to the relationship between a house and its street in a typical neighbourhood."[17]

[14] *Returning to Radburn*, p.156.
[15] *Returning to Radburn*, p.164.
[16] *The Landscapes of Winnipeg's Wildwood Park*, p.29.
[17] *The Landscapes of Winnipeg's Wildwood Park*, pp.61, 29.

## Wildwood Childhood

Don Gillmor, author of *Canada: A People's History*, wrote *Wildwood Childhood* for the Canadian Geographic magazine. He recounts his early childhood days growing up and living in Wildwood Park. Fort building within the forest riverbank woods and exploring the region while commuting within the inner park circulatory system to visit friends made the area an idyllic environment in which to grow up. He comes back years later to revisit this unique neighbourhood and adds historical reference to put Wildwood in a world-wide context.



Figure 21. Inner-park

> "A sign of Wildwood's success is the number of residents who grew up in the park and have returned to live as adults, citing the feeling of community, the sense of safety, the fact that their children can have more independence than they would on an urban grid and the extensive green space."
>
> "Yet the park remained the central defining feature of the neighbourhood… the reliable calm at the centre."[18]

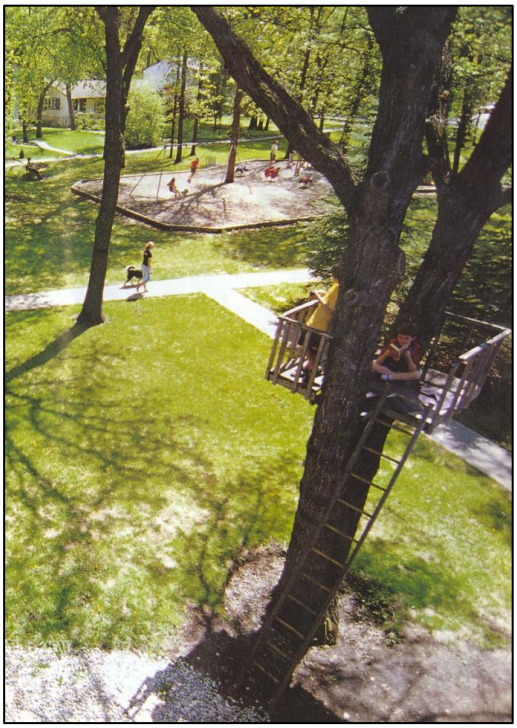


Figure 22. Tree-top view of Inner-park

[18]Don Gillmor, *Wildwood Childhood*, July/August 2005 Canadian Geographic, p.54, at pp.61 and 59.

### University of Manitoba student and professional education tours

The uniqueness of the area is not to be underestimated as an urban laboratory and education resource for students and practitioners who are studying the principles of urban design and planning. While it is an informal process, annually, students from the Universities of Winnipeg and Manitoba are toured through the Park to view and study the unique characteristics of this neighbourhood. In addition, professional design practitioners from around the world are annually brought to Wildwood Park by local practitioners who are proud to exhibit this special residential development.

## 5.0 Zoning and by-laws

The development of Wildwood Park with its unique internal park layout structure has managed to exist since 1946, but has been subject to numerous changes in zoning and land use both at the municipal level within Fort Garry and most recently, through changes within the City of Winnipeg. The following is a chronological listing of the significant changes and planning schemes that have affected this residential area:

- 1928 Fort Garry Town Planning Scheme

- 1945 Fort Garry Town Planning Scheme

- 1954 – 1971 Fort Garry Town Planning Scheme
  - side yard setback along North Drive reduced to 30 feet
  - side yard set back along South Drive remained 40 feet
  - side yard on other houses reduced to 3 feet (if both side yards equalled 10 feet)
  - separation between houses minimum 10 feet
  - uncovered porch, room projections into front, side or rear yards up to 6 feet
  - architectural features (bay windows) could project up to 4 feet into front yards

- 1971 – 1994 City of Winnipeg Zoning By-law 1800
  - projections into the front yard – steps not over 4 feet above grade
  - bay window projecting not more than 5 feet not exceeding 50 square feet
  - wing walls, overhangs, canopies, awnings – 5 feet projections maximum
  - uncovered walks, driveways, arbors, trellises, flagpoles, lighting fixtures and lamp posts allowed
  - fences or hedges to the height of 4 feet in a front yard

- "On Sept 20, 1984 Zoning By-law 1800 was amended so that the following regulations would apply to the 'front yards' in Wildwood park:
    1. No fences shall be permitted in a front yard; and
    2. Trees, shrubs, or similar landscaping features shall not be placed in a front yard in such a manner as to provide a fence effect.

  This amendment [the 'No Fences – No Hedges' amendment] was brought forward by the Wildwood Community Club, through volunteer representatives of the community, in the interest of preserving the essence of the open green space character of Wildwood. It is in direct response to a number of efforts by residents to 'territorialize' the legal front yards by means of landscape elements, hedging, mass planting, earth mounding, and even fencing. … It is also of interest that only one resident of the two-hundred-eighty-six[19] households opposed the enactment of the amendment, and that was done on the basis that the amendment was overly restrictive and would 'impede the improvement of individual property', and, 'thereby, might result in a decrease in the saleability of an individual's property.'"[20]



Figure 23. Inner-park

- 1994 – 2008 City of Winnipeg Zoning By-law 6400/94
    - The "no fence-no hedge" amendment was eliminated. General fence by-laws for rear, side and front yard are introduced on a city-wide basis.

- 2008 City of Winnipeg Zoning By-law No. 200/06
    - Amended by By-law 121/2008
    - Defines Dimensional Standards for City of Winnipeg
    - Special Yard setback, Minimum Front Yard (Wildwood Sections A-J): 50 feet; (Oakenwald Avenue): 30 feet; (Manchester Boulevard, South Drive): average of existing yards on block
    - Minimum Rear Yard: 25 feet

[19] Number of homes in Sections A to J.
[20] Carl Nelson, *Wildwood Park Study*, at pp.61-62.

- Minimum Side Yard: 4 feet
- Maximum Height: 35 feet
- Maximum Lot Coverage: 40% of lot (R1-L) and 45% of lot (R1-M)
- Permitted Projections Front Yard – alcoves, bay windows, vestibules, limited to one storey – maximum depth: 5 feet; maximum floor area: 50 square feet
- Fences: 4 feet front yard/6.5 feet side and rear yards.

# 6.0 Evolution and change

The houses within Wildwood Park have been changed to meet the needs of evolving lifestyles, including multiple vehicle ownership, service needs and opportunities for private and semi-private space both park side and at the public service lane locations. Originally designed as "conventional" house layouts, without special consideration for front yard park and rear yard service functions, it is estimated that fewer than 75 of the original 307 houses built by Bird Construction have the original footprint of the original five designs.



Figure 24. Sketch of homes with original footprint in October 2010

Building changes affect and impact the penetration and encroachment of built space on the unique park environment. The residents of Wildwood Park are proud of the history and heritage and uniqueness of their neighbourhood, and many have expressed a desire for the City

decision makers to appreciate the value and importance of preserving the unique attributes of the neighbourhood. A volunteer group, called Wildwood Into Tomorrow (WIT), embarked on a comprehensive community survey and awareness campaign to discover the community's values regarding the vision and future development for the Wildwood Community.

# Part 2 – Study Intent and Methodology

## 1.0 Introduction

Wildwood Into Tomorrow (WIT) formed in the spring of 2009. Its mission was to initiate community discussions on whether or not the Wildwood Park concept still meets the needs of residents today. If it does, how do we keep the concept working? If not, how do we modify the concept without losing those qualities that make Wildwood Park unique?

The initial goal was to open a dialogue with the community and discover residents' visions for Wildwood Park. Discussions with Councillor Jenny Gerbasi and members of the City of Winnipeg's Planning, Property and Development Department led to a plan to gather information from the community and to develop a report for future reference for that department.

In the first year, WIT undertook several tasks to inform the community about some of the unique qualities of Wildwood Park. In response to many requests, the *Wildwood Park Through the Years* history book, originally published in 1989 following the 40th anniversary celebrations, was reprinted. WIT also organized a community walk on June 19, 2010. WIT organized another community walk and house tours of several renovated homes in the Park on October 10, 2010.[21]

These events helped many residents to view a variety of aspects of life in Wildwood Park.[22]

## 2.0 Motion by Councillor Gerbasi

On September 7, 2010, at the City Centre Community Committee meeting, Councillor Jenny Gerbasi made the following motion ...

> *"Whereas the Wildwood Park residents requested the City's assistance in preparing a community vision, and, whereas the Wildwood Park residents are prepared to take the lead in this process ...*
> *I hereby move that the Winnipeg Public Service be requested to work with the Wildwood Park residents to provide technical assistance and support to their planning process, leading to the development of a background study for the Wildwood Park neighbourhood."*

[21] Community walks and house tours were previously done in Wildwood Park as community fundraisers.
[22] See Community Notice for event in Appendix A.

With the above motion, the Community-based, City-supported process to develop a community vision for Wildwood Park began.

# 3.0 Community-based City-supported process

A Community-based City-supported process is a partnership between a community and the government, built on cooperation and recognition of the creative ideas and skills that neighbourhoods have to offer. The City recommended that WIT assess the Wildwood Park community's strengths, identify its vision for a vibrant community and develop an action plan. The following principles were to be maintained:

- *Representation* of key neighbourhood stakeholders
- *Consensus Building* towards decision making
- *Open Communication* with the neighbourhood.

# 4.0 Wildwood Park's process

**Step 1** A meeting was held on November 9, 2010, with over 100 residents in attendance. WIT members did a presentation on the history and evolution of the concepts which led to the planning and construction of Wildwood Park, and moderated the discussion which followed.[23]

**Step 2** An "Appreciative Inquiry", moderated by Rev. Geoffrey Woodcroft of St. Paul's Anglican Church, was held on January 25, 2011. This process identified areas of interest and values of Wildwood Park residents. These ideas were used as a guideline for the establishment of four focus groups.[24]

**Step 3** Four focus groups, open to the community, were held:

- April 12, 2011 - **Transportation**
- April 19, 2011 - **Green Spaces and Zoning Variances/By-Laws**
- April 26, 2011 - **Recreation**
- May 5, 2011 - **Community Development, Support and Education**.

At each of the four focus groups, participants raised issues of concern, discussed them at some length, and developed statements for use in the community survey.[25] Focus groups were moderated by volunteer residents of Wildwood Park.

[23] See Community Notice for this and other events in Appendix A.
[24] See report by Rev. Woodcroft in Appendix B.
[25] See process in Appendix C and statements in Appendix D.

**Step 4** A survey was compiled based on statements developed by the participants in the four focus groups. In November 2011, one survey per household was delivered to each of the 409 homes located within the "Boundaries" of Wildwood Park, as defined in the Wildwood Community Centre By-laws.[26] A number of survey controls were established. All copies of the survey were numbered and checked when returned to ensure that the surveys were not duplicated. Numbered copies were randomly mixed prior to delivery to ensure anonymity. Residents were asked to complete the survey and drop it off to a central collection box or request pick-up by WIT. By the end of December, 2011, 144 surveys had been returned, representing a return of 35%. Incentive draw prizes were awarded to three residents.

**Step 5** Compilation of the results of the survey began in the early part of 2012. The preparation of this report followed.

[26] « **Boundaries** mean the boundaries of the area served by the Centre, comprising:
- North Drive and the adjacent riverbank from the corner of North Drive and South Drive to the Wildewood Club at 761 North Drive;
- Netley Street from the Wildewood Club to Oakenwald Avenue;
- the north side of Oakenwald Avenue between Netley Street and Point Road;
- the south side of Oakenwald Avenue and Manchester Boulevard North and Manchester Boulevard South up to the Oakenwald School building and playground; and
- South Drive and the adjacent riverbank from 715 South Drive to 400 South Drive;… »

# Part 3 – Transportation Survey Results

## 1.0 Introduction

The transportation requirements for servicing Wildwood Park are unique in Winnipeg. Surrounded by the Red River on three sides, vehicular access in and out of this peninsula is limited to using Oakenwald Avenue and South Drive. These streets along with North Drive, constitute the perimeter of Wildwood Park. Within that perimeter, many of the homes are concentrated in a group of ten bays and are accessed only by lanes. There are no front streets, only a shared green space with sidewalks connecting the bays. While vehicular traffic is accommodated on North Drive and South Drive, there is no sidewalk or allowance for pedestrian traffic on those streets.

The Transportation survey was divided into three areas: Traffic, Parking and Safety.

The survey questions were based on statements developed by the Wildwood residents who attended the Transportation focus group on April 12, 2011. The percentages listed are based on the number of surveys which contained responses. The surveys with “no comment” were removed from the calculations. Following are the results of this section of the survey.

## 2.0 Traffic

The perimeter streets (Oakenwald Avenue, North and South Drives) provide access to the residential areas and accommodate the parking and traffic associated with St. John's-Ravenscourt School, located at the extreme end of the peninsula. The school opened in Fort Garry in 1934 and has grown over the years to its current population of approximately 950 students and staff. Although the school uses an extensive bussing system, many parents, students and staff use private vehicles and as such, morning and afternoon drop-off and pickup times experience a higher volume of traffic. Extra-curricular activities associated with the school and its facilities also result in periods of higher traffic volume. St. John’s-Ravenscourt School has made efforts at educating the school community about traffic issues.

In addition to being secluded, the Wildwood Park homes in Sections A to J are serviced only by lanes. The lanes accommodate all motor vehicle traffic generated by residents and their visitors, emergency, trades and delivery vehicles.

Bus service was introduced into the area on the first Sunday of September 1970. Winnipeg Transit has, over the years, introduced various routes and schedules in an attempt to balance adequate service with declining ridership. The route through Wildwood has sometimes been associated with the Morley or Sherbrook routes, with the Wildwood portion usually traveling down Point Road and Oakenwald Avenue, around the Park, and back up either Point Road or Crescent Drive. An express bus to the University also ran for several years.

Today the neighborhood is serviced by one route which operates only during weekday rush hours. Route 94-Kenaston-Fort Garry services the Wildwood area Monday to Friday from 6:00am to 10:00am and 3:15pm to 6:45pm. This route accesses shopping centres at Kenaston and McGillivray, Fort Garry Industrial Park, General Byng School and West Fort Garry neighbourhood, Crescent Drive and Chevrier Boulevard.

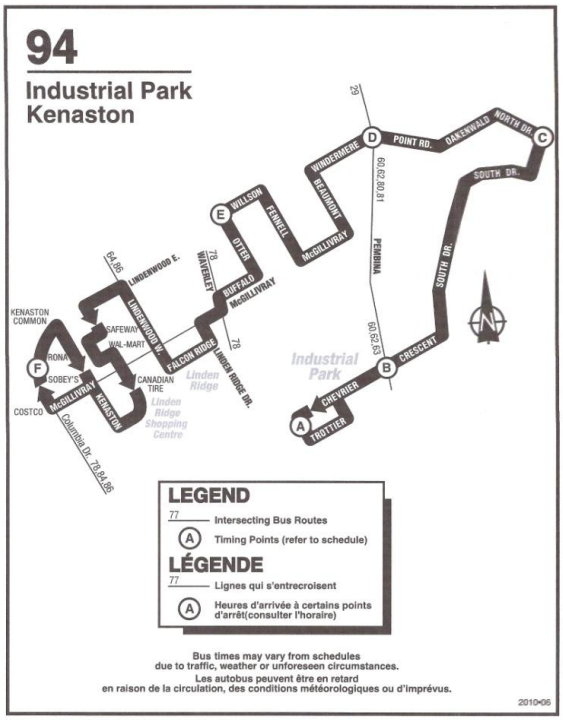



Figure 25. City of Winnipeg bus route servicing Wildwood Park area

## *SURVEY RESULTS*

Agree or Strongly Agree

***Wildwood residents should …***

- encourage residents to prune trees and bushes to improve sight lines for drivers exiting lanes **95%**
- establish a liaison committee to work with St. John's-Ravenscourt School on traffic issues of mutual concern **90%**
- establish a volunteer network to help transport seniors **85%**
- explore with Winnipeg Transit resuming daytime and weekend bus service **83%**
- support the occasional use of electronic speed boards on perimeter streets **82%**
- explore with Winnipeg Transit a new route which has alternate destinations such as Grant Park mall **81%**
- work with the City to improve speed limit signage in lanes **77%**
- work with the City to improve speed limit signage on perimeter streets **75%**
- explore car-pooling **65%**
- ask the City to install a 3-way stop sign at North Dr. and Oakenwald Ave. **64%**
- support the use of traffic-calming devices such as speed humps to reduce speed in lanes **53%**

- explore with the City installing traffic signs directing pedestrians and cars to share perimeter streets **53%**
- explore car-sharing **49%**
- explore with the City erecting address maps at the entrances to lanes **40%**

## *ANALYSIS ON TRAFFIC*

The issues of traffic volumes and speed in our neighbourhood have arisen repeatedly over the years. With a large institution like St. John's-Ravenscourt School and over 400 families sharing limited access roads, cooperation is essential. The importance of adhering to residential speed limits is critical because pedestrians and cyclists share the perimeter roads with vehicles.

90% of survey respondents agreed that creating a Wildwood liaison committee to work with St John's-Ravenscourt School on issues of mutual concern would be beneficial. These concerns may not be limited to issues of transportation. A community group[27] recently made progress with the school in response to residents' concerns about buses idling near homes for long periods of time. The school has increased communication with the community to make residents aware of special events that may impact traffic or parking. Speed on the perimeter streets and interior streets and lanes of Wildwood Park continues to be a concern for respondents. For their part, Wildwood residents can continue to monitor speeds with the occasional use of electronic speed boards, as strongly supported by 82% of survey respondents, and by requesting improved speed limit signage on perimeter streets (75%) and lanes (77%). Installing a 3-way stop sign at North Drive and Oakenwald Avenue (64%) could also slow traffic. Only a slim majority (53%) favoured installing traffic calming devices in lanes.

With 83% of respondents agreeing that Winnipeg Transit should resume day and weekend bus service to Wildwood Park, and 81% stating that there should be new routes linking Wildwood to alternate destinations, changes to public transit is of substantial importance to residents. The City has experimented over the years and tried to provide service despite declining ridership. With recent Winnipeg route changes, the expansion of South Winnipeg, the addition of a Rapid Transit bus link, and the growing effort to be 'green', there seems to be a desire for enhanced bus service to Wildwood Park. Perhaps it is time to reevaluate bus ridership from Wildwood to see if there is support for more frequent service. This issue of limited bus service could be tied to the 85% support for establishing a volunteer network to help transport seniors and the 65% support for exploring car-pooling options.

An overwhelming 95% felt trees and bushes should be pruned to improve sight lines for drivers exiting lanes. The City states that bushes and trees on private property and adjacent boulevards

[27] ReWild is a community group of residents concerned about various issues.

are the responsibility of homeowners, so an educational article on this could be included in the Wild and Woodsy newsletter.

# 3.0 Parking

When Wildwood Park was developed in the late 1940s, many homes were constructed with single detached garages or single vehicle parking pads. Most homeowners owned a maximum of one vehicle. The lanes were relatively free of congestion.

Today, most homeowners have two or more vehicles and some also have recreational vehicles. While many residents have tried to deal with this by replacing their single garages with double garages and expanded parking pads, many homeowners are not accommodating all of their vehicles on their lots. As a result, the lanes have become congested with parked cars, trucks and recreational vehicles on both sides of the 24 foot wide lanes. Conditions are compounded in winter. In Sections A to J, this parking congestion sometimes impedes garbage and emergency vehicle access.

## *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • educate residents about parking restrictions to allow for safe travel and easy access for emergency vehicles | **96%** |
| • work with the City to find parking solutions in the lanes during snow clearing season | **88%** |
| • ask the City to make lanes one-way | **19%** |

## *ANALYSIS ON PARKING*

An overwhelming number of respondents (96%) felt that residents need to be educated about parking restrictions to allow for safe travel and easy access for emergency vehicles. Not everyone complies with the by-laws restricting long term parking of unlicensed or abandoned vehicles and restricting large vehicle parking of trailers and motor homes in back lanes. Careless parking can also affect passage, especially at corners.

Parked cars can also affect the snow removal process; 88% of respondents felt that residents must work with the City to find parking solutions during the snow clearing season. Despite sufficent notice of snowclearing schedules since 2012-13, many residents of Wildwood Park continue to leave their vehicles on the lanes during scheduled snow removal, resulting in ridges around the parked vehicles and even less room for passage in already congested lanes.

# 4.0 Safety

The interior sidewalk system of Wildwood Park offers a safe means for residents to move from one Section to another and to the playgrounds. However, the perimeter roads (North Drive, South Drive and Oakenwald Avenue) present safety challenges for Wildwood residents and others who come from other areas of Winnipeg to walk, run or cycle the roads around the Wildewood Golf Course, Wildwood Park, South Drive and Crescent Drive Park. There is no public sidewalk on Oakenwald Avenue from Section D to North Drive and no designated walking areas along either North Drive or South Drive.

North Drive between Section A and Oakenwald has a 100 foot wide right-of-way, that includes 24 feet of hard-surface for two lanes of traffic, no curbs, a gravel shoulder on the river side that is used for parking and walking, and the remainder being grass. South Drive is a very different story, being much narrower, with a right-of-way that is only 80 feet wide, that includes 24 feet of hard surface for two lanes of traffic, but with curbs and no shoulders, and the remainder being grass. There is no safe walking area on these roads, particularly South Drive. Vehicles, dog walkers, cycling families, joggers and walkers share these roads daily and there are many instances when extreme caution must be exercised to avoid collisions due to oncoming traffic, limited visibility, or an inability to get off the road in time.

## *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • advocate for the City to improve the maintenance and replacement of sidewalks | **92%** |
| • advocate for the City to develop a safe, active transportation network connecting South Dr., North Dr. and Oakenwald Ave. to the City's existing active transportation network | **90%** |
| • advocate for the City to install a sidewalk on Oakenwald Ave. from Section D to North Dr. | **80%** |
| • advocate for the City to improve snow clearing on sidewalks | **80%** |
| • advocate for the City to install a sidewalk along South Dr. and North Dr. | **79%** |

## *ANALYSIS ON SAFETY*

92% of respondents agreed that improvement and maintenance of neighbourhood sidewalks is essential. In 2012 a few stretches of the interior park sidewalks were replaced. Many more sections of sidewalk need repairing. 80% of respondents felt that Wildwood Park should advocate for the City to improve snow clearing on sidewalks.

Our neighbourhood is home to many outdoor enthusiasts, so it comes as no surprise that the issue of safety on perimeter roads was of great importance to respondents. All perimeter roads are bus routes, and pedestrians are forced to share the road with vehicles on these perimeter roads. The vast majority of respondents feel this issue of safety must be addressed.

80% of respondents felt that the short distance on Oakenwald Avenue from Section D to North Drive should have a sidewalk so that pedestrians do not have to approach a busy intersection while on the road. A strong majority (79%) felt that a sidewalk should be installed along South and North Drives.

90% of respondents felt that the route of South Drive, North Drive and Oakenwald Avenue should be included in the City's active transportation network.[28] Physical separation of motorized vehicles from cyclists and pedestrians such as by use of a multi-use pathway[29] would be ideal for South Drive. There appears to be an abundance of City-owned space on all perimeter roads that would accommodate the development of an active transportation network or a sidewalk.

## *RECOMMENDATIONS ON TRANSPORTATION*

### *Traffic*

- ***That a committee be formalized to facilitate communication between St. John's-Ravenscourt School and the Wildwood community to work on mutual issues, such as traffic.***
- ***That the Wildwood community continue the occasional use of electronic speed boards on perimeter streets.***
- ***That the City install more speed limit signage on perimeter streets and lanes.***
- ***That the City install a 3-way stop sign at the corner of Oakenwald Avenue and North Drive.***
- ***That Transit look at enhancing bus service to Wildwood Park.***
- ***That Wildwood seniors and other interested residents plan ways of sharing transportation.***

[28] According to the City of Winnipeg website, building a diverse active transportation network involves creating several safe and easy to use pathways and lanes designated for cyclists, pedestrians and motorists. Some of these include:

**Multi-use pathways** – a physically separated path that is shared between cyclists and pedestrians.
**Bike paths** – a sidewalk level, two-way bike path that is completely separated from motorized traffic and sidewalk traffic by a physical barrier such as a boulevard.
**Cycle track** – a bike lane that is physically separated by a curb or a median from traffic lanes and sidewalks.
**Bike lane** – dedicated road space for cyclists that are separated from vehicular traffic by signs and pavement markings.
**Diamond lane** – reserved lanes that are shared between buses and cyclists.
**Bicycle boulevard** – a shared roadway that has been optimized for bike traffic. These discourage cut-through motor vehicle traffic, but typically calms local motor vehicle traffic (most often located on residential streets).

[29] See footnote 28 for City's description of multi-use pathway.

- ***That an educational article on the hazard of poor sight lines at the exits of lanes be published in the Wild and Woodsy newsletter and Wildwood website.***

## *Parking*

- ***That residents be educated about safe and efficient parking in the lanes in Sections A to J.***
- ***That the City implement its snow removal parking restrictions in Wildwood Park.***

## *Safety*

- ***That Wildwood residents notify the City of hazardous interior sidewalk areas.***
- ***That the City expand its active transportation network on the perimeter roads around Wildwood Park.***
- ***That the City continue the sidewalk on Oakenwald Avenue from Section D to North Drive.***
- ***That the City improve snowclearing of sidewalks.***
- ***That the City install a sidewalk or multi-use pathway on North and South Drive.***

# Part 4 – Green Spaces and Zoning Variances/ By-laws Survey Results

## 1.0 Introduction

The Wildwood Park neighborhood was created with an emphasis on developing housing lots, roadways and infrastructure while retaining the natural beauty of the forested land. Once the houses were built, they faced an internal network of sidewalks within a park setting that allowed residents and visitors to experience a safe car-free environment as they travelled to shopping, schools and visits within the neighborhood. As such, many of the normal regulatory characteristics of grid-like or modern subdivisions do not easily apply to this area. However, the rules and regulations that govern the development and redevelopment of land have changed over time from being unique to this section of Fort Garry to being included in the citywide standard.

This section of the survey documents those statements contained within the City of Winnipeg Zoning By-law 200/2006 which regulates how land can be used within the Wildwood Park neighborhood and within the City of Winnipeg. Within each Zoning District there are rules for development that apply to building setbacks from the property lines, building heights and lot coverage.

The City of Winnipeg Zoning By-law is universal in its application throughout the entire City. As such, when a property owner finds it either impossible or impractical to meet the by-law's rule for development or redevelopment, a "zoning variance" may be applied for. Decisions about granting variances are made by a committee of City Councillors who take into account issues about impact on neighbours and the area as well as overall compatibility. Letters of support from neighbours immediately affected by the proposed development or use are recommended. Some considerations governing variances are: Is there a negative impact on neighbours or the neighbourhood? Is this application compatible with the area?

The residential development zones in Wildwood Park are as follows:

- R1-M (Medium) – Oakenwald, Manchester (minimum lot area 3,500 square feet)
- R1-L (Large) – South Drive, North Drive, Sections A-J (minimum lot area 5,500 square feet).

These R1 districts are intended to accommodate primarily single-family residential development in lower-density neighborhoods.

This section of the survey also documents statements contained within other City of Winnipeg by-laws. To help clarify the survey statements, some of the pertinent sections of the by-laws were summarized and included in the survey. All references in the survey referred to the then current City of Winnipeg by-laws unless otherwise stated.

Some statements on the survey were presented twice, once in the positive and once in the negative. This was done so as not to project bias. The percentages listed are based on the number of surveys which contained responses. The surveys with "no comment" were removed from the calculations. Following are the results of this section of the survey.

# 2.0 Front yards

**MINIMUM FRONT YARDS**

| | |
|---|---|
| Wildwood Park (Sections A to J) | 50 feet |
| Oakenwald Avenue | 30 feet |
| Manchester South | Average of existing yards on block |
| Manchester North | Average of existing yards on block |

*(City of Winnipeg Zoning By-law 200/2006, ss. 137, 139, 156 Schedule I)*

**PERMITTED PROJECTIONS INTO REQUIRED FRONT YARD**

- Alcoves, bay windows, vestibules, etc., creating interior floor area, limited to one storey

| | |
|---|---|
| Maximum depth | 5 feet |
| Maximum floor area | 50 square feet |

- Open landings and terraces

| | |
|---|---|
| Maximum height | 4 feet not enclosed except railing |
| Maximum depth | 5 feet unless maximum height equal to or less than 1 foot |
| Maximum area | 36 square feet |

*(City of Winnipeg Zoning By-law 200/2006, s. 159)*

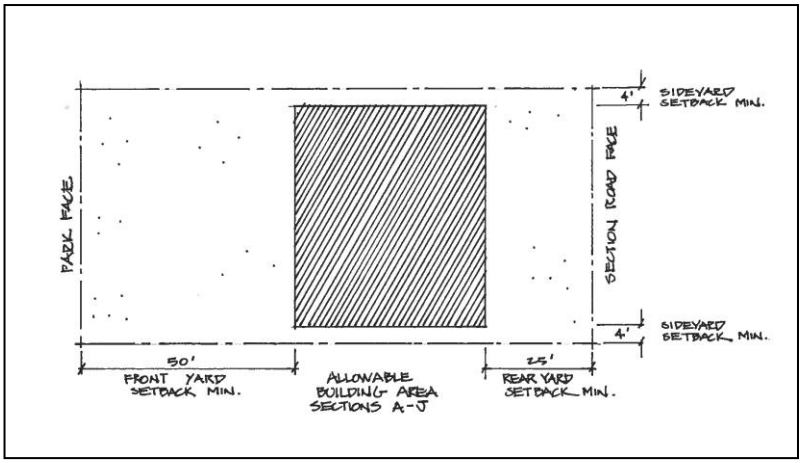



Figure 26. Example of Wildwood Park lot in Sections A-J

### *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • support variance applications to the above by-law | **41%** |
| • oppose variance applications to the above by-law | **68%** |
| • support front yard variance applications to the above by-law for construction of decks only | **54%** |

# 3.0 Front yard fences and hedges

| | |
|---|---|
| Maximum height | 4 feet |
| *(City of Winnipeg By-law 200/2006, s. 195)* | |

Former Zoning Bylaw
« No fences shall be permitted in a front yard; and trees, shrubs, or similar landscaping features shall not be placed in a front yard in such a manner as to provide a fence effect. »
*(City of Winnipeg By-law 1800 in effect from 1984 to 1995)*

### *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • advocate for the City to re-enact the former by-law | **75%** |
| • discourage plantings in front yards that prevent long views through the Park | **62%** |

# 4.0 Side yards

| | |
|---|---|
| Minimum side yard | 4 feet |

Permitted projections into required side yard

- Alcoves, bay windows, vestibules, etc., creating interior floor area, limited to one storey

| | |
|---|---|
| Maximum depth | 2 feet no closer than 1 foot to property line |
| Maximum floor area | 20 square feet |

*(City of Winnipeg Zoning By-law 200/2006, ss. 137, 159)*

### *SURVEY RESULTS*

Agree or Strongly Agree

***Wildwood residents should …***

- support side yard variance applications to the above by-law **41%**
- oppose side yard variance applications to the above by-law **67%**

## 5.0 Rear yards

| | |
|---|---|
| Minimum rear yard | 25 feet |

Permitted projections into required rear yard

- Alcoves, bay windows, vestibules, etc., creating interior floor area, limited to one storey
  - Maximum depth 5 feet
  - Maximum floor area 50 square feet
- Open landings and terraces
  - Maximum area 36 square feet

*(City of Winnipeg Zoning By-law 200/2006, ss. 137, 159)*

### *SURVEY RESULTS*

Agree or Strongly Agree

***Wildwood residents should …***

- support variance applications to the above by-law **59%**
- oppose variance applications to the above by-law **44%**

## 6.0 Maximum height restrictions

| | |
|---|---|
| Maximum height of principal building | 35 feet |

*(City of Winnipeg Zoning By-law 200/2006, s. 137)*

### *SURVEY RESULTS*

Agree or Strongly Agree

***Wildwood residents should …***

- support variance applications to above by-law **30%**
- oppose variance applications to above by-law **73%**

# 7.0 Notice of variance orders

A variance order must :

- be posted outdoors in conspicuous locations on the site of the building or parcel
- face each street adjacent to the site or parcel
- be not more than 1 metre inside the boundary lines of the site or parcel
- be the size, dimensions and lettering required by the by-law
- be posted at least 14 days before the day of the hearing

*(The City of Winnipeg Charter Act, S.M. 2002, c. 39, s. 118*
*The Development Procedures By-law 5893/92, Schedule A Site Posting Specifications)*

## *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • be required to post variance order notices at both the front and rear of the property | **93%** |

| | Very or Somewhat Interested |
|---|---|
| ***What is your level of interest in …*** | |
| • being informed about variance orders in Wildwood Park | **87%** |

# 8.0 Noise control

Operating mechanical tools, lawn or garden tools, snow blowers etc. out of doors within 150 metres of a residential property is not permitted before 7am and after 9pm weekdays and before 9am and after 9pm on weekends and statutory holidays.
*(City of Winnipeg Neighbourhood Liveability By-law 1/2008, s. 69(1)(a))*

## *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • observe the above by-law | **96%** |
| • continue the "good neighbour" practice of maintaining quiet until noon on Sundays and holidays | **81%** |

# 9.0 Fire pits

> Open air fires must be maintained in an approved receptacle at least 3 metres (10 feet) from buildings, structures, combustible fences, trees and overhead wires. Only clean, dry, unpainted and untreated wood may be burned; no grass, leaves, brush or tree prunings may be burned.
> *(City of Winnipeg Neighbourhood Liveability By-law 1/2008, s. 80(1))*

## *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • observe the above by-law | **90%** |

# 10.0 City property

## *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • direct efforts to save the existing forest/natural woodlands areas | **100%** |
| • support efforts to prevent riverbank erosion | **97%** |
| • discourage commercial advertising in Wildwood Park | **97%** |
| • direct efforts towards reforestation | **96%** |

## *ANALYSIS ON GREEN SPACES AND ZONING VARIANCE/BY-LAWS*

For over six decades Wildwood Park residents have been actively involved in the preservation of the original concept of Wildwood Park, including the communal green space and other features that are unique to this development. This involvement has included informal neighbourhood education and communication, such as neighbours talking to neighbours, and formal processes, namely, appeals at City Hall and the initiation of by-law amendments following extensive community consultation.

The major impetus of WIT was to assess the community's current thoughts on ongoing preservation of green spaces and development within the area.

In considering house renovations beyond by-law restrictions to the front (parkside) yards, the survey results show significant support for preserving this 'communal' green space by opposing front yard variance applications (68%). The survey results also show strong support (75%) for reinstating a former zoning by-law that clearly prohibits front yard fencing either in the form of hardscape or landscape, showing a desire by respondents for protecting the open vistas and long views of the area.

There is also significant support (67%) for opposing side yard variance applications which would reduce the required minimum distance between houses. There is strong support for maintaining the maximum height restrictions at 35 feet with 73% indicating opposition for variance applications.

For construction of front (parkside) decks, 54% support variance applications.

From these results, it is clear that the preservation of front (parkside) and side yards are valued by respondents.

There is very strong support (87%) by respondents for being made aware of variance applications. An overwhelming number (93%) of respondents would like to see variance order notices required to be posted in both front and rear yards.[30] In Sections A-J of Wildwood Park, when only one sign is posted on the lane side, residents of other Sections of the community are not sufficiently notified as community residents of other Sections usually walk on the sidewalks through the green space in the Park rather than on the lanes. Similarly, when only one sign is posted on the sidewalk side of a property, residents of the same Section are not sufficiently notified as they may use only their lane. A requirement for posting in both front (parkside) and rear (laneside) yards would help to make the notices more noticeable to all interested residents and would ensure compliance with the spirit of *The City of Winnipeg Charter Act*.The intent of variance notices is to inform the interested public. This community wishes to be informed adequately.

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[30] *The City of Winnipeg Charter Act, S.M. 2002, c. 39, s. 118*:
Where a notice, order or other document is permitted or required by this Act to be posted on a building or parcel of land, the notice, order or document must be:

(a) posted outdoors
  (i) in conspicuous locations on the site of the building or parcel,
  (ii) facing each street adjacent to the site or parcel, and
  (iii) not more than 1 m inside the boundary lines of the site or parcel;
(b) of such size and dimensions, printed in such easily legible characters, and maintained in such manner, as may be prescribed by by-law; and
(c) where it is a notice of a hearing or related to an anticipated action, posted at least 14 days before the day the hearing is to take place or the earliest day when the anticipated action is to be taken.

There is resounding support for neighbours adhering to noise restrictions of the formal City by-law (96%) and fire pit by-law (90%). There is very strong support for neighbours continuing the informal "good neighbour" practice (81%).

There is overwhelming support (96 -100%) from respondents for assisting in the preservation and reforestation of the woodlands in the neighbourhood as well as preventing riverbank erosion.

There is overwhelming support (97%) for Wildwood Park remaining free of commercial advertising.

## *RECOMMENDATIONS ON GREEN SPACES AND ZONING VARIANCES/BY-LAWS*

### *Front yards*

- ***That, when renovating, Wildwood Park residents respect the minimum setback and permitted projection requirements for front (parkside) yards.***
- ***That the City's Planning, Property and Development Department not approve variance applications to the minimum setback or permitted projection requirements for front (parkside) yards in Wildwood Park (excepting decks).***
- ***That the City's Planning, Property and Development Department continue to assess variance applications for decks in front (parkside) yards on a case by case basis in Wildwood Park.***

### *Front yard fences and hedges*

- ***That the City re-enact the 1984 by-law that prohibited fences in front (parkside) yards and prohibited trees, shrubs, or similar landscaping being placed in a front yard in a manner that would provide a fence effect.***
- ***That when landscaping, residents make the effort to retain the ' long views' throughout the green area of the Park.***

### *Side yards*

- ***That, when renovating, Wildwood Park residents respect the minimum side yard and permitted projection requirements for side yards.***
- ***That the City's Planning, Property and Development Department not approve variance applications to the minimum side yard and permitted projection requirements for side yards.***

### *Rear yards*

- ***That the City's Planning, Property and Development Department continue to assess variance applications for rear yards on a case by case basis.***

## *Maximum height restrictions*

- ***That, when renovating, Wildwood Park residents respect the maximum height restriction.***
- ***That the City's Planning, Property and Development Department not approve variance applications to the maximum height restrictions.***

## *Notice of variance orders*

- ***That Wildwood Park residents and the City work together to find a mechanism to provide notice to the community of variance orders made by the City's Planning, Property and Development Department in a timely manner.***
- ***That the City's Planning, Property and Development Department require dual posting of variance orders in both the front (parkside) and rear (laneside) yards.***

## *Noise control*

- ***That Wildwood Park residents be reminded about the City noise by-law and be encouraged to continue the 'good neighbour' practice of maintaining quiet until noon on Sundays and holidays.***

## *Fire pits*

- ***That Wildwood Park residents be reminded about the City by-law pertaining to fire pits.***

## *City property*

- ***That the Wildwood Community continue efforts to support the Wildwood Heritage and Conservation Committee (WHACC) to save existing forest and natural woodland areas, and to prevent riverbank erosion and conduct reforestation.***
- ***That Wildwood Park residents discourage commercial advertising in the Park.***

## *Zoning variances - general*

- ***That improvements be made to the education of new and existing community members on Wildwood history and City by-laws affecting the Wildwood neighbourhood.***
- ***That Wildwood residents and the City's Planning, Property and Development Department staff and Appeals Committee City Councillors be reminded of survey findings showing strong support for maintaining front and side yard minimum setbacks by informal reports in the Wildwood Directory, Wild and Woodsy newsletter, Website, and annual education sessions.***
- ***That, in considering applications for zoning variances, the City's Planning, Property and Development Department respect the views of the Wildwood Park neighbourhood community collective as presented in this report.***

# Part 5 – Recreation Survey Results

## 1.0 Introduction

According to the resident-developed history book, *Wildwood Park Through the Years*:

> "The daily give-and-take among the residents of Wildwood Park has made this community the friendliest neighbourhood in south Winnipeg. Such was the conclusion of the study conducted in 1986 by the south Winnipeg inter-agency group. But the continued success of Wildwood as a neighbourhood is not only the result of individuals' willingness to help each other. Wildwood's legacy as a great community in which to live is also preserved by institutions founded in the early days of the development."[31]

This section of the survey contained statements regarding use of the Community Centre buildings and grounds, residents' interest in a variety of programmes and activities, and use of the inner-park play spaces.

The percentages listed are based on the number of surveys which contain responses. The surveys with "no comment" were removed from these calculations. Following are the results of this section of the survey.

## 2.0 Recreation (facilities and programs)

October 16, 1947 was the date of the first organizational meeting of Wildwood Community Centre.

> "The objective of this organization is to serve residents of the community, to provide all the recreational facilities possible and to consider and act on matters of public interest which affect us all."[32]

The first recreational facility was a hockey rink and construction shack built on the south-west corner of Oakenwald Avenue and Point Road. Following the 1950 flood, the rink was relocated to the east end of Oakenwald Avenue. In 1955, a Quonset Hut was erected followed by the current Community Centre building in 1974. Both projects were initiated, designed and built by

[31] *Wildwood Park Through the Years*, 1989, p.43.
[32] *Wildwood Park Through the Years*, 1989, p.43.

the volunteer efforts of residents of Wildwood Park. Only very technical aspects such as electrical installation were done by paid professionals.

The sports and social activities centred at the Wildwood Community Centre are too numerous to recount here. Readers of this report are encouraged to refer to the history book, *Wildwood Park Through the Years*, to trace the development of recreational facilities and programs.[33] The Wild and Woodsy newsletter and wildwoodcc.ca website are sources of information regarding current facilities and programs.

## *SURVEY RESULTS*

| ***Wildwood residents should …*** | Agree or Strongly Agree |
|---|---|
| • continue cooperation with St. John's-Ravenscourt and The Wildewood Club in maintaining cross country ski trails | **99%** |
| • maintain our Community Centre's independence, rather than amalgamate with other Fort Garry centres | **94%** |
| • add dog waste bag dispensers near walking areas | **80%** |
| • renovate the Community Centre to better accommodate existing activities and future growth | **75%** |
| • upgrade the hockey rinks | **67%** |
| • promote greater use of the rinks in the winter by extending Community Centre hours | **66%** |
| • pave rinks for summer use for tennis, volleyball, etc. | **55%** |
| • explore the installation of a boat dock on the river | **53%** |
| • offer Wi-Fi at the Community Centre | **50%** |
| • expand the Community Centre building to better accommodate existing activities and future growth | **43%** |

## *ANALYSIS ON FACILITIES AND PROGRAMS*

There was overwhelming support for cooperating with St. John's-Ravenscourt and The Wildewood Club in maintaining cross-country ski trails (99%). These trails attract citywide users and their use has been increasing over the years. The Wildwood Community Centre, St. John's-Ravenscourt School and user donations fund the maintenance of the cross-country ski trails on the golf course, riverbank and St. John's-Ravenscourt School property. The support shows that respondents want the Wildwood Community Centre to continue to fund the maintenance of cross-country ski trails.

[33] *Wildwood Park Through the Years*, 1989, p.43 and following.

Respondents also demonstrated overwhelming support for Wildwood Community Centre remaining independent and not amalgamating with other community centres (94%). To ensure that the City respects this wish for continued independence, Wildwood residents will need to participate as fully as possible in the life and work of the Wildwood Community Centre.

There was very strong support for providing dog waste bag dispensers (80%). This probably reflects the large number of dog walkers that live in or visit the area.

There was strong support for renovating the Community Centre (75%) and significant support for upgrading the hockey rinks (67%). The Wildwood Community Centre board regularly applies for City grants to assist with these types of renovations and upgrades. However, the community's financial support is still required. There was also significant support (66%) for extending the rink hours; this would require an increase in volunteers.

There was modest majority support for paving rinks for summer games use (55%) and for installing a boat dock on the river (53%) and 50% support for offering Wi-Fi at the Community Centre. Only a minority support an expansion of the Community Centre buildings (43%). Residents who want paving of the rinks for summer use, the installation of a boat dock, offering WiFi and expanding the Centre's buildings will have to make a strong case to the community to increase future interest and support.

# 3.0 Areas of community interest

The residents of Wildwood Park have a long history of community involvement, both in a practical and a social sense.

A very practical program related to the collection of leaves. Every fall, during the late 1960s, Wildwood residents could place raked leaves in piles at the edge of the lane. On the advertised date, a large City truck with a vacuum system would drive through the lanes vacuuming up the leaves. There was no need to burn or bag the leaves.

The Wildwood Heritage and Conservation Committee (WHACC) and information programs regarding Dutch elm disease are continuing to benefit the community.

From its very beginning, Wildwood Park has been the site of many different kinds of social events. Section parties are held in blocked off lanes, the Community Centre, open areas within the Park, and on front lawns or in homes. Other popular events include progressive dinner parties, movies for children in the Community Centre, Easter egg hunts in playground areas, the

Ladybug Picnic and the Winter Carnival. As well, from time to time, coffee houses featuring local talent are held in the Community Centre.

The Wildwood Community Centre website lists current programs.[34]

## *SURVEY RESULTS*

| | Very or Somewhat Interested |
|---|---|
| ***What is your level of interest in …*** | |
| • walking trails | **96%** |
| • Dutch Elm prevention education | **92%** |
| • cross country ski trails | **82%** |
| • Manitoba Marathon aid station | **82%** |
| • Wildwood anniversaries (65th in 2013) | **82%** |
| • local leaf drop-off depot | **81%** |
| • Section parties | **81%** |
| • Wildwood Heritage and Conservation Committee (WHACC) | **81%** |
| • annual picnic | **78%** |
| • leaf pick-up service | **76%** |
| • community composting | **74%** |
| • winter carnival | **74%** |
| • coffee houses | **65%** |
| • community gardens | **64%** |
| • running/walking club | **63%** |
| • Ladybug picnic | **61%** |
| • Earth Day celebration | **61%** |
| • adult fitness classes | **57%** |
| • off-leash dog area in rinks in spring, summer, fall | **52%** |
| • children's fitness activities | **48%** |
| • seniors' events | **46%** |
| • Frisbee golf course | **32%** |

## *ANALYSIS ON AREAS OF COMMUNITY INTEREST*

Respondents of the survey indicated very strong interest in the areas of conservation and ecology, especially in protecting and preserving our forest and taking particular care of the elms (92%) and supporting the work of WHACC (81%). The strong interest in leaf pick-up and drop-off services has been answered by the City's development of a yard waste pick-up service every two weeks in spring, summer and fall.

[34] www.wildwoodcc.ca.

There was also overwhelming interest in walking trails (96%) and very strong interest in cross-country ski trails (82%). The Wildwood Community Centre, St. John's-Ravenscourt School and users fund the maintenance of the walking and cross-country ski trails on the golf course, riverbank and St. John's-Ravenscourt School property. In the spring and summer, the Green Team, through grant funding from the Province and financial contribution from the Wildwood Community Centre, maintains the walking trails. The very strong interest in the Manitoba Marathon Aid station (82%) indicates that organizers should be able to continue to call on community resources to facilitate this event. The same may be said for some of the social programs of Wildwood Park that attracted very strong support from respondents: Section parties (81%) and Wildwood Park anniversary events (82%). These events are all volunteer driven. Currently, groups of volunteers ensure that these activities thrive; it is incumbent on residents to continue this volunteer tradition.

The information gleaned from the Recreation section of the survey provides information for the community and Community Centre of Wildwood Park about the areas of greatest support or interest. Importantly, "champions" from the residents of Wildwood Park, whether individuals or committees, will have to be found to implement, guide and work through the initiatives.

# 4.0 Inner-park play spaces

The playground area between Sections F and G has been upgraded with a new play structure. The City has plans and is committed to replacing the play structure in the central area of Wildwood Park known locally as the Yellow Park. The playground structure at the east end of the Park between Sections A, B, J and I is relatively new.

## *SURVEY RESULTS*

| ***Future redevelopment of the inner-Park play spaces should include…*** | Agree or Strongly Agree |
|---|---|
| • play structures | **92%** |
| • berms | **70%** |
| • toboggan run | **57%** |
| • climbing wall | **53%** |
| • skating rink | **46%** |

## ANALYSIS ON INNER-PARK PLAY SPACES

There is overwhelming support for redeveloping play structures in the inner-park (92%). There is strong support for adding berms in the inner-park (70%) which could be used for sliding in winter time. Based on the other responses to this section of the survey, there seems to be only limited support for added activity infrastructure in inner-park spaces.

## RECOMMENDATIONS ON RECREATION:

### Facilities and programs

- ***That Wildwood Park residents continue to liaise with St. John's-Ravenscourt School and The Wildewood Club to maintain cross-country ski and walking trails.***
- ***That the City recognize and maintain the independent status of the Wildwood Community Centre.***
- ***That Wildwood residents work with the City to install dog waste dispensers at suitable stations in the Wildwood Park area.***
- ***That the Wildwood Community Centre board use the survey results on facilities and programs, areas of Community interest, and the inner-park play spaces in prioritizing available hours and dollars.***
- ***That residents come forward to offer their assistance to the Wildwood Community Centre board and to their Section reps so that the Community Centre can continue to be a driving and dynamic force in the community.***

### Inner-park play spaces

- ***That the City upgrade the central 'yellow park play structure'.***

# Part 6 – Community Development, Support and Education Survey Results

## 1.0 Introduction

Much of the community development and communication is facilitated through programming by the Wildwood Community Centre. The Centre is governed by an elected volunteer board made up of President, Past President, Vice President, Secretary and representatives from Sections A-J, Oakenwald Avenue, Manchester Boulevard North and South, and North and South Drives. The board meets once a month (September through June) and conducts an annual general meeting. The Community Centre is a member of the General Council of Winnipeg Community Centres (GCWCC).

The percentages listed are based on the number of surveys which contain responses. The surveys with "no comment" were removed from these calculations. Following are the results of this section of the survey.

## 2.0 Communication

The Wildwood Park Community Centre has a long history of fostering and facilitating communication among its residents.

### 2.1 The Wild and Woodsy newsletter

The neighbourhood monthly newsletter, the Wild and Woodsy, dates back to 1949. Since its inception, the newsletter has been delivered to every household. In recent years residents have been given the option of home delivery or an electronic version. The newsletter has been a vehicle to inform residents of development issues, local events and programming as well as marking personal milestones of individual residents. Paid advertisements have also been included in the newsletter over the past few decades.

#### *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***The Wild and Woodsy newsletter …*** | |
| • is an effective means of communication with area residents | **99%** |
| • should include a volunteer position of social and community news editor to assist the editor | **89%** |

- should only be delivered electronically whenever possible to save printing costs **81%**
- should have an expanded Section news column **76%**
- should have limited space available for publishing individual viewpoints **68%**

### *ANALYSIS ON WILD AND WOODSY NEWSLETTER*

It doesn't get much better than 99%! Wildwooders know that their local monthly newsletter is #1 when it comes to community communications. Survey respondents appreciated the Wild and Woodsy, and supported having more volunteers helping out with editing (89%). There was a desire to see more "section news" (76%), and the electronic delivery was very favourably received (81%).

## 2.2 The Wildwood website : « wildwoodcc.ca »

The Wildwood website is a relatively new addition to the modes of communication in the community. It was started and maintained by an individual resident with postings of community events. Currently, it is managed by a small committee of residents and covers Community Centre programming, a calendar of events, rental information, photos, and the Wild and Woodsy newsletter.

### *SURVEY RESULTS*

Agree or Strongly Agree

***The website wildwoodcc.ca …***

- should be promoted to encourage greater use by residents **92%**
- should have a DONATE button for residents to donate to the Fall Canvass, etc. **81%**
- is an effective means of communicating with area residents **71%**
- should be expanded to include classified ads **68%**

### *ANALYSIS ON WILDWOOD WEBSITE*

Promoting use of Wildwood's website was popular with 92% of respondents. Although seen as effective by 71% of survey respondents, the website is a relatively new communication tool, and not all residents are aware of it. Now that the Wild and Woodsy is being posted on the website on a regular basis, users can access the site regularly and can see the other content besides the Woodsy. Given that 81% of respondents were in favour of some kind of online donation program, our annual Fall Canvass committee may want to look into the feasibility of this format.

## 2.3 Wildwood directory

The Wildwood Directory has been in existence since the 1940s providing easy access to neighbours' phone numbers and addresses. One of the most useful features for new and long-time residents is the centre map showing a bird's eye view of the Park.

Updated copies of the directory are distributed to each household with extra copies available for new residents as they move in. Advertisements of local businesses cover the cost of printing the directory.

### *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***The Wildwood phone directory …*** | |
| • should include a brief history of Wildwood and a summary of the City of Winnipeg Zoning By-Law | **92%** |
| • should be updated and printed annually | **72%** |
| • should be updated and made available to residents online in a password protected area of the website | **60%** |

### *ANALYSIS ON WILDWOOD DIRECTORY*

According to information collected during Wildwood Park's annual door-to-door Fall Canvass, almost all residents like to have a community telephone directory. Respondents liked the inclusion of a brief history of the Park, along with highlights of the City zoning regulations (92%). Most would prefer an update printed annually (72%), and some think that a password-protected directory should be made available online (60%).

# 3.0 Miscellaneous

This section of the survey dealt with "Good Neighbour" programming. Most of the ideas listed below are not included in current community programming. These are suggestions that came forward from residents at the May 5, 2011 focus group.

### *SURVEY RESULTS*

| | Agree or Strongly Agree |
|---|---|
| ***Wildwood residents should …*** | |
| • conduct surveys periodically to gauge Community views | **97%** |
| • establish a liaison committee with St. John's-Ravenscourt on issues of mutual concern | **95%** |

- develop a welcome committee/package for new residents (e.g. phone book, Woodsy, maps, links) **93%**
- explore new ways to increase community volunteerism **91%**
- reestablish Neighbourhood Watch or a similar program **88%**
- provide an info package to the Winnipeg Real Estate Board on the special aspects of Wildwood Park **72%**
- celebrate volunteerism by holding special appreciation events **72%**
- provide information sessions for seniors regarding housing options in Fort Garry **69%**
- develop a Community visual identity like some other neighbourhoods (signage, lamps, guidelines) **67%**
- consider development of a small 55+ condo residence in the area **63%**
- consider development of a small seniors' care residence in the area **62%**

## *ANALYSIS ON MISCELLANEOUS SECTION*

This miscellany of ideas could be most useful to our Community Centre executive and section reps.

The first five items, each supported by at least 88% of respondents, are things which are quite feasible to implement. Surveys can be as brief as one question, or as complex as this multi-topic effort. Ongoing communication with St. John's-Ravenscourt is essential if we are to maintain "good neighbour" relations. A "Welcome Wagon" type of committee could go a long way toward making newcomers feel a part of Wildwood. All of the activities and committees within the Park require an active cadre of spirited volunteers, and conducting volunteer recognition activities can help build up and sustain that spirit. We can all benefit from having programs such as "Neighbourhood Watch", and we can all benefit from being just plain "good neighbours".

The remaining six items, at 72% or lower, could be looked at if there is sufficient enthusiasm from various interest groups.

In order for any community to maintain exuberance, it is essential that many people step up and participate in various community activities. While not an obligation of living in the Park, those of us with time and energy need to commit at least some of that time and energy to our community. Rather than depend upon a few individuals to keep the ball rolling, small groups or teams could tackle various projects.

# *RECOMMENDATIONS ON COMMUNITY DEVELOPMENT, SUPPORT AND EDUCATION*

## *Communication*

- ***That Wildwood Park residents support the Wild and Woodsy newsletter by requesting it online, if possible.***
- ***That Wildwood Park residents help provide articles and opinions for the Wild and Woodsy newsletter and provide additional volunteers for editing the newsletter.***
- ***That the Wildwood website be promoted and Wildwood Park residents should be encouraged to use it.***
- ***That the Fall Canvass Committee examine the possibility of having an online donation option available to residents.***
- ***That the Wildwood Directory be updated and printed annually.***

## *Miscellaneous*

- ***That residents of Wildwood Park step up to volunteer in various community activities.***

# Part 7 – Report Recommendations

## *Recommendations on Transportation*

### *Traffic*

- ***That a committee be formalized to facilitate communication between St. John's-Ravenscourt School and the Wildwood community to work on mutual issues, such as traffic.***
- ***That the Wildwood community continue the occasional use of electronic speed boards on perimeter streets.***
- ***That the City install more speed limit signage on perimeter streets and lanes.***
- ***That the City install a 3-way stop sign at the corner of Oakenwald Avenue and North Drive.***
- ***That Transit look at enhancing bus service to Wildwood Park.***
- ***That Wildwood seniors and other interested residents plan ways of sharing transportation.***
- ***That an educational article on the hazard of poor sight lines at the exits of lanes be published in the Wild and Woodsy newsletter and Wildwood website.***

### *Parking*

- ***That residents be educated about safe and efficient parking in the lanes in Sections A to J.***
- ***That the City implement its snow removal parking restrictions in Wildwood Park.***

### *Safety*

- ***That Wildwood residents notify the City of hazardous interior sidewalk areas.***
- ***That the City expand its active transportation network on the perimeter roads around Wildwood Park.***
- ***That the City continue the sidewalk on Oakenwald Avenue from Section D to North Drive.***
- ***That the City improve snowclearing of sidewalks.***
- ***That the City install a sidewalk or multi-use pathway on North and South Drive.***

## *Recommendations on Green Spaces and Zoning Variances/By-laws*

### *Front Yards*

- ***That, when renovating, Wildwood Park residents respect the minimum setback and permitted projection requirements for front (parkside) yards.***
- ***That the City's Planning, Property and Development Department not approve variance applications to the minimum setback or permitted projection requirements for front (parkside) yards in Wildwood Park (excepting decks).***
- ***That the City's Planning, Property and Development Department continue to assess variance applications for decks in front (parkside) yards on a case by case basis in Wildwood Park.***

## *Front yard fences and hedges*

- ***That the City re-enact the 1984 by-law that prohibited fences in front (parkside) yards and prohibited trees, shrubs, or similar landscaping being placed in a front yard in a manner that would provide a fence effect.***
- ***That when landscaping, residents make the effort to retain the ' long views' throughout the green area of the Park.***

## *Side yards*

- ***That, when renovating, Wildwood Park residents respect the minimum side yard and permitted projection requirements for side yards.***
- ***That the City's Planning, Property and Development Department not approve variance applications to the minimum side yard and permitted projection requirements for side yards.***

## *Rear yards*

- ***That the City's Planning, Property and Development Department continue to assess variance applications for rear yards on a case by case basis.***

## *Maximum height restrictions*

- ***That, when renovating, Wildwood Park residents respect the maximum height restriction.***
- ***That the City's Planning, Property and Development Department not approve variance applications above the maximum height restrictions.***

## *Notice of variance orders*

- ***That Wildwood Park residents and the City work together to find a mechanism to provide notice to the community of variance orders made by the City's Planning, Property and Development Department in a timely manner.***
- ***That the City's Planning, Property and Development Department require dual posting of variance orders in both the front (parkside) and rear (laneside) yards.***

## *Noise control*

- ***That Wildwood Park residents be reminded about the City noise by-law and be encouraged to continue the 'good neighbour' practice of maintaining quiet until noon on Sundays and holidays.***

## *Fire pits*

- ***That Wildwood Park residents be reminded about the City by-law pertaining to fire pits.***

## *City property*

- ***That the Wildwood Community continue efforts to support the Wildwood Heritage and Conservation Committee (WHACC) to save existing forest and natural woodland areas, and to prevent riverbank erosion and conduct reforestation.***

- ***That Wildwood Park residents discourage commercial advertising in the Park.***

### *Zoning variances - general*

- ***That improvements be made to the education of new and existing community members on Wildwood history and City by-laws affecting the Wildwood neighbourhood.***
- ***That Wildwood residents and the City's Planning, Property and Development Department staff and Appeals Committee City Councillors be reminded of survey findings showing strong support for maintaining front and side yard minimum setbacks by informal reports in the Wildwood Directory, Wild and Woodsy, Website, and annual education sessions.***
- ***That, in considering applications for zoning variances, the City's Planning, Property and Development Department respect the views of the Wildwood Park neighbourhood community collective as presented in this report.***

## *Recommendations on Recreation*

### *Facilities and programs*

- ***That Wildwood Park residents continue to liaise with St. John's-Ravenscourt School and The Wildewood Club to maintain cross-country ski and walking trails.***
- ***That the City recognize and maintain the independent status of the Wildwood Community Centre.***
- ***That Wildwood residents work with the City to install dog waste dispensers at suitable stations in the Wildwood Park area.***
- ***That the Wildwood Community Centre board use the survey results on facilities and programs, areas of Community interest, and the inner-park play spaces in prioritizing available hours and dollars.***
- ***That residents come forward to offer their assistance to the Wildwood Community Centre board and to their Section reps so that the Community Centre can continue to be a driving and dynamic force in the community.***

### *Inner-park play spaces*

- ***That the City upgrade the central 'yellow park play structure'.***

## *Recommendations on Community Development, Support and Education*

### *Communication*

- ***That Wildwood Park residents support the Wild and Woodsy newsletter by requesting it online, if possible.***
- ***That Wildwood Park residents help provide articles and opinions for the Wild and Woodsy newsletter and provide additional volunteers for editing the newsletter.***
- ***That the Wildwood website be promoted and Wildwood Park residents be encouraged to use it.***
- ***That the Fall Canvass Committee examine the possibility of having an online donation option available to residents.***

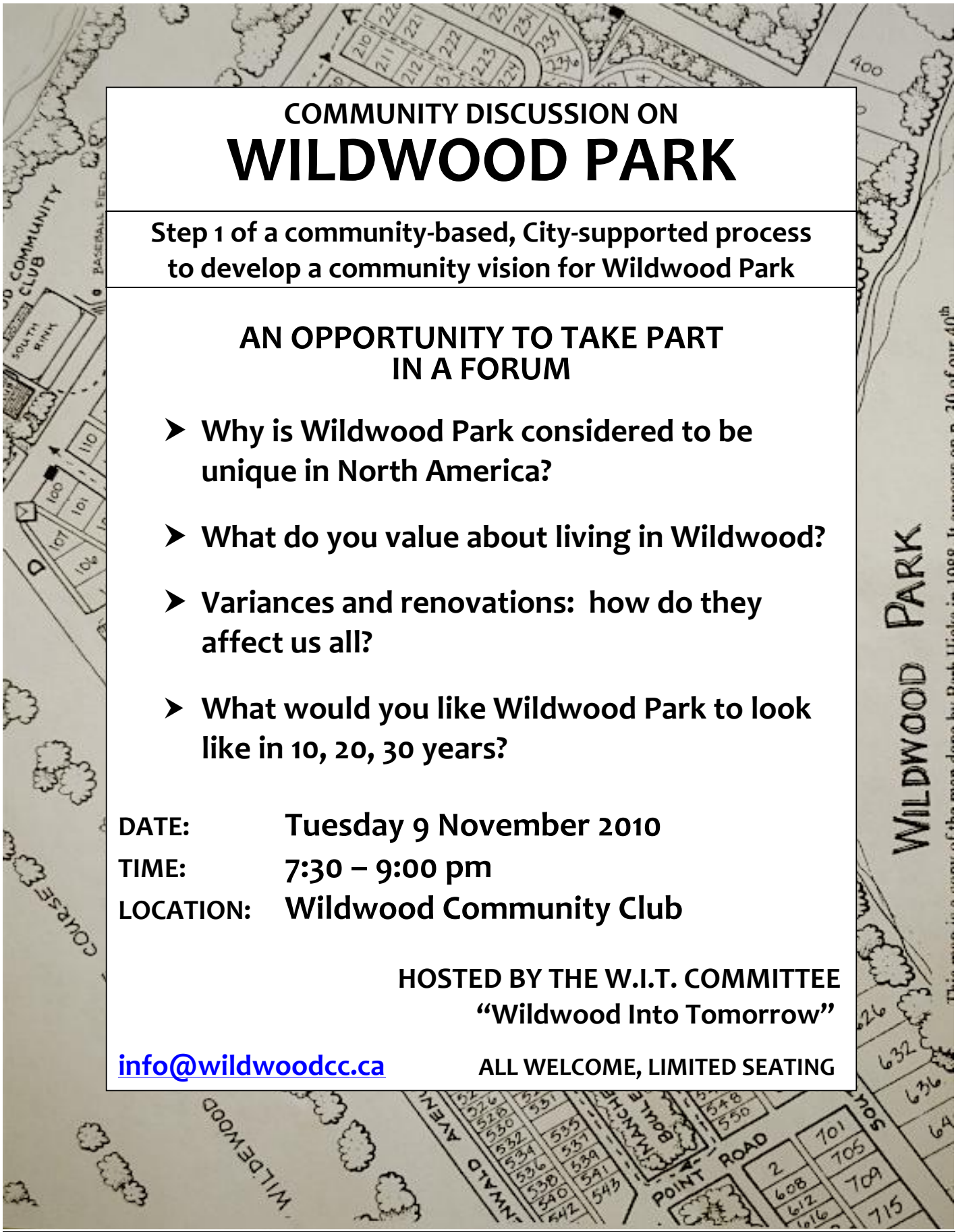
- ***That the Wildwood Directory be updated and printed annually.***

## *Miscellaneous*

- ***That residents of Wildwood Park step up to volunteer in various community activities.***

# Appendix A – Community Notices

Notices for the Wildwood Tours event held in October 2010, and each phase of the Community Discussion process (Step 1, October 2010; Step 2, January 2011; Step 3, April and May 2011; Step 4, November and December 2011) were circulated to the Community by individual leaflet delivered to residences, the Wild and Woodsy community newsletter and signs on boulevards. This Appendix attaches some of those notices.



## COMMUNITY DISCUSSION ON

# WILDWOOD PARK

**Step 1 of a community-based, City-supported process to develop a community vision for Wildwood Park**

## AN OPPORTUNITY TO TAKE PART IN A FORUM

- **Why is Wildwood Park considered to be unique in North America?**
- **What do you value about living in Wildwood?**
- **Variances and renovations: how do they affect us all?**
- **What would you like Wildwood Park to look like in 10, 20, 30 years?**

**DATE:** Tuesday 9 November 2010
**TIME:** 7:30 – 9:00 pm
**LOCATION:** Wildwood Community Club

**HOSTED BY THE W.I.T. COMMITTEE**
**"Wildwood Into Tomorrow"**

info@wildwoodcc.ca

**ALL WELCOME, LIMITED SEATING**



COMMUNITY DISCUSSION ON

# WILDWOOD PARK

**Step 2 of a community-based, City-supported process**

## AN OPPORTUNITY FOR ALL RESIDENTS TO HELP IDENTIFY KEY ISSUES CONCERNING WILDWOOD PARK

## The SWOT Analysis Process will be used

***S*TRENGTHS**W*EAKNESSES**O*PPORTUNITIES****

***T*HREATS**

**DATE:** Tuesday January 25th, 2011

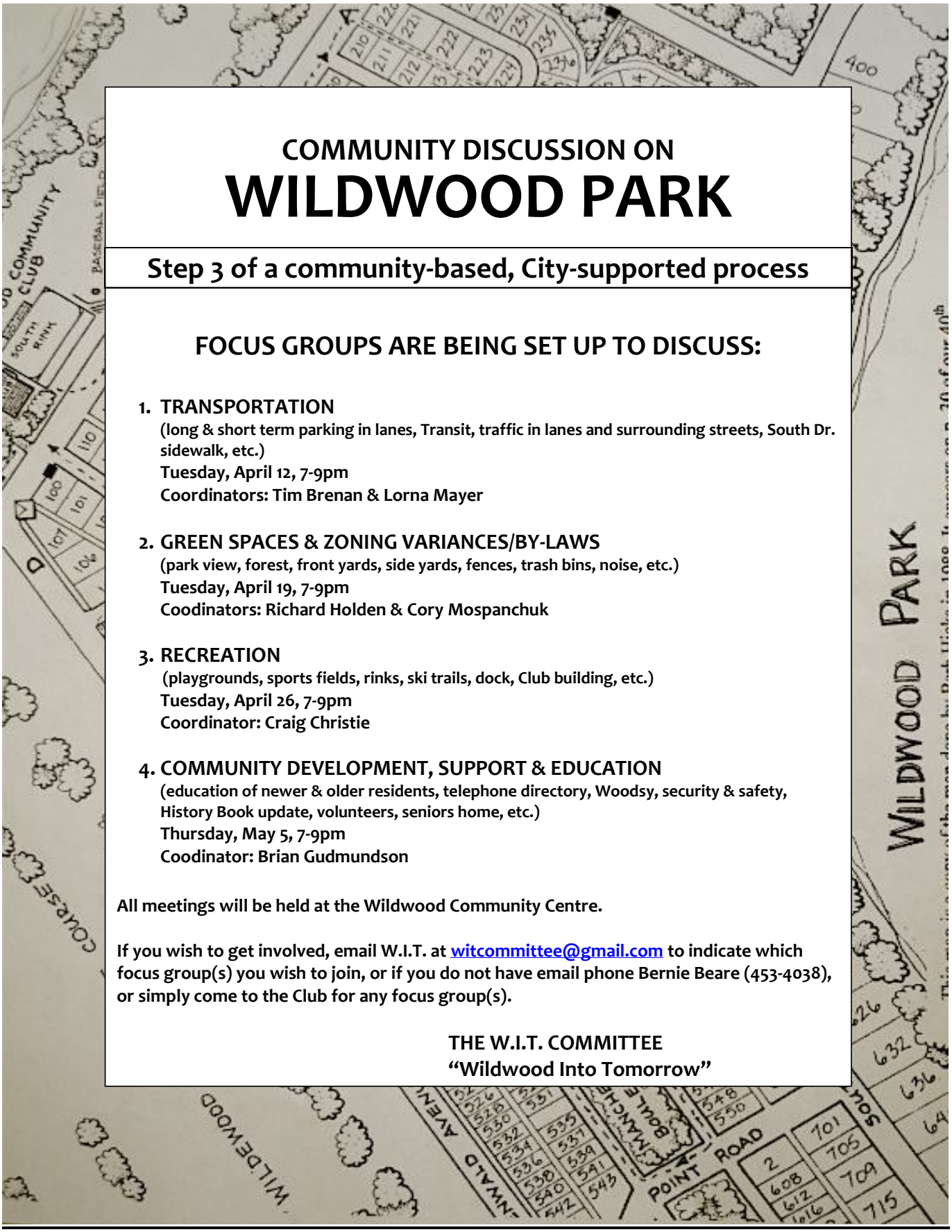
**TIME:** 7:30 – 9:30 pm

**LOCATION:** Wildwood Community Club

**HOSTED BY THE W.I.T. COMMITTEE**
**"Wildwood Into Tomorrow"**

**Your input is important. Can't attend? Email us before January 23/11 at:**

witcommittee@gmail.com




## COMMUNITY DISCUSSION ON

# WILDWOOD PARK

## Step 3 of a community-based, City-supported process

### FOCUS GROUPS ARE BEING SET UP TO DISCUSS:

1. **TRANSPORTATION**
   **(long & short term parking in lanes, Transit, traffic in lanes and surrounding streets, South Dr. sidewalk, etc.)**
   **Tuesday, April 12, 7-9pm**
   **Coordinators: Tim Brenan & Lorna Mayer**

2. **GREEN SPACES & ZONING VARIANCES/BY-LAWS**
   **(park view, forest, front yards, side yards, fences, trash bins, noise, etc.)**
   **Tuesday, April 19, 7-9pm**
   **Coodinators: Richard Holden & Cory Mospanchuk**

3. **RECREATION**
   **(playgrounds, sports fields, rinks, ski trails, dock, Club building, etc.)**
   **Tuesday, April 26, 7-9pm**
   **Coordinator: Craig Christie**

4. **COMMUNITY DEVELOPMENT, SUPPORT & EDUCATION**
   **(education of newer & older residents, telephone directory, Woodsy, security & safety, History Book update, volunteers, seniors home, etc.)**
   **Thursday, May 5, 7-9pm**
   **Coodinator: Brian Gudmundson**

**All meetings will be held at the Wildwood Community Centre.**

**If you wish to get involved, email W.I.T. at witcommittee@gmail.com to indicate which focus group(s) you wish to join, or if you do not have email phone Bernie Beare (453-4038), or simply come to the Club for any focus group(s).**

**THE W.I.T. COMMITTEE**
**"Wildwood Into Tomorrow"**

**Write-up of of Wildwood Tours event in October 2010 Wild and Woodsy (page 4)**



**WILDWOOD TOURS**

On October 3rd more than 100 people enjoyed a beautiful fall day, wandering through Wildwood Park. Thank you to Bob Piper and Bernie Beare for guiding a historical outdoor walk. Also a big thanks to our 6 homeowners who threw open their doors to give us a view of their renovated homes.

THANKS TO THE MERKELEY, ALBERT/ AYERS, HOLDEN/CLOSE, BROWN/ ROBINSON , CRUZ AND LARSEN FAMILIES.

The fabulous homes were enjoyed by everyone on the tour.

**Notice in October 2010 Wild and Woodsy (page 1)**

**The Future of Wildwood Park**

An opportunity to take part in an open discussion regarding the community's vision of WILDWOOD PARK.

· What should the Park look like in 5 years, 10 years, 20 years?
· Who should decide?
· L earn about Hubert Bird's original concept of Wildwood Park
· Meet a representative from the City of Winnipeg Planning, Property and Development Department. Questions and discussion to follow.

Date November 9th, 2010
Time 7:30 pm
Location Wildwood Community Club
Hosted by WIT Committee • Wildwood Into Tomorrow

**Article by resident on Community Discussion in December 2010 Wild and Woodsy (page 4)**

**When I was a Kid in the '50s**

Hugh Penwarden 529 Manchester Blvd. N

In the company of others is how Companion or Combination planting might best be explained. Some plants can benefit from the close proximity of certain others. Planting chives near carrots, cucumbers, and tomatoes helps deter insects like aphids and the carrot rust fly. Green beans and potatoes make good neighbours; the beans deter potato beetles. And did you know that even the lowly dandelion can be a helpful companion? Aside from attracting pollinating insects, it exudes a gas called ethylene, which encourages with fruit setting and ripening.

When I was a kid in the 50s Wildwood was all lawns and trees and very few fences. Outdoor family life was all in the backyards - the patio with lawn chairs, the BBQ, the clothes line. Neighbourhood life centered around the back lane. Out front was the park, the expanse of lawn andtrees, a typical park for that time. None of our parents would ever have considered moving

all the outdoor stuff out front. My mother would have said " It's just not done". Sure we had picnics and kid's parties out front but that's what you do in parks. For kids it was just one big playground, we were all over. Virtually no one told us we couldn't play on 'their front lawn'. That's what everyone loved about the park, it was asafe place for the kids and moms could easily see us. The vision of the park setting out front included the front yards. The idea of the park extending from front door to front door is reinforced in the bylaws with 50' min front setbacks to preserve the expanse of lawn and trees and only small front entry porches to preserve the next door neighbours' view of the park. By the 70s & 80s, 2 car garages and big fences out back became more common. And houses started getting bigger.
Now, in the new millennium, there's a shift to outdoor family life out front, into the 'park' – decks, patios, BBQs, fire pits. Now, people want to socialize with friends and neighbours out front. And some people want even bigger houses.
So, it's time for the discussion about preserving the reason I believe we all live here for – the park setting. We need to reconcile how far family life, both outdoor and indoor, can extend into the front without taking away from the park setting. And we need to define what that outfront outdoor family life should look like in relation to the park setting. For example, can you have big additions, swimming pools, fences out front and still have the park setting?
The fact that about 100 residents attended the first meeting sponsored by the new Wildwood Into Tomorrow group on Nov. 9 shows that many Wildwood residents believe it's important to discuss Wildwood's future. As one of the first Wildwood residents I would like to thank my neighbours who started this discussion and urge all of you to take part in further discussions about how we want Wildwood to look in the future.

**Notice in October 2011 Wild and Woodsy regarding Step 4 (Survey) of Community Discussion Process (page 10)**

**Community Discussion on Wildwood Park**

STEP 4 of the Community-based, City-supported process will involve a **Community-wide survey.** Members of the W.I.T. Committee will distribute the survey about Wildwood Park to every home in the Park. The anticipated distribution date is mid-November. The survey will cover the topics discussed by residents at the Community meetings held at the Community Centre during the Spring.
**W.I.T. Committee ("Wildwood Into Tomorrow")**

**Notice in December 2011 Wild and Woodsy regarding Step 4 (Survey) of Community Discussion Process (page 1)**

**Reminder about Wildwood Park surveys**

Just a reminder to complete the Wildwood Park survey and drop it off at Section E, #66 by December 16, 2011. If you would like to have your completed survey picked up, call Bernie Beare at 453-4038 or Bob Piper at 474-0976.

Be Counted



Wildwood Survey
Drop - #66

# Appendix B – Appreciative Inquiry Report

**Wildwood Park –Wildwood Into Tomorrow (WIT) Group**
**Appreciative Inquiry Report**
**January 26, 2011**
*Prepared by Geoff Woodcroft*

## PREAMBLE

Members of the Wildwood Park Community met on January 25, 2011 to use Appreciative Inquiry as a way of unpacking the community values shared by the community. While in conversation with many individuals I observed the following:

- This was not an homogenous group of folk, in fact it represented many age groups, at least three generational groups, a mix of male and female, and people of differing ideology and back-ground.
- Some expressed great interest in getting to the point that Wildwood was not going to lose its green-space by the city allowing variances for decks and additions, allow MTS cell towers at the Club.
- Some expressed to me clearly that they thought that the team calling for the SWOT (or in my case the Appreciative Inquiry) were not transparent, and probably had a hidden agenda to thwart the attempts of community members to build decks, additions and so on to their respective homes.
- Most, if not all, did engage and interact fully in the process.
- Many commented that they thought the process was good.
- Two commented that they did not see clear “next steps”.
- One commented that the timing of the meetings was not good for young families

I made these observations without prejudice, as I think them to be helpful in understanding the context with which the values were made clear.

## THE PROCESS

*Introduced the visioning process with a short talk about the role of values in making decisions, and highlight the fact that we all make choices based on our own individual values. As a community, we hold certain values in common even in the midst of our diversity as individuals. The process we embark on should lead us to articulate a set of shared values that represented our identity as the Wildwood community. Knowing what these shared values are will then assist the community in making decisions about which actions and programs best “fit” who we are.*

**Step One**: Small groups

1. Think back over your life to a time and place where you felt truly supported and sustained by a community. (This need not be Wildwood – it can be <u>any sort</u> of community, large or small.) What was the nature of this community? Who else was part of the community? What was your role in that community? What was it that made you feel so supported?

2. Describe a time when you made a meaningful contribution to a community (again, any community)? What contribution did you make? What motivated you? What was the high point of this experience? What did it feel like?
3. Give a concrete example of the community that exists here in Wildwood. Be as specific as possible? Who is involved? What factors make this a good example of community? What factors make it true community?

**Step Two:** Small groups will be combined into larger discussion groups. In the larger groups, participants will be asked to identify common themes arising from their collective responses to the questions in Step One.

**Step Three:** Following a brief presentation of each group's common themes, the Facilitator will further collapse the four lists into one set of representative common themes.

**Break** – community leaders agenda (while facilitator tabulates responses)

**Common Themes – Shared Values**

**Step Four:** Participants regroup and brainstorm responses to the following two questions:

- What do we do now, as Wildwood Community that reflects these shared values?
- What else could we be doing (or doing more of) that would further reflect these shared values?

~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~

## REPORTING

**Step One:** community members broke into groups of 4 or 5 individuals and shared the questions of Step 1. Lively discussion, showing sentiment, joy and seriousness were evident.

**Step Two:** Three large groups were formed to take the information of Step 1 and discover common themes through-out. Each group appointed a representative to report the group's findings.

- Multi-age neighbourhood
- Involvement
- Communication – woodsy – phone book
- Pride of ownership
- Awareness of out-door spaces- trees, trails, etc
    - Quiet safe place
    - Children
- People helping people – flood '50, '97, 2011?
- Continuity – communications
- Diversity
- Multi-age club and community activities (Involvement)
- Shared activities
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~

- Informal networks.

**Step Three:** During the break, Geoff and Bob Piper synthesised the common themes to shared values:

1. Outdoors – Green-space
2. Community Involvement
3. Continuity (knowledge, communication and history)

**Step Four:**

1. **Outdoors – Green-space**

   What we do?

   - Children playing
   - Walking
   - Skiing
   - Cycling
   - Gardening
   - Visiting
   - Doing nothing – observing
   - Bon-fires
   - BBQs
   - Enjoying aesthetics
   - Wild life
   - Walking dogs

   What else might we do, or do more of?

   - Maintaining trees
   - More play opportunities
   - Section parties
   - Park appropriately
   - Safety for walking on South Drive
   - More gardening
   - Continue in diversity

2. **Community Involvement**

   What we do?

   - Planting
   - Sand-bagging
   - Association – club house
   - Save the community club
   - Jack-rabbits
   - Coaching/refereeing
   - Woodsy/phonebook
   - House tours/walks
   - Marathon

- WHACC/WIT/ReWild
- Look-out for children - SAFETY

What else might we do, or do more of?

- Education for community including new comers
- Communications
- Community bulletin boards
- A community dock at the river
- Community resources
- Reinvigorate section reps

3. **Continuity (knowledge, communication and history)**

What do we do?

- History book
- Cnd Geographic
- Second generation (moving back into neighbourhood)
- Carnival
- Earth day
- Coffee Houses
- Grocery scramble

What else might we do, or do more of?

- reissue history book – update
- more tours
- expand Wikipedia article
- monthly section news in the woodsy
- greeting new-comers
- support section reps
- support executive

## CONCLUSION

Through the process I became more aware that there are perhaps many more values that this, very brief process could not name; yet two of these possibilities I will name here, as I believe them to be healthy for further dialogue.

1. That Wildwood Park, for whatever, and all reasons, is a desired lifestyle comparable to none.
2. That even in the midst of challenge and change this community wishes to address situations as a community.

Given these two possibilities, and my observations at the beginning of this report, I believe that the people of Wildwood Park have good potential to continue in harmonious relations amongst themselves and the wider community of Winnipeg. WP is a special community, originally designed to foster healthy community, and as such, still retains the capability of dealing appropriately with its community development.

The discovery of the three values, might now be used as a template to engage further WP and wider community conversations as a way of better understanding how people value the environment with which they live. It seems to me that what is even more at risk in WP, more than the green space, is the capacity and desire to live, communicate, grow and flourish as community in a rampantly changing western culture. There is much to be said for “educating new-comers” in dealing with all present issues. Perhaps there is much to be learned, also, from the new comers.

I respectfully submit this to you the leaders, and indeed to all the members of Wildwood Park. It has been an honour to serve you.

Geoffrey Woodcroft
830 North Dr
Winnipeg, MB.
R3T 0A6

# Appendix C – Community Focus Groups Process

**COMMUNITY DISCUSSION ON WILDWOOD PARK**
**STEP 3 of a Community-based, City-supported process**
**Guidelines on Focus Group Meeting Process**
**for Focus Group Facilitators**

Focus group meetings will be held at the Wildwood Community Centre during April and May 2011. Currently, meetings are scheduled as follows:

| Meeting Dates | Focus Group Topics | Facilitators |
|---|---|---|
| Tuesday, April 12<br>7:00-9:00pm | Transportation | Lorna Mayer ,<br>Tim Brenan |
| Tuesday, April 19<br>7:00-9:00pm | Green Spaces & Zoning Variances<br>/By-laws | Richard Holden,<br>Cory Mospanchuk |
| Tuesday, April 26<br>7:00-9:00pm | Recreation | Craig Christie |
| Thursday, May 5<br>7:00 – 9:00pm | Community Development<br>Support & Education | Brian Gudmundson |

The focus groups will follow a consensus building process developed by The Canadian Institute of Cultural Affairs.

***1. Welcome and set the background context of focus group meeting***

***A) Describe the Community Discussion WIT (Wildwood Into Tomorrow) process and objective:***

- The Community Discussion process being facilitated by the WIT Committee consists of a process of engaging the residents of Wildwood Park in a discussion of issues that are of interest or concern to them and that relate to Wildwood Park.
- The process has been guided by City officials, and involves community forums and meetings, focus groups meetings, a community survey, and a report which will be submitted to the Wildwood Community Centre and City of Winnipeg, and provided to all Wildwood Park homes.
- The formal process for the Community Discussion commenced on September 7, 2010, when Councillor Jenny Gerbasi made the following motion at City Hall:
  "Whereas the Wildwood Park residents requested the City's assistance in preparing a community vision
  and
  Whereas the Wildwood Park residents are prepared to take the lead in this process,
  I hereby move that the Winnipeg Public Service be requested to work with the Wildwood Park residents to provide technical assistance and support to their planning process, leading to the development of a background study for the Wildwood Park neighbourhood."

- STEP 1: On November 9th, 2010, a community forum was held at the Wildwood Community Centre, at which there was a presentation on the history of Wildwood Park and an introduction to the Community Discussion process. The forum was attended by over 100 community residents and several representatives from the City, including Councillor Jenny Gerbasi.
- STEP 2: On January 25th, 2011, a community meeting was held at the Wildwood Community Centre, at which Geoff Woodcroft (pastor of St. Paul's Church on Point Rd.) facilitated an Appreciative Inquiry process, which led to the identification of community values. Mr. Woodcroft provided a report of the Appreciative Inquiry process and results to the WIT Committee.
- STEP 3: During April and May 2011, community residents will participate in a number of focus group meetings (at least 4 meetings have been scheduled, and additional meetings on other topics or the 4 identified topics will be held, if needed) to consider issues relating to various topics, with the aim of developing survey questions related to those topics.
- STEP 4: Later in 2011 (date to be determined, but perhaps June or September or October, but not July or August, based on when the focus group meetings have concluded), a survey will be provided to all community households.
- STEP 5: A Report on Wildwood Park will be written for the City of Winnipeg, the Wildwood Community Centre and the residents of Wildwood Park. It will contain information on the history of Wildwood Park, the 2010-2011 Community Discussion process, including the survey results, which will document community views on issues of interest or concern to community residents at the date of the survey.

### *B) Describe the 4 focus groups:*

- **Transportation –** Might include consideration of such topics as parking, transit, traffic, sidewalks, etc.
- **Green Spaces & Zoning Variances/By-Laws** – Might include consideration of such topics as park view, forest, front yards, side yards, fences, etc.
- **Recreation** – Might include consideration of such topics as playgrounds, sports fields, ski trails, club building, dock, etc.
- **Community Development, Support & Education** – Might include consideration of such topics as the Wildwood Telephone Directory, the Wild'nWoodsy, security, history, volunteers, etc.

### *C) Describe overall objective of Community Discussion process:*

The Report on Wildwood Park will serve to inform and potentially guide or influence the residents of Wildwood Park, City officials and Wildwood Community Centre board in their future decision-making (all of whom make decisions affecting the quality of life in Wildwood Park). The portion of the Report containing the survey results will provide a snap-shot taken at the date of the survey of what the Wildwood Park community is about and why residents choose to live here. Although City officials suggest that the Wildwood Park community should repeat the Community Discussion process periodically, perhaps every decade or so, whether it is repeated or not in the future will depend on whether there is an interest by Community residents in doing so.

## ***2. Describe the overall objective of the Focus Group meeting:***

To compile a set of questions relating to the focus group topic for Wildwood Park. The questions will form part of the community survey.

*NOTE from WIT Committee:*
*WIT suggests that the focus group facilitators should aim at developing the minimum number of questions that is inclusive of all focus group participants' ideas or concerns in the manner outlined in The Canadian Institute of Cultural Affairs process, excerpted below, rather than aiming for a particular number of questions (an idea that was discussed at the facilitator's meeting and outlined in draft notes of that meeting). The number of questions developed by a focus group will depend on the number of ideas/issues identified by the participants of the particular focus group. One group may develop 10 survey questions to cover all of the ideas/issues related to the focus group topic, while another group may develop 5, 15 or 20 questions to cover its topic.*
*The City officials tasked with supporting the Wildwood Park Community Discussion process recommended that before holding focus group meetings, a community meeting should be held so that residents could formulate 'community values'. An Appreciative Inquiry Process was facilitated by Geoff Woodcroft which resulted in a report that identifies community values. WIT suggests that facilitators should familiarize themselves with the Appreciative Inquiry Report in advance of the meeting and that copies of the report should be made available at the focus group meetings so that participants can keep the community values identified in the Appreciative Inquiry report in mind.*

## ***3. Consensus building process:***

**CONTEXT**
OUTLINE PROCESS & TIMELINE

- Explain how the process will work.
- Give everyone a clear understanding of the available time (overall meeting is scheduled to take 2 hours – each stage of process may take 10 minutes).
- Name or create "working assumptions" such as:
  - Everyone has wisdom
  - We need everyone's wisdom for the wisest result
  - There are no wrong answers
  - The whole is greater than the sum of its parts
  - Each person will hear others and be heard
  - We are working towards the formation of a consensus.

EXPLAIN PRODUCT / OUTCOME

- State clearly why the focus group is important (repeat of information in #1C - survey and Report).
- State clearly what the product / outcome will be (repeat of information in #2 - set of questions on topic area for survey).

HIGHLIGHT FOCUS GROUP TOPIC

- State aim of focus group meeting (repeat of information in #1B for particular focus group).

- Explain how focus group topic was decided upon (The WIT Committee determined focus group topics based on issues provided by community residents in writing at community forum and by email, as well as by ideas/issues raised at Appreciative Inquiry process meeting, as contained in the report of that process.).
- Write focus group topic where the group can see it.
- You may use the conversation method to focus the group on the topic. If you do, make it clear that it is to be a brief conversation.

**BRAINSTORM**

BRAINSTORM INDIVIDUALLY

- Ask each participant to brainstorm elements of focus group topic.
- Give individuals time to do their own thinking. Tell them there are no wrong answers.
- You may give a few examples first to help seed the imagination.
- You may suggest that mind-mapping or guided daydreaming, or both, may be useful.

SELECT YOUR BEST IDEAS

- Ask participants to mark their own 3-5 best ideas before beginning to share.

BRAINSTORM AS A GROUP

- Direct participants to move into groups of 2-3 people (or larger teams with a leader if over 40 people at meeting).
- Ask participants to discuss their ideas within the smaller group.
- Ask each small group to choose a number of the clearest ideas, eliminating overlap but honouring diversity of perspectives (the best results will occur if the total number of cards from the whole focus group meeting is between 35 and 60.).
- Ask each small group to put their best ideas on cards (using 3-5 words) in BOLD WRITING (5”x8” cards and broad non-toxic markers will be provided by WIT).

**GROUP**

GATHER CARDS (IDEAS) FROM EACH GROUP

- Go around the room to each small group to collect cards so everyone participates.
- Do 2-3 rounds of small groups passing up their cards to get a variety of cards: first ask for cards with ‘clearest’ ideas, next ideas small group is ‘most confident about’, next ‘any ideas that don’t fit’.
- Place cards on the board or wall using masking tape or putty.
  - Accept and acknowledge all responses.
  - Indicate to the focus group that there are no wrong answers.
  - Answer questions of clarity only – let the person whose idea it is do the answering.
  - Do not make or permit others to make judgmental or editorial comments, as such comments from you or others will cut off participation of some participants.
  - If you don’t quite understand what the person meant, ask rather than try to interpret.

DEVELOP CLUSTERS (in practice this step overlaps with previous step)

- Ask the group intuitively to put cards that are similar together to form clusters, usually in columns. You are looking for new relationships, not just all the ideas related to a particular subject going together.

- Ask the group to guide you in the grouping. Remind yourself and the group to let go of preconceived notions of categories and relationships. You do not have the answers, but may push their intuition by asking why things go together. Keep in mind that each grouping, when finished, forms a part of the final product.
- Put a symbol (e.g. triangle or circle) with the cluster so the cluster can be referred to without naming the idea.
- Note, the third round "any that don't fit" may reveal new clusters, or broaden any that do exist.
- Discourage naming the groupings until all the cards are up, to allow the emerging insight to grow or change.

RELATE EXTRAS

- Collect the rest of the cards from the small groups and relate them to the clusters. Groups may mark them before sending them up, to save time.

**NAME**

DISCERN THE FOCUS OF EACH CLUSTER

- Look for the largest cluster first.
- Read all the cards in the cluster aloud.
- Ask the participants, "what are the key words you hear in this cluster of ideas".

DISCUSS CLUSTER FOR CLARITY AND INSIGHT

- Ask "what are clues to the major idea in this cluster?" (that is, the focus or insight). "What is this area about?"
- Listen for insights behind the comments.

'NAME' EACH CLUSTER (DEVELOP SURVEY QUESTIONS)

- Give suggestion for form for survey questions:
  - each question should begin with the phrase: "Should the Wildwood community (verb: promote/encourage/discourage) *****.
  - each question should allow survey participants to answer by a 4 point response from "strongly agree, moderately agree, moderately disagree, strongly disagree".
- Ask for a few trial 'names', that is, trial survey questions, pulling together insights from 2-3 people.
- Get consensus on survey questions ('name'). Ask whether the survey question holds the focus group's insight of the ideas in the cluster. Look for more than one nod or 'aha' and no worried expressions. Redo this step if necessary until the focus group is satisfied.
- Write survey question for each cluster on a card and put up on wall. Use a different colour card or put a border around it (these will be provided by WIT).

**REFLECT**

CREATE CHART OF THE SURVEY QUESTIONS DEVELOPED BY CONSENSUS

NEXT STEPS

- Provide chart of survey questions to WIT Committee for compilation of survey.
- If any focus group does not complete the outlined process in one meeting, WIT will schedule an additional meeting(s) of focus group for a continuation of the process.

# Appendix D – Community Focus Groups Survey Statements and Supporting Statements

| Transportation Focus Group Statements and Supporting Statements Developed at Community Focus Group Meeting April 12, 2011 | | |
|---|---|---|
| | Survey Statements | Supporting Statements |
| 1 &2 | The Wildwood Community should support an off-leash area to provide an exercise area for dogs.<br><br>The Wildwood Community should discourage off-leash dog walking and make residents more aware of the by-law. | The Wildwood Community should …<br>• support an off-leash area / park within one of the hockey rinks in the off-season and otherwise discourage off-leash dog walking.<br>• encourage adherence to dog by-laws (on-leash).* |
| 3 | The Wildwood Community should advocate for the City to improve maintenance, replacement and clearing of snow from all sidewalks. | The Wildwood Community should …<br>• encourage the City to provide more timely plowing of sidewalks within the Park.<br>• main centre sidewalk should be repaired / maintained for safe passage 365 days / year (flooding, slant, etc.). |
| 4 | The Wildwood Community should explore ways to reduce traffic within the area. | The Wildwood Community should …<br>• explore car share and car pooling.<br>• work to reduce amount of traffic.<br>• continue to promote the reduction of traffic coming to / from SJR.<br>• work with SJR to encourage reduced traffic through reduced rental and hours open for rental. |
| 5 | The Wildwood Community should ask the City to make lanes one-way. | The Wildwood Community should …<br>• ask the City to make lanes one-way. |
| 6 | The Wildwood Community should ask the City of Winnipeg to enforce a temporary daytime parking ban in the bays to allow efficient snow clearing. | The Wildwood Community should<br>• work to find parking solutions during snow clearing season. |
| 7 | The Wildwood Community should educate residents about parking by-laws for cars and recreational vehicles within the bays and perimeter roads to allow safe travel and easy access for emergency vehicles. | The Wildwood Community should<br>• work to improve parking signage about where you can park.<br>• support parking in a manner that allows emergency vehicles access at all times.<br>• encourage parking in a manner that will allow emergency vehicles to get through. |

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| | | • promote parking in a way that ensures safe travel in bays (no bad parking).<br>• encourage overnight parking on your own property.<br>• encourage people to remove recreational vehicles off the streets.<br>• use of garages for vehicles only, not as business structures (to deal with concern for vehicles on lands).*<br>• leave access for emergency vehicles.*<br>• Should residents use public parking for vehicles rather than own yard for permanent parking (eg., 3 cars on street at all times)?* |
| 8 | The Wildwood Community should promote pedestrian and vehicle safety through measures such as signage and maintenance of sight lines. | The Wildwood Community should<br>• support the installation of mirros on inside corners of lanes for better driver visibility.<br>• promote lower or transparent fences on inside corners of lanes.<br>• encourage the improvement of sight lines for vehicles exiting sections.<br>• encourage the City to put up traffic signs re : pedestrian / cars should share the road.<br>• increase the awareness of children playing in area. |
| 9 | The Wildwood Community requires improved signage to assist in locating specific resident addresses. | The Wildwood Community existing addresses are confusing. Look at more detailed signage at section entrances. |
| 10, 11, & 12 | The Wildwood Community should support the use of traffic calming devices such as signs, landscaping, speed humps, to reduce speeds on lanes.<br><br>The Wildwood Community should support the use of traffic calming devices such as signs, landscaping, speed humps, to reduce speeds on main streets.<br><br>The Wildwood Community should support the installation of a 3-way | The Wildwood Community should<br>• lobby for traffic calming devices within the bays and the major roads for safety purposes.<br>• support the use of calming devices.<br>• create a 3-way stop at North Drive and Oakenwald.<br>• support use of speed boards.<br>• encourage speed reduction with « Children Playing » signs and speed bumps (in bays).<br>• work to improve speed limit signage.<br>• work to reduce speed.<br>• look into « traffic calming » on North Dr., South Dr. and Oakenwald. |

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| | stop on the corner of Oakenwald and North Drive. | • build speed humps in each section. |
| 13 | The Wildwood Community should recommend a « Sunday closing » to through traffic in the neighbourhood. | The Wildwood Community should<br>• recommend possible closure of « loop » to through traffic on Sundays to encourage fitness and community (like Wellington and Lyndale). |
| 14 | The Wildwood Community should encourage SJR to use newer, quieter, non-polluting buses. | The Wildwood Community should<br>• encourage SJR to have Beaver Bus use newer, quieter, non-polluting buses. |
| 15 & 16 | The Wildwood Community should work with SJR to improve pedestrian and cyclist safety on Oakenwald, South Dr. and North Dr.<br><br>The Wildwood Community should work with the City to make walking, cycling, etc. safer on Oakenwald, South Dr. and North Dr. | The Wildwood Community should<br>• promote a safe pedestrian system through the community including areas along North and South Dr.<br>• work to develop safer walking on South Dr. and Oakenwald.<br>• build a sidewalk on South Dr.<br>• encourage the City to install a sidewalk on Oakenwald from Section D to North Dr.<br>• build paved trails for walking, running and biking on North Dr. and Oakenwald.<br>• encourage safe active transportation options (cycling, walking, roller blading, etc.).<br>• monitor outside development, i.e., SJR.* |
| 17 | The Wildwood Community should support and use improved service of public transportation. | The Wildwood Community should<br>• support better transportation for seniors.<br>• encourage Winnipeg Transit to resume daytime bus service using a new route which has a specific destimation e.g. Grant Park, Kenaston.<br>• encourage the City to provide transit during the day and weekends.<br>• encourage increase usage of public transport.<br>• encourage the City to review transit destinations for shopping and services e.g. Grant Park Mall.<br>• lobby to preserve and where possible impose public transportation programs (including transit stops). |

*Background statement provided by participant at a different focus group

| Green Spaces & Zoning Variances / By-laws Focus Group Survey Statements and Supporting Statements Developed at Community Focus Group Meeting April 19, 2011 | | |
|---|---|---|
| | Survey Statements | Supporting Statements |
| 1&2 | The Wildwood Community should promote educational opportunities around residents' responsibilities with respect to trees (i.e., banding, pruning).<br><br>The Wildwood Community should develop a forest management plan which focuses on maintaining (or increasing the numbers of ~~trees~~) <u>trees</u> in the Park. | The Wildwood Community should …<br>• encourage Dutch elm prevention on private and public property.<br>• develop forest management plan.<br>• no removing of healthy tree.<br>• tree disease.<br>• tree pruning both public and private.<br>• City to trim and band trees (and maintenance).<br>• preserve and maintain natural woodland areas of 'Wildwood Park' (riverbank, dike, Witchy Woods, interior Park).<br>• Should Wildwood plant new trees in all the open spaces or should we direct our efforts to saving the existing forest?<br>• plant trees.*<br>• discourage the removal of healthy trees or permit required.* |
| 3 | The Wildwood Community encourages residents to observe City noise and fire pit by-laws, as well as respect the Wildwood Sunday morning <u>no</u> noise tradition. | The Wildwood Community should …<br>• adhere to fire by-laws as it relates to open fire pits.<br>• encourage adherence to evening noise by-law with exceptions for festivities with neighbours' permission.<br>• encourage no noise on Sunday mornings.<br>• encourage the Wildwood Community to observe the Sunday noise by-law.<br>• fire pits. |
| 4, 5, 6&7, 7a,b,c,d,e | The Wildwood Community residents should maintain existing front yard by-laws.<br><br>The Wildwood Community residents should tolerate front yard variances.<br><br>The Wildwood Community residents should tolerate variances for side yards. | The Wildwood Community should …<br>• 'to avoid all variances', all future development plans to be reviewed by resident advisory group.**<br>• maintain current specifications for green spaces (per Wildwood directory) with respect to house renovations.<br>• renovate within zoning by-laws.<br>• encourage protection of front yard green space by adhering to City zoning by-law without variances. |

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| | The Wildwood Community should encourage persons applying for variances to post notices in front and back.<br><br>The Wildwood Community should, to avoid all variances, have all future development plans reviewed by a resident advisory group.**<br><br>The Wildwood Community should discourage height variances.**<br><br>The Wildwood Community should discourage house additions that take up the entire back lot.**<br><br>The Wildwood Community should discourage extreme side yard variances (e.g., within 1-2 feet of property line.**<br><br>The Wildwood Community should encourage any necessary variances to accommodate persons with disabilities or special needs.** | • encourage Wildwood residents to appreciate and protect green spaces between houses and front yards.<br>• Wildwood residents should tolerate a variance into the front yard.<br>• discourage 'extreme' sideyard variances (e.g. within 1-2 feet of side yard.**<br>• encourage any necessary variances to accommodate persons with disabilities or special needs.**<br>• height limited to 2 storeys.**<br>• no house additions to take up entire back lot.**<br>• encourage all residents to obtain variances in advance of building, if a variance is required.<br>• require area-wide notification of zoning variance requests.<br>• encourage persons applying for variance to post notices at front and back of property. |
| 8 | The Wildwood Community should discourage commercial advertising in Wildwood Park. | The Wildwood Community should …<br>• no advertising in green spaces (commercial). |
| 9 | The Wildwood Community should continue to address issues related to riverbank erosion. | The Wildwood Community should …<br>• riverbank erosion. |
| 10 | The Wildwood Community should encourage and maintain the park-like scenery of the community. | The Wildwood Community should …<br>• encourage the park-like scenery of the community. |
| 11 | The Wildwood Community should involve 'community input' into the enhancement and maintenance of common play areas, sidewalks and common public spaces. | The Wildwood Community should …<br>• park maintenance, grass / play structures.<br>• community input into public space changes (such as mobility towers).<br>• maintain safe sidewalks and lighting.<br>• enhance, improve public park play areas |

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| | | (as social areas). |
| 12 | The Wildwood Community should discourage the building of a home spanning two lots. | The Wildwood Community should …<br>• Can one owner buy 2 adjacent lots and build structure(s) spanning both? |
| 13 | The Wildwood Community should encourage homeowners to complete construction projects within a reasonable time frame. | The Wildwood Community should …<br>• Should construction projects be allowed for unreasonable periods of time? |
| 14 | The Wildwood Community should encourage residents to ensure the appearance of their buildings respects the aesthetics of the Park. | The Wildwood Community should …<br>• encourage the improvements of properties that respect the aesthetics and uniqueness of the Park.<br>• maintain the outside of their homes, i.e. garages. |
| 15 & 16 & 17 | The Wildwood Community should encourage retention of open spaces in front yards so as not to impede sightlines.<br><br>The Wildwood Community should discourage the construction of fences and hedges in the front yard.<br><br>The Wildwood Community supports modest, low decks and patios in front yards within the City by-law (without variance). | The Wildwood Community should …<br>• keeping green spaces for all to enjoy.<br>• discourage fence-like hedges in front yards.<br>• encourage the park-like scenery of the community.<br>• no fences in front.<br>• encourage the retention of green space by discouraging fences in the 50 foot setback area.<br>• no front or parkside fences.<br>• discourage fences and hedges in front yards.<br>• front yard obstructions, i.e. fences, hedges, play structures.<br>• obstruction of neighbours' views.<br>• avoid plantings in front yards that obscure sight lines through park.<br>• Should front yard be used as an outdoor patio with paving stones, fire pit, sound systems, elaborate rock gardens, gazing pools, hot tubs, wet marshes, etc.?<br>• preserve views in uncluttered front park space.<br>• How much concrete allowed in green spaces?<br>• support reasonable-size low decks in front, rear and side yards.<br>• front park additions, i.e. deck, verandas. |

*Background statements provided by participant at a different focus group
**Statements provided by participants, added to summary of statements by WIT

| Recreation Focus Group Survey Statements and Supporting Statements Developed at Community Focus Group Meeting April 26, 2011 | | |
|---|---|---|
| | Survey Statements | Supporting Statements |
| 1 | The Wildwood Community should explore the installation of a dock. | The Wildwood Community should …<br>• explore installation of dock near Club.<br>• examine the possible installation of a dock for use by canoers and kayakers.<br>• dock. |
| 2 | The Wildwood Community should consider renovating the Community Club to better accommodate existing activities and future growth. | The Wildwood Community should …<br>• consider renovating the Community Club to better accommodate existing activities and future growth. |
| 3 | The Wildwood Community should establish an off-leash dog play area in rink during summer months. | The Wildwood Community should …<br>• use rinks for dog free-play (informal start times). |
| 4 | The Wildwood Community should establish 12 month use of the rinks for tennis, basketball or sand volleyball, etc. | The Wildwood Community should …<br>• encourage 12-month use of rinks (sports, dog clubs).<br>• pave one rink for summer activities (tennis, basketball, ball hockey).<br>• volleyball, sand courts.<br>• establish tennis courts in the hockey rinks (summer season). |
| 5 &6 | The Wildwood Community should upgrade the hockey rinks.<br>The Wildwood Community should investigate the construction of an indoor winter facility, i.e. , rink. | The Wildwood Community should …<br>• update the hockey rinks (boxes for teams etc.) and consider an indoor facility. |
| 7 | The Wildwood Community should promote greater use of rinks in the winter. | The Wildwood Community should …<br>• promote greater use of rinks in winter (e.g. by evening skates on weekend). |
| 8&9 | The Wildwood Community should support the cross-country ski trails along with SJR and the private Wildewood Club.<br>The Wildwood Community should develop or enhance walking paths with wood chips from SJR to Club. | The Wildwood Community should …<br>• continue to support ski trail.<br>• explore development of riverbank trail from SJR to Club.<br>• continue cooperation with SJR and the Wildewood Club to maintain cross-country ski trails.<br>• develop a safe walking trail all around the periphery of the Park.<br>• develop bike / walking / running paths on the fields / forest / roadside edge for the community area. |

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| | | • encourage the development of ski trail system to include the green space. |
| 10&11 | The Wildwood Community should consider designing the central playstructure to include landscaping and natural building materials that encourage challenging and creative play for children of all ages.<br>The Wildwood Community should explore the possibility of expanding the uses of centre Park green space to include <u>one or more of</u> a climbing wall, pleasure skating rink ~~and/~~or sand volleyball court. | The Wildwood Community should …<br>• multi-use green space. Think 'outside the box' on how greenspace can be used (climbing wall, play structures).*<br>• design and install a small skating rink in the centre of the Park.<br>• new play structure central park.<br>• discourage personal recreational items from expanding into the greenspace.<br>• encourage the development of shared recreational equipment in the green space.<br>• encourage the development of a centre park toboggan run(s). |
| 12 | The Wildwood Community should explore establishing a frisbee golf course. | The Wildwood Community should …<br>• frisbee golf course. |
| 13 | The Wildwood Community should install dog waste bags stations around the sport fields and walking trails. | The Wildwood Community should …<br>• install dog doo doo bags. |
| 14 | The Wildwood Community should have more garbage cans / recyle bins for SJR / community sporting events, and provide signage for dog walkers about waste. | The Wildwood Community should …<br>• provide and maintain more garbage cans / recycle bins for SJR and sports field events, and provide signage for dog walkers. |
| 15 | The Wildwood Community board should maintain its autonomy. | The Wildwood Community board should …<br>• not amalgamate with other Community Clubs. |
| 16 | The Wildwood Community should encourage the development of Community Gardens and Orchard(s). | The Wildwood Community should …<br>• community garden.<br>• encourage community gardens.*<br>• more fruit trees. |
| 17 | The Wildwood Community should ask the City to make snow clearing of City sidewalks a priority, for winter walking. | The Wildwood Community should …<br>• maintain City sidewalk snow clearing for winter walks.<br>• maintain sidewalks. |
| 18 | The Wildwood Community should continue to promote the use of the Club for adukt fitness classes (yoga, boot camps). | The Wildwood Community should …<br>• continue to promote the use of the Club for adukt fitness classes (yoga, boot camps). |

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| 19 | The Wildwood Community should establish a running / walking club. | The Wildwood Community should …<br>• establish a running / walking club. |
| 20 | The Wildwood Community should continue to support community volunteerism. | The Wildwood Community should …<br>• continue to support community volunteerism around children's sports. |
| 20 | The Wildwood Community should continue to support / develop the following :<br>a) Winter Carnival<br>b) Annual Picnic<br>c) Manitoba Marathon Station<br>d) Wildwood Park Anniversaries<br>e) Coffee House Events<br>f) Section Parties<br>g) Seniors events | The Wildwood Community should …<br>• offer some events for 'seniors'.<br>• look at the possibility of having a 65th anniversary event.<br>• promote in park annual family picnic days.<br>• encourage the staging of 'Section parties' and/or picnics.<br>• continue to host year-round community events (e.g., winter carnival, summer picnic).<br>• continue to support a Winter Carnival day.<br>• continue to support the Manitoba Marathon.<br>• continue to support an annual picnic.<br>• continue holding 'coffee house' events. |

* Background statements provided by participant at a different focus group

| Community Development, Support and Education Focus Group Survey Statements and Supporting Statements Developed at Community Focus Group Meeting May 5, 2011 | | |
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| | Survey Statements | Supporting Statements |
| 1 | The Wildwood Community should develop a Welcome Package for new residents : e.g., phone directory, Woodsy newsletter, History book, summary of W.I.T. survey, and computer links to other resources. | The Wildwood Community should …<br>• develop a Welcome Package for new residents : phone book, hard copy of Woodsy, history book (Section Reps or Committee).<br>• promote a Welcome Wagon: telephone directory, Woodsy, history book, background report to City.<br>• encourage the executive of officers and Section Reps (Community Club) to establish a volunteer group to welcome new residents into Wildwood Park.<br>• assemble a welcome committee and package for new residents that includes phone book and history outline.<br>• welcome wagon: visit and resources shared. |
| 2 | The Wildwood Community should develop an information package for realtors describing the unique character of the neighbourhood. | The Wildwood Community should …<br>• real estate agents should tell prospective buyers what is allowed in Park and what is not.<br>• create a Wildwood pamphlet for real estate agents to give prospective and confirmed buyers.<br>• provide real estate board with an orientation packet which includes information about the special aspects of Wildwood Park. |
| 3 | The Wildwood Community should periodically survey the community on important issues. | The Wildwood Community should …<br>• have surveys periodically in future to gauge community views. |
| 4&5 | The Wildwood Community should publish a print phone directory annually which includes :<br>a) a brief history of Wildwood Park<br>b) names and phone numbers of residents giving permission<br>c) zoning regulations<br>d) variance procedures. | The Wildwood Community should …<br>• publish a phone directory annually.<br>• update telephone directory annually.<br>• update directory in a manner that reflects privacy laws but is reasonable too (i.e., permission from residents need not be in writing and signed).<br>• inform all residents about existing zoning regulations and variance procedures.* |

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| | The Wildwood Community should publish an online phone directory to maintain a database, with consent and passwords. | • develop a form for residents to fill out for the telephone book which contains a permission / waiver. (These could be circulated by section reps or section residents seconded for the task.)<br>• develop a brief history of Wildwood Park to be published in the Wildwood phone book.<br>• directory - PIPEDA, online, database. |
| 6 | The Wildwood Community should create guidelines for community visual identity in signage, lighting, street furniture, and in the Woodsy, website, history book, etc. | The Wildwood Community should …<br>• encourage small town identity, e.g., attractive section signs like St. Mary's Road, lighting, not over dense development. |
| 7&8 | The Wildwood Community should encourage residents to share positive family news, achievements, celebrations through the Woodsy.<br><br>The Wildwood Community should establish the position of Social and Community Editor to assist the Woodsy Editor. | The Wildwood Community should …<br>• encourage Section reps to submit monthly Section updates to Woodsy.<br>• encourage residents to share positive family news /achievements /celebrations.<br>• establish the volunteer position of Social and Community News Editor for the Woodsy.<br>• have the Woodsy newsletter continue to focus on community activies, but with reduced space as platform for individual views. |
| 9 & 10 | The Wildwood Community should encourage residents to receive the Woodsy online and print their own hard copies.<br><br>The Wildwood Community should continue to publish a paper copy of the Woodsy monthly except July and August. | The Wildwood Community should …<br>• encourage more residents to receive the Woodsy on line, and should publish the percentage of e-subscribers in the newsletter.<br>• continue to publish a paper copy of the Woodsy monthly except July and August.<br>• Woodsy – email subscription. |
| 11, 12, 13, 14 & 15 | The Wildwood Community should continue to hold adult social events, e.g. coffee houses.<br><br>The Wildwood Community should plan a 65th anniversary event.<br><br>The Wildwood Community board | The Wildwood Community should …<br>• hold more coffee houses and other adult focussed neighbourhood events to encourage neighbours to get to know their neighbours.<br>• start planning for a 65th anniversary event, e.g., a picnic, multi generational pictures.<br>• identify / promote social benefits, e.g., |

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| | should hold events in the central park space.<br><br>The Wildwood Community should continue to hold section events, e.g., welcome dinners, farewell dinners, long-time residents recognition events.<br><br>The Wildwood Community should organize shared activiites, e.g., leaf disposal, tree care, worm spraying, car pooling, tool sharing, skills sharing. | picnics in middle parks, shared leaf shredder day, shared worm spraying, car pooling program, help neighbour, tree care, water pumping.<br>● encourage Wildwood Park home tours.**<br>● continue to develop intergenerational activities at common meeting places, e.g. all weather activity / exercise centre a la Shanghai.**<br>● encourage Section progressive meals.<br>● encourage Section parties.<br>● community awards for longtime residents. |
| 16, 17, & 18 | The Wildwood Community should re-establish Neighbourhood Watch Programs for greater safety.<br><br>The Wildwood Community should incorporate a police presentation at the Annual General Meeting.<br><br>The Wildwood Community should encourage residents to report crimes to the Woodsy. | The Wildwood Community should …<br>● re-establish Neighbourhood Watch Program for greater safety.<br>● hold an annual meeting with police to inform residents /address any security issues.<br>● publish crime statistics in the Woodsy, e.g,. 3 car break-ins, 1 bike stolen.<br>● encourage Wildwood residents to report to the Woodsy editor any breaches of security or safety. |
| 19 | The Wildwood Community should develop information evenings on topics of interest to residents, e.g., education about our arboreal forest. | The Wildwood Community should …<br>● encourage education of our arboreal forest.<br>● develop information and education evenings with a social setting, with topics or subjects to be solicited from Wildwood Park Residents. |
| 20 | The Wildwood Community should hold Wildwood home tours. | The Wildwood Community should …<br>● hold Wildwood home tours. |
| 21 | The Wildwood Community should update the Wildwood Park History Book for the 65th (2013). | The Wildwood Community should …<br>● plan a History Book for the 65th anniversary.<br>● support the update of the History Book for sale at low cost to all residents.<br>● reprint the history book in an updated edition and digital edition.<br>● Should compile another book, updating our |

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| | | history and reproducing the many articles about the Park which have been published in newspapers, magazines, etc.<br>• encourage the development of a multi-media history of Wildwood by present and past residents.<br>• produce a panorama view of history for display in the Club.** |
| 22 | The Wildwood Community should inform residents about possibilities for seniors housing (existing single unit or Wildwood Apts.) – independent living and/or long-term care. | The Wildwood Community should …<br>• consider the development of a small seniors residence perhaps using existing apartments or available space as it comes available.**<br>• investigate the purchase of the Wildwood Apartments for independent living and of a house for a small model of long-term community care.**<br>• should organize a session or two for seniors to inform residents about possibilities for senior housing in the North Fort Garry area. |
| 24 | The Wildwood Community should encourage volunteerism by<br>a) holding an annual Wildwood volunteer recognition event<br>b) holding an annual talent and skills audit<br>c) print recognition | The Wildwood Community should …<br>• find ways to increase the volunteer base by recognizing people in print and with an annual reception at the Wildwood Community Centre in the Spring.<br>• encourage / mandate Section reps to personally contact residents in their Sections to volunteer for Wildwood activities, e.g., Clubhouse supervision / canteen, various carnivals, etc.<br>• community awards for longtime volunteers.<br>• do more to encourage new residents to volunteer on the Board and in other community positions.<br>• explore new ways to develop volunteers and volunteerism to supervise the Clubhouse, rinks and canteen.<br>• encourage residents to share their talents for development of programs offered at the Club based on talent and skills audit. |
| 25 | The Wildwood Community should | The Wildwood Community should … |

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| | fund or find a sponsor for a Wi-fi hotspot at the Wildwood Community Centre. | • Wifi at the WCC. |
| 26 | The Wildwood Community should add to the website by promoting :<br>• a password protected section for the Wildwood Park residents that could include:<br>a) personal news, e.g., link to Obituary section of Wpg. Free Press<br>b) a « my opinion » and discussion page<br>c) talent and tool sharing list<br>d) donate to WCC button<br>e) survey question;<br>• a public archives section that could include:<br>a) map<br>b) history<br>c) zoning expectations<br>d) photos<br>e) Woodsys<br>f) donate to WCC button<br>g) welcome page. | The Wildwood Community should …<br>• take initiative to make and maintain a website / social network – education, help billboard.<br>• augment website to include a donation button.<br>• donate button on website.<br>• web log (blog).<br>• Woodsy – public private info. |
| 27 | The Wildwood Communiity should publish an article for the « SouWester » and « Free Press » describing the W.I.T. process and survey results. | The Wildwood Communiity should …<br>• publish an article for the « SouWester » and « Free Press » describing the W.I.T. process and survey results. |

* Background statements provided by participant at a different focus group
**Statements provided by participants, added to summary of statements by WIT

# Appendix E – Wildwood Park Community Survey

**WILDWOOD PARK COMMUNITY SURVEY**

Compiled by Wildwood Into Tomorrow (WIT) November 2011

On September 7, 2010 Councillor Jenny Gerbasi made the following motion at the City Centre Community Committee meeting:

***"Whereas the Wildwood Park residents requested the City's assistance in preparing a community vision***
***and***
***Whereas the Wildwood Park residents are prepared to take the lead in this process***

***I hereby move that the Winnipeg Public Service be requested to work with the Wildwood Park residents to provide technical assistance and support to their planning process, leading to the development of a background study for the Wildwood Park neighbourhood."***

With the above motion, the Community-based City-supported process to develop a Community vision for Wildwood Park began.

**Step 1** involved a meeting at the Wildwood Community Centre on November 9, 2010 with over 100 residents in attendance. Doug Clark presented a history and evolution of the concepts that led to the planning and construction of Wildwood Park. Bernie Beare moderated the discussion that followed.

**Step 2** involved a meeting on January 25, 2011 that was moderated by Geoffrey Woodcroft. The "Appreciative Inquiry" process identified values and areas of interest to residents. Those values were used as a guideline for Step 3.

**Step 3** involved four separate evenings of focus groups:

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| April 12, 2011 | - Transportation (moderators: Lorna Mayer & Tim Brenan) |
| April 19, 2011 | - Green Spaces and Zoning Variances/By-laws<br>(moderators: Cory Mospanchuk & Richard Holden) |
| April 26, 2011 | - Recreation (moderator: Craig Christie) |
| May 5, 2011 | - Community Development, Support and Education<br>(moderator: Brian Gudmundson) |

Participants developed statements for use in the Community survey.

**Step 4** is a survey compiled from the statements brought forward by residents in Step 3. The survey consists of 4 parts, reflecting each focus group.

**Step 5** will involve the preparation of a Background Study report on Wildwood Park.

The survey includes as many statements developed by the focus groups as possible. However some haven't been included. For example, "advocating for the City to install speed humps on North and South Drive" has not been included as these streets are bus routes and the City will not install humps on bus routes. In addition, some statements have been eliminated or combined due to duplication, while others have been clarified, or revised to remove bias. Issues that haven't been included are still relevant and will be included in the final report.

The survey will be distributed to over 400 households within the "Wildwood Community" area as defined in the Boundaries in the Wildwood Community Centre Bylaws. The results of the survey will have a

double purpose in that they will give direction to the Wildwood Community Centre Board and Wildwood residents, while also sending the visioning statement to City Hall Council members and administrators about what residents view as being the future vision for Wildwood Park. Your contribution can strengthen that position and help guide future decision-making.

Each individual survey is marked with a control number unrelated to your address. Please complete the survey and deposit it **in the box at 66 Wildwood Park, Section E before December 16, 2011**. Each survey also includes a ballot for prizes. If you choose to enter the draw, detach the ballot, fill it in and deposit it in the box as well.The draw will take place on December 17, 2011.

**If you would like to have your completed survey picked up, please phone Bob Piper at 474-0976 or Bernie Beare at 453-4038.**

Thank you to Tony Roma's for the generous contribution of a gift certificate.

**PRIZES**
$100.00 gift certificate for Tony Roma's
2 prizes of a bottle of wine and "Wildwood Park Through the Years" history book

# *WILDWOOD PARK TRANSPORTATION*

**This portion of the survey intends to determine how Wildwood residents feel today about transportation issues. The following survey statements reflect the statements developed by residents who attended the "Transportation" focus group on April 12, 2011.**

## TRAFFIC

**The speed limit on Oakenwald Avenue, North Drive and South Drive is 50 km/h.**
*(The Highway Traffic Act, C.C.S.M. c.H60, s.77)*

**The speed limit in the lanes is 30 km/h.**
*(City of Winnipeg Back Lane Speed By-law 2118/78, s.2)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| explore with Winnipeg Transit a new route which has alternate destinations, such as Grant Park mall. | | | | |
| explore with Winnipeg Transit resuming daytime and weekend bus service. | | | | |
| explore car pooling. | | | | |
| explore car sharing. | | | | |
| establish a volunteer network to help transport seniors. | | | | |
| support the use of traffic-calming devices such as speed humps to reduce speed in lanes. | | | | |
| ask the City to install a 3-way stop sign at North Drive and Oakenwald Avenue. | | | | |
| support the occasional use of electronic speed boards on perimeter streets.* | | | | |
| work with the City to improve speed limit signage in lanes. | | | | |
| work with the City to improve speed limit signage on perimeter streets. | | | | |
| explore with the City installing traffic signs directing pedestrians and cars to share perimeter streets. | | | | |
| encourage residents to prune trees and bushes to improve sight lines for drivers exiting lanes. | | | | |
| explore with the City erecting address maps at entrances to lanes. | | | | |
| establish a liaison committee to work with St. John's-Ravenscourt on traffic issues of mutual concern. | | | | |

** Oakenwald Avenue, North Drive and South Drive are referred to as "perimeter streets".*

## PARKING

**Parking of trailers, motor homes, buses, large trucks and other large vehicles is not permitted on streets for more than one hour. This parking rule does not apply to vehicles used by tradespersons working in the area or vehicles with a "Use of Street Permit" from the City.**

*(City of Winnipeg Traffic By-Law No. 1573/77, s. 30)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| educate residents about parking restrictions to allow for safe travel and easy access for emergency vehicles. | | | | |
| work with the City to find parking solutions in the lanes during snow clearing season. | | | | |
| ask the City to make lanes one-way. | | | | |

## SAFETY

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| advocate for the City to install a sidewalk on Oakenwald Avenue from Section D to North Drive. | | | | |
| advocate for the City to install a sidewalk along South Drive and North Drive. | | | | |
| advocate for the City to develop a safe, active transportation network connecting South Drive, North Drive and Oakenwald Avenue to the City's existing active transportation network. * | | | | |
| advocate for the City to improve the maintenance and replacement of sidewalks. | | | | |
| advocate for the City to improve snow clearing on sidewalks. | | | | |

* *The City of Winnipeg Active Transportation Network is an expansive system covering all areas of our city, with multi-use paths, bike boulevards and pedestrian corridors designed to get you to your destination safely.*

**Please add any additional comments.**

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# *WILDWOOD PARK GREEN SPACE AND ZONING VARIANCES/BY-LAWS*

**Wildwood Park will turn 65 in 2013 and what a history we have.**

**Hubert Bird of Bird Construction is reported to have seen the Radburn housing development in New Jersey from an airplane in the 1930's and was so impressed he hoped one day to build a similar project. In 1945 he purchased 75 acres from the Municipality of Fort Garry. He then hired an architectural firm and directed it to *"Plan the site in such a manner as will provide the maximum number of properly dimensioned home sites, each with the most attractive vista; as will require the minimum area of paved roads and concrete sidewalks, and the least lineal footage of water and sewer main."* (Excerpt from *"Wildwood Park Through the Years"*)**
**Following these directions, Wildwood Park was planned.**

**Wildwood Park is the first planned housing development in western Canada.**
**It won an award of merit from the Canadian Housing Design Council and the concept is studied in Architecture faculties throughout the world.**

**This portion of the survey intends to determine how Wildwood residents feel today about maintaining the parklike quality of the green space. The following survey statements reflect the statements developed by residents who attended the "Green Space and Zoning Variances/By-laws" focus group on April 19, 2011.**

**The City of Winnipeg ZONING BY-LAW 200/2006 is an instrument used to regulate land use and development within the City. Within each Zoning District there are rules for development that apply to building setbacks from the property lines, building heights and lot coverage. A small portion of the City of Winnipeg Zoning By-law 200/2006 and other City by-laws has been summarized in this part of the survey. All references are to current City of Winnipeg by-laws unless otherwise stated.**

**A VARIANCE APPLICATION may be filed to modify provisions of the City's Zoning By-law 200/2006 when a property owner finds it either impossible or impractical to meet the By-law's rules for development. Among several other requirements, letter(s) of support from neighbour(s) immediately affected by the proposed development or use are recommended. Some rules governing variances are:**
**Is there a negative impact on neighbours/neighbourhood? Is the application compatible with the area?**

**Residents can oppose a variance application by submitting a written notice of appeal within 14 days of issuance of the variance order.**

## FRONT YARDS

**Minimum front yards:**

| | |
|---|---|
| **Wildwood Park (Sections A to J)** | **50 feet** |
| **Oakenwald Avenue** | **30 feet** |
| **Manchester South** | **Average of existing yards on block** |
| **Manchester North** | **Average of existing yards on block** |

*(City of Winnipeg Zoning By-law 200/2006, ss. 137, 156, Schedule I)*

**Permitted projections into required front yard:**

- **Alcoves, bay windows, vestibules, etc., creating interior floor area, limited to one storey**
  **Maximum depth** **5 feet**
  **Maximum floor area** **50 square feet**

- **Open landings and terraces:**
  **Maximum height** **4 feet not enclosed except railing**
  **Maximum depth** **5 feet unless maximum height equal to or less than 1 foot**
  **Maximum area** **36 square feet**

*(City of Winnipeg Zoning By-law 200/2006, s. 159)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| support variance applications to the above by-law. | | | | |
| oppose variance applications to the above by-law. | | | | |
| support front yard variance applications to the above by-law for construction of decks only. | | | | |

## FRONT YARD FENCES & HEDGES

**Maximum height:** **4 feet**

*(City of Winnipeg By-law 200/2006, s. 195)*

**Former Zoning By-law:** **"No fences shall be permitted in a front yard; and trees, shrubs, or similar landscaping features shall not be placed in a front yard in such a manner as to provide a fence effect."**

*(City of Winnipeg By-law 1800 in effect from 1984 to 1995)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| advocate for the City to re-enact the above former by-law. | | | | |
| discourage plantings in front yards that prevent long views through the Park. | | | | |

## SIDE YARDS

**Minimum side yard:** **4 feet**

*(City of Winnipeg Zoning By-law 200/2006, s. 137)*

**Permitted projections into required side yard:**

- **Alcoves, bay windows, vestibules, etc., creating interior floor area, limited to one storey**
  **Maximum depth** **2 feet no closer than 1 foot to property line**
  **Maximum floor area** **20 square feet**

- **Open landings and terraces:**
  **Maximum height** **4 feet not enclosed except railing**
  **Maximum area** **36 square feet**
  **No closer than 2 feet to side lot line if height exceeds 2 feet unless maximum height 1 foot**

*(City of Winnipeg Zoning By-law 200/2006, s. 159)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| support side yard variance applications to the above by-law. | | | | |
| oppose side yard variance applications to the above by-law. | | | | |

## REAR YARDS

**Minimum rear yard:** **25 feet**

*(City of Winnipeg Zoning By-law 200/2006, s. 137)*

**Permitted projections into required rear yard:**

- **Alcoves, bay windows, vestibules, etc., creating interior floor area, limited to one storey**
  **Maximum depth** **5 feet**
  **Maximum floor area** **50 feet**

- **Open landings and terraces:**
  **Maximum height** **4 feet not enclosed except railing**
  **Maximum area** **36 square feet**

*(City of Winnipeg Zoning By-law 200/2006, s. 159)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| support variance applications to the above by-law. | | | | |
| oppose variance applications to the above by-law. | | | | |

## MAXIMUM HEIGHT RESTRICTIONS

**Maximum height of principal building: 35 feet**

*(City of Winnipeg Zoning By-law 200/2006, s. 195)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| support variance applications to the above by-law. | | | | |
| oppose variance applications to the above by-law. | | | | |

## NOTICE OF VARIANCE ORDERS

**A variance order must:**

- **be posted outdoors in conspicuous locations on the site of the building or parcel**
- **face each street adjacent to the site or parcel and be not more than 1 metre inside the boundary lines of the site or parcel**
- **be the size, dimension and lettering required by the by-law**
- **be posted at least 14 days before the day of the hearing**

*(City of Winnipeg Charter Act, S.M. 2002, c. 39, s. 118*
*The Developments Procedures By-law 5893/92, Schedule A Site Posting Specifications)*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| be required to post variance order notices at both the front and rear of the property. | | | | |

| What is your level of interest in… | Very Interested | Somewhat Interested | Not Interested |
|---|---|---|---|
| being informed about variance orders in Wildwood Park? | | | |

## NOISE CONTROL

**Operating mechanical tools, lawn or garden tools, snowblowers etc. within 150 metres of a residential property is not permitted before 7am and after 9pm weekdays and before 9am and after 9pm on weekends and statutory holidays.**

*(City of Winnipeg Neighbourhood Liveability By-law 1/2008, s.69(1)(a))*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| observe the above by-law. | | | | |
| continue the "good neighbour" practice of maintaining quiet until noon on Sundays and holidays. | | | | |

## FIRE PITS

**Open air fires must be maintained in an approved receptacle at least 3 metres (10 feet) from buildings, structures, combustible fences, trees and overhead wires. Only clean, dry, unpainted and untreated wood may be burned; no grass, leaves, brush or tree prunings may be burned.**

*(City of Winnipeg Neighbourhood Liveability By-law 1/2008, s. 80(1))*

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| observe the above by-law. | | | | |

## CITY PROPERTY

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| direct efforts towards reforestation. | | | | |
| direct efforts to saving the existing forest/natural woodlands areas. | | | | |
| support efforts to prevent riverbank erosion. | | | | |
| discourage commercial advertising in Wildwood Park. | | | | |

**Please add any additional comments.**

# *WILDWOOD PARK RECREATION*

**Excerpt from "*Wildwood Park Through the Years*":**
***"Typical of this determination among Park residents to keep what works was the active campaign waged here against the City's proposal that many small community centres of Fort Garry amalgamate into one large centre equipped to service 14,000 people. Wildwood residents not only voiced their disapproval, but raised support and funding to erect what is surely the most unusual community club building in Winnipeg. As in 1954, many of the labour crew were volunteers from the Park. In 1974, however, not only labour but most of the design work was handled "in house." Eric Lye of #57, now a Dean of Architecture in Hong Kong, designed the building; Carl Nelson of #318 provided the technical drawings, tendered the project, and supervised construction; Bill Milley of #157 did the structural drawings; mechanical engineer Harold Cawker of Manchester South mapped heating and plumbing lines; Dave Witty of #13 planned the landscaping; and architect Chris Kaufmann of #135 acted as liaison with the city. Only electrician Al Berstein was not a Park resident."***

**The Community conducts a Fall Canvass each year to raise money to supplement the operating grants provided by the City of Winnipeg. In 2010, approximately $15,000 was raised. The funds are used to help with operating and maintenance costs of the Community Centre facility and to replace or repair equipment needed to support programs and events.**

**This portion of the survey intends to determine how Wildwood residents feel today about recreation opportunities and facilities. The following survey statements reflect the statements developed by residents who attended the "Recreation" focus group on April 26, 2011.**

## RECREATION

| Wildwood residents should… | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| expand the Community Centre building to better accommodate existing activities and future growth. | | | | |
| renovate the Community Centre to better accommodate existing activities and future growth. | | | | |
| upgrade the hockey rinks. | | | | |
| promote greater use of the rinks in the winter by extending Community Centre hours. | | | | |
| pave rinks for summer use for tennis, volleyball, etc. | | | | |
| maintain our Community Centre's independence, rather than amalgamate with other Fort Garry centres. | | | | |
| offer Wi-Fi at the Community Centre. | | | | |
| continue cooperation with St. John's-Ravenscourt and Wildewood Club in maintaining cross country ski trails. | | | | |
| explore the installation of a dock on the river. | | | | |
| add dog waste bag dispensers near walking areas. | | | | |

| What is your level of interest in... | Very Interested | Somewhat Interested | Not Interested |
|---|---|---|---|
| community gardens | | | |
| leaf pick-up service | | | |
| local leaf drop-off depot | | | |
| Dutch Elm prevention education | | | |
| community composting | | | |
| adult fitness classes | | | |
| children's fitness activities | | | |
| running/walking club | | | |
| cross country ski trails | | | |
| walking trails | | | |
| off-leash dog area in rinks in spring, summer, fall | | | |
| Frisbee golf course | | | |
| winter carnival | | | |
| annual picnic | | | |
| Ladybug picnic | | | |
| Earth Day celebration | | | |
| Manitoba Marathon aid station | | | |
| coffee houses | | | |
| Section parties | | | |
| seniors' events | | | |
| Wildwood anniversaries (65th in 2013) | | | |
| Wildwood Heritage and Conservation Committee (WHACC) | | | |

**Please list any additional events you would like to see sponsored by the Wildwood Community Centre.**

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## PLAY SPACES

| Future redevelopment of inner-Park play spaces should include... | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| play structure | | | | |
| climbing wall | | | | |
| berms (small hills) | | | | |
| toboggan run | | | | |
| skating rink | | | | |

**Please list any additional ideas you have regarding the redevelopment of Wildwood's inner-Park play spaces.**

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# *WILDWOOD PARK COMMUNITY DEVELOPMENT, SUPPORT AND EDUCATION*

**This portion of the survey intends to determine how Wildwood residents feel today about communication and other community development issues. The following survey statements reflect statements developed by residents who attended the "Community Development, Support and Education" focus group on May 5, 2011.**

## COMMUNICATION

| The Wild & Woodsy newsletter... | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| is an effective means of communicating with area residents. | | | | |
| should only be delivered electronically whenever possible to save printing costs. | | | | |
| should have limited space available for publishing individual viewpoints. | | | | |
| should have an expanded Section news column. | | | | |
| should include a volunteer position of social and community news editor to assist the editor. | | | | |

| The website wildwoodcc.ca... | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| is an effective means of communicating with area residents. | | | | |
| should be promoted to encourage greater use by residents. | | | | |
| should be expanded to include classified ads. | | | | |
| should have a DONATE button for residents to donate to the Fall Canvass, etc. | | | | |

| The Wildwood phone directory... | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| should be updated and printed annually. | | | | |
| should be updated and made available to residents online in a password protected area of the website. | | | | |
| should include a brief history of Wildwood and a summary of the City of Winnipeg Zoning By-law. | | | | |

## MISCELLANEOUS

| Wildwood residents should... | Strongly Agree | Agree | Disagree | Strongly Disagree |
|---|---|---|---|---|
| develop a welcome committee and package for new residents (e.g. phone book, Woodsy, maps, links). | | | | |
| provide an info package to the Winnipeg Real Estate Board on the special aspects of Wildwood Park. | | | | |
| celebrate volunteerism by holding special appreciation events. | | | | |
| explore new ways to increase community volunteerism. | | | | |
| develop a Community visual identity like some other neighbourhoods (signage, lamps, guidelines). | | | | |
| conduct surveys periodically to gauge Community views. | | | | |
| reestablish Neighbourhood Watch or a similar program. | | | | |
| consider development of a small seniors' care residence in the area. | | | | |
| consider development of a small 55+ condo residence in the area. | | | | |
| provide information sessions for seniors regarding housing options in Fort Garry. | | | | |
| establish a liaison committee to work with St. John's-Ravenscourt on issues of mutual concern. | | | | |

**Please add any additional comments.**

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# Appendix F – Full Survey Results

| TRANSPORTATION | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| **TRAFFIC** | | | | | |
| explore with Winnipeg Transit a new route which has alternate destinations, such as Grant Park mall. | **23.6%** | **50%** | **15.3%** | **2.1%** | **9.0%** |
| | 34 | 72 | 22 | 3 | 13 |
| explore with Winnipeg Transit resuming daytime and weekend bus service. | **33.3%** | **47.2%** | **11.8%** | **4.2%** | **3.5%** |
| | 48 | 68 | 17 | 6 | 5 |
| explore car pooling. | **12.5%** | **45.1%** | **25.0%** | **5.6%** | **11.8%** |
| | 18 | 65 | 36 | 8 | 17 |
| explore car sharing. | **10.4%** | **32.6%** | **30.6%** | **14.6%** | **11.8%** |
| | 15 | 47 | 44 | 21 | 17 |
| establish a volunteer network to help transport seniors. | **13.2%** | **63.9%** | **12.5%** | **1.4%** | **9.0%** |
| | 19 | 92 | 18 | 2 | 13 |
| support the use of traffic-calming devices such as speed humps to reduce speed in lanes. | **29.2%** | **20.8%** | **16.7%** | **27.8%** | **5.6%** |
| | 42 | 30 | 24 | 40 | 8 |
| ask the City to install a 3-way stop sign at North Drive and Oakenwald Avenue. | **34.0%** | **26.4%** | **17.4%** | **16.7%** | **5.6%** |
| | 49 | 38 | 25 | 24 | 8 |
| support the occasional use of electronic speed boards on perimeter streets. | **29.2%** | **48.6%** | **12.5%** | **4.9%** | **4.9%** |
| | 42 | 70 | 18 | 7 | 7 |

| TRANSPORTATION contd. | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| **TRAFFIC contd.** | | | | | |
| work with the City to improve speed limit signage in lanes. | **22.2%** | **46.5%** | **15.3%** | **4.9%** | **11.1%** |
| | 32 | 67 | 22 | 7 | 16 |
| work with the City to improve speed limit signage on perimeter streets. | **23.6%** | **43.8%** | **18.8%** | **4.2%** | **9.7%** |
| | 34 | 63 | 27 | 6 | 14 |
| explore with the City installing traffic signs directing pedestrians and cars to share perimeter streets. | **21.5%** | **27.1%** | **29.9%** | **13.2%** | **8.3%** |
| | 31 | 39 | 43 | 19 | 12 |
| encourage residents to prune trees and bushes to improve sight lines for drivers exiting lanes. | **43.1%** | **51.4%** | **2.1%** | **2.8%** | **0.7%** |
| | 62 | 74 | 3 | 4 | 1 |
| explore with the City erecting address maps at entrances to lanes. | **13.9%** | **23.6%** | **38.2%** | **17.4%** | **6.9%** |
| | 20 | 34 | 55 | 25 | 10 |
| establish a liaison committee to work with St. John's-Ravenscourt on traffic issues of mutual concern. | **31.3%** | **52.8%** | **6.3%** | **2.8%** | **6.9%** |
| | 45 | 76 | 9 | 4 | 10 |
| **PARKING** | | | | | |
| educate residents about parking restrictions to allow for safe travel and easy access for emergency vehicles. | **48.6%** | **40.3%** | **3.5%** | **0.7%** | **6.9%** |
| | 70 | 58 | 5 | 1 | 10 |

| TRANSPORTATION contd. | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| **PARKING contd.** | | | | | |
| work with the City to find parking solutions in the lanes during snow clearing season. | **38.9%** | **43.1%** | **10.4%** | **0.7%** | **6.9%** |
| | 56 | 62 | 15 | 1 | 10 |
| ask the City to make lanes one-way. | **9.7%** | **7.6%** | **31.3%** | **45.1%** | **6.3%** |
| | 14 | 11 | 45 | 65 | 9 |
| **SAFETY** | | | | | |
| advocate for the City to install a sidewalk on Oakenwald Avenue from Section D to North Drive. | **45.8%** | **27.1%** | **13.2%** | **5.6%** | **8.3%** |
| | 66 | 39 | 19 | 8 | 12 |
| advocate for the City to install a sidewalk along South Drive and North Drive. | **50.7%** | **23.6%** | **13.2%** | **6.3%** | **6.3%** |
| | 73 | 34 | 19 | 9 | 9 |
| advocate for the City to develop a safe, active transportation network connecting South Dr., North Dr. and Oakenwald Ave. to the City's existing active transportation network. | **37.5%** | **40.3%** | **6.3%** | **2.8%** | **13.2%** |
| | 54 | 58 | 9 | 4 | 19 |
| advocate for the City to improve the maintenance and replacement of sidewalks. | **42.4%** | **42.4%** | **6.9%** | **0.0%** | **8.3%** |
| | 61 | 61 | 10 | 0 | 12 |
| advocate for the City to improve snow clearing on sidewalks. | **29.9%** | **43.1%** | **15.3%** | **3.5%** | **8.3%** |
| | 43 | 62 | 22 | 5 | 12 |

| WILDWOOD PARK GREEN SPACE AND ZONING VARIANCES/BY/LAWS | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| **FRONT YARDS** | | | | | |
| support variance applications to the above by-law. | **13.2%** | **20.8%** | **21.5%** | **27.8%** | **16.7%** |
| | 19 | 30 | 31 | 40 | 24 |
| oppose variance applications to the above by-law. | **34.7%** | **18.8%** | **16.0%** | **9.7%** | **20.8%** |
| | 50 | 27 | 23 | 14 | 30 |
| support front yard variance applications to the above by-law for construction of decks only. | **13.9%** | **33.3%** | **20.8%** | **20.1%** | **11.8%** |
| | 20 | 48 | 30 | 29 | 17 |
| **FRONT YARD FENCES & HEDGES** | | | | | |
| advocate for the City to re-enact the above former by-law. | **42.4%** | **27.8%** | **13.2%** | **9.7%** | **6.9%** |
| | 61 | 40 | 19 | 14 | 10 |
| discourage plantings in front yards that prevent long views through the Park. | **29.9%** | **26.4%** | **18.1%** | **16.7%** | **9.0%** |
| | 43 | 38 | 26 | 24 | 13 |
| **SIDE YARDS** | | | | | |
| support side yard variance applications to the above by-law. | **13.9%** | **20.8%** | **22.2%** | **27.8%** | **15.3%** |
| | 20 | 30 | 32 | 40 | 22 |
| oppose side yard variance applications to the above by-law. | **34.0%** | **22.2%** | **16.0%** | **11.8%** | **16.0%** |
| | 49 | 32 | 23 | 17 | 23 |

| WILDWOOD PARK GREEN SPACES AND ZONING VARIANCES/BY/LAWS contd. | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| **REAR YARDS** | | | | | |
| support variance applications to the above by-law. | **15.3%** | **34.0%** | **17.4%** | **17.4%** | **16.0%** |
| | 22 | 49 | 25 | 25 | 23 |
| oppose variance applications to the above by-law. | **18.8%** | **14.6%** | **29.9%** | **12.5%** | **24.3%** |
| | 27 | 21 | 43 | 18 | 35 |
| **MAXIMUM HEIGHT RESTRICTIONS** | | | | | |
| support variance applications to the above by-law. | **6.3%** | **20.8%** | **25.0%** | **36.8%** | **11.1%** |
| | 9 | 30 | 36 | 53 | 16 |
| oppose variance applications to the above by-law. | **42.4%** | **22.9%** | **18.8%** | **5.6%** | **10.4%** |
| | 61 | 33 | 27 | 8 | 15 |
| **NOTICE OF VARIANCE ORDERS** | | | | | |
| be required to post variance order notices at both the front and rear of the property. | **59.0%** | **31.9%** | **3.5%** | **3.5%** | **2.1%** |
| | 85 | 46 | 5 | 5 | 3 |

| **What is your level of interest in …** | **Very Interested** | **Somewhat Interested** | **Not Interested** | | **No comment** |
|---|---|---|---|---|---|
| being informed about variance orders in Wildwood Park? | **51.4%** | **34.0%** | **12.5%** | | **2.1%** |
| | 74 | 49 | 18 | | 3 |

| WILDWOOD PARK GREEN SPACES AND ZONING VARIANCES/BY/LAWS contd. | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| **NOISE CONTROL** | | | | | |
| observe the above by-law. | **66.0%** | **24.3%** | **2.1%** | **2.1%** | **5.5%** |
| | 95 | 35 | 3 | 3 | 8 |
| continue the "good neighbour" practice of maintaining quiet until noon on Sundays and holidays. | **60.4%** | **18.1%** | **13.9%** | **4.9%** | **2.8%** |
| | 87 | 26 | 20 | 7 | 4 |
| **FIRE PITS** | | | | | |
| observe the above by-law. | **52.1%** | **36.1%** | **7.6%** | **2.1%** | **2.1%** |
| | 75 | 52 | 11 | 3 | 3 |
| **CITY PROPERTY** | | | | | |
| direct efforts towards reforestation. | **63.9%** | **31.3%** | **3.5%** | **0.0%** | **1.4%** |
| | 92 | 45 | 5 | 0 | 2 |
| direct efforts to saving the existing forest/natural woodlands areas. | **70.1%** | **29.2%** | **0.0%** | **0.0%** | **0.7%** |
| | 101 | 42 | 0 | 0 | 1 |
| support efforts to prevent riverbank erosion. | **63.2%** | **31.9%** | **2.1%** | **0.7%** | **2.1%** |
| | 91 | 46 | 3 | 1 | 3 |
| discourage commercial advertising in Wildwood Park. | **76.4%** | **16.7%** | **2.1%** | **0.7%** | **4.2%** |
| | 110 | 24 | 3 | 1 | 6 |

| WILDWOOD PARK RECREATION | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| expand the Community Centre building to better accommodate existing activities and future growth. | **11.1%** | **25.0%** | **41.0%** | **6.3%** | **16.7%** |
| | 16 | 36 | 59 | 9 | 24 |
| renovate the Community Centre to better accommodate existing activities and future growth. | **16.0%** | **47.9%** | **16.7%** | **4.9%** | **14.6%** |
| | 23 | 69 | 24 | 7 | 21 |
| upgrade the hockey rinks. | **10.4%** | **43.8%** | **25.0%** | **1.4%** | **19.4%** |
| | 15 | 63 | 36 | 2 | 28 |
| promote greater use of the rinks in the winter by extending Community Centre hours. | **15.3%** | **40.3%** | **27.1%** | **2.1%** | **15.3%** |
| | 22 | 58 | 39 | 3 | 22 |
| pave rinks for summer use for tennis, volleyball, etc. | **14.6%** | **32.6%** | **31.9%** | **6.9%** | **13.9%** |
| | 21 | 47 | 46 | 10 | 20 |
| maintain our Community Centre's independence, rather than amalgamate with other Fort Garry centres. | **47.2%** | **39.6%** | **4.9%** | **0.7%** | **7.6%** |
| | 68 | 57 | 7 | 1 | 11 |
| offer Wi-Fi at the Community Centre. | **10.4%** | **27.8%** | **26.4%** | **11.8%** | **23.6%** |
| | 15 | 40 | 38 | 17 | 34 |

| WILDWOOD PARK RECREATION contd. | | | | | |
|---|---|---|---|---|---|
| **Wildwood residents should…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| continue cooperation with St. John's-Ravenscourt and Wildewood Club in maintaining cross country ski trails. | **60.4%** | **32.6%** | **1.4%** | **0.0%** | **5.6%** |
| | 87 | 47 | 2 | 0 | 8 |
| explore the installation of a dock on the river. | **17.4%** | **29.2%** | **23.6%** | **17.4%** | **12.5%** |
| | 25 | 42 | 34 | 25 | 18 |
| add dog waste bag dispensers near walking areas. | **36.1%** | **38.2%** | **15.3%** | **3.5%** | **6.9%** |
| | 52 | 55 | 22 | 5 | 10 |

| **What is your level of interest in…** | **Very Interested** | **Somewhat Interested** | **Not Interested** | | **No comment** |
|---|---|---|---|---|---|
| Community gardens | **22.2%** | **36.8%** | **32.6%** | | **8.3%** |
| | 32 | 53 | 47 | | 12 |
| Leaf pick-up service | **47.9%** | **24.3%** | **22.2%** | | **5.6%** |
| | 69 | 35 | 32 | | 8 |
| Local leaf drop-off depot | **48.6%** | **26.4%** | **18.1%** | | **6.9%** |
| | 70 | 38 | 26 | | 10 |
| Dutch elm prevention education | **49.3%** | **37.5%** | **7.6%** | | **5.6%** |
| | 71 | 54 | 11 | | 8 |
| Community composting | **29.9%** | **41.0%** | **24.3%** | | **4.9%** |
| | 43 | 59 | 35 | | 7 |
| Adult fitness classes | **20.8%** | **31.9%** | **39.6%** | | **7.6%** |
| | 30 | 46 | 57 | | 11 |

| WILDWOOD PARK RECREATION contd. | | | | | |
|---|---|---|---|---|---|
| **What is your level of interest in …** | **Very Interested** | **Somewhat Interested** | **Not Interested** | | **No comment** |
| Children's fitness activities | **19.4%** | **22.9%** | **45.8%** | | **11.8%** |
| | 28 | 33 | 66 | | 17 |
| Running/walking club | **22.2%** | **36.1%** | **34.7%** | | **6.9%** |
| | 32 | 52 | 50 | | 10 |
| Cross country ski trails | **52.1%** | **25.7%** | **17.4%** | | **4.9%** |
| | 75 | 37 | 25 | | 7 |
| Walking trails | **64.6%** | **25.7%** | **3.5%** | | **6.3%** |
| | 93 | 37 | 5 | | 9 |
| Off-leash dog area in rinks in spring, summer, fall | **25.0%** | **22.2%** | **44.4%** | | **8.3%** |
| | 36 | 32 | 64 | | 12 |
| Frisbee golf course | **7.6%** | **21.5%** | **61.8%** | | **9.0%** |
| | 11 | 31 | 89 | | 13 |
| Winter carnival | **22.2%** | **45.8%** | **24.3%** | | **7.6%** |
| | 32 | 66 | 35 | | 11 |
| Annual picnic | **21.5%** | **50.7%** | **20.8%** | | **6.9%** |
| | 31 | 73 | 30 | | 10 |
| Ladybug picnic | **16.0%** | **38.9%** | **35.4%** | | **9.7%** |
| | 23 | 56 | 51 | | 14 |
| Earth day celebration | **20.1%** | **36.1%** | **35.4%** | | **8.3%** |
| | 29 | 52 | 51 | | 12 |
| Manitoba Marathon aid station | **39.6%** | **37.5%** | **17.4%** | | **5.6%** |
| | 57 | 54 | 25 | | 8 |
| Coffee houses | **14.6%** | **45.1%** | **32.6%** | | **7.6%** |
| | 21 | 65 | 47 | | 11 |
| Section Parties | **32.6%** | **43.1%** | **18.1%** | | **6.3%** |
| | 47 | 62 | 26 | | 9 |

| WILDWOOD PARK RECREATION contd. | | | | | |
|---|---|---|---|---|---|
| **What is your level of interest in …** | **Very Interested** | **Somewhat Interested** | **Not Interested** | | **No comment** |
| Senior's events | **11.8%** | **29.9%** | **48.6%** | | **9.7%** |
| | 17 | 43 | 70 | | 14 |
| Wildwood anniversaries (65th in 2013) | **30.6%** | **44.4%** | **16.7%** | | **8.3%** |
| | 44 | 64 | 24 | | 12 |
| Wildwood Heritage and Conservation Committee (WHACC) | **27.8%** | **46.5%** | **17.4%** | | **8.3%** |
| | 40 | 67 | 25 | | 12 |

| PLAY SPACES | | | | | |
|---|---|---|---|---|---|
| **Future redevelopment of inner-Park play spaces should include…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| Play structure | **47.2%** | **33.3%** | **3.5%** | **3.5%** | **12.5%** |
| | 68 | 48 | 5 | 5 | 18 |
| Climbing wall | **13.2%** | **30.6%** | **25.0%** | **14.6%** | **16.7%** |
| | 19 | 44 | 36 | 21 | 24 |
| Berms ( small hills) | **21.5%** | **37.5%** | **19.4%** | **6.3%** | **15.3%** |
| | 31 | 54 | 28 | 9 | 22 |
| Toboggan run | **22.9%** | **27.1%** | **22.2%** | **15.3%** | **12.5%** |
| | 33 | 39 | 32 | 22 | 18 |
| Skating rink | **17.4%** | **22.9%** | **25.7%** | **22.2%** | **11.8%** |
| | 25 | 33 | 37 | 32 | 17 |

| WILDWOOD PARK COMMUNITY DEVELOPMENT, SUPPORT AND EDUCATION | | | | | |
|---|---|---|---|---|---|
| **COMMUNICATION** | | | | | |
| **The Wild and Woodsy newsletter…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| is an effective means of communicating with area residents. | **56.3%** | **38.2%** | **1.4%** | **0.0%** | **4.2%** |
| | 81 | 55 | 2 | 0 | 6 |
| should only be delivered electronically whenever possible to save printing costs. | **38.2%** | **36.8%** | **12.5%** | **5.6%** | **6.9%** |
| | 55 | 53 | 18 | 8 | 10 |
| should have limited space available for publishing individual viewpoints. | **13.9%** | **48.6%** | **25.7%** | **3.5%** | **8.3%** |
| | 20 | 70 | 37 | 5 | 12 |
| should have an expanded Section news column. | **12.5%** | **51.4%** | **18.8%** | **1.4%** | **16.0%** |
| | 18 | 74 | 27 | 2 | 23 |
| should include a volunteer position of social and community news editor to assist the editor. | **11.1%** | **63.2%** | **8.3%** | **0.7%** | **16.7%** |
| | 16 | 91 | 12 | 1 | 24 |
| **The website wildwoodcc.ca…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| is an effective means of communicating with area residents. | **17.4%** | **40.3%** | **20.8%** | **2.8%** | **18.8%** |
| | 25 | 58 | 30 | 4 | 27 |
| should be promoted to encourage greater use by residents. | **28.5%** | **52.1%** | **6.9%** | **0.0%** | **12.5%** |
| | 41 | 75 | 10 | 0 | 18 |

| WILDWOOD PARK COMMUNITY DEVELOPMENT, SUPPORT AND EDUCATION contd. | | | | | |
|---|---|---|---|---|---|
| **COMMUNICATION contd.** | | | | | |
| **The website wildwoodcc.ca…** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| should be expanded to include classified ads. | **13.2%** | **42.4%** | **19.4%** | **6.9%** | **18.1%** |
| | 19 | 61 | 28 | 10 | 26 |
| should have a DONATE button for residents to donate to the Fall Canvass, etc. | **24.3%** | **45.8%** | **11.8%** | **4.2%** | **13.9%** |
| | 35 | 66 | 17 | 6 | 20 |
| **The Wildwood Phone Directory …** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| should be updated and printed annually. | **23.6%** | **39.6%** | **22.9%** | **2.1%** | **11.8%** |
| | 34 | 57 | 33 | 3 | 17 |
| should be updated and made available to residents online in a password protected area of the website. | **20.1%** | **30.6%** | **22.9%** | **11.1%** | **15.3%** |
| | 29 | 44 | 33 | 16 | 22 |
| should include a brief history of Wildwood and a summary of the City of Winnipeg Zoning By-law. | **42.4%** | **43.8%** | **4.2%** | **3.5%** | **6.3%** |
| | 61 | 63 | 6 | 5 | 9 |
| **MISCELLANEOUS** | | | | | |
| **Wildwood residents should …** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| develop a welcome committee and package for new residents (e.g. phone book,Woodsy,maps,links). | **38.2%** | **49.3%** | **5.6%** | **1.4%** | **5.6%** |

| WILDWOOD PARK COMMUNITY DEVELOPMENT, SUPPORT AND EDUCATION contd. | | | | | |
|---|---|---|---|---|---|
| **MISCELLANEOUS contd.** | | | | | |
| **Wildwood residents should …** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| provide an info package to the Winnipeg Real Estate Board on the special aspects of Wildwood Park. | **22.2%** | **42.4%** | **21.5%** | **4.2%** | **9.7%** |
| | 32 | 61 | 31 | 6 | 14 |
| celebrate volunteerism by holding special appreciation events. | **12.5%** | **52.1%** | **23.6%** | **1.4%** | **10.4%** |
| | 18 | 75 | 34 | 2 | 15 |
| explore new ways to increase community volunteerism. | **17.4%** | **62.5%** | **7.6%** | **0.7%** | **11.8%** |
| | 25 | 90 | 11 | 1 | 17 |
| develop a Community visual identity like some other neighbourhoods (signage, lamps, guidelines). | **20.1%** | **38.9%** | **20.8%** | **8.3%** | **11.8%** |
| | 29 | 56 | 30 | 12 | 17 |
| conduct surveys periodically to gauge Community views. | **20.1%** | **64.6%** | **2.8%** | **0.0%** | **12.5%** |
| | 29 | 93 | 4 | 0 | 18 |
| re-establish Neighbourhood Watch or a similar program. | **19.4%** | **56.3%** | **9.7%** | **0.7%** | **13.9%** |
| | 28 | 81 | 14 | 1 | 20 |
| consider development of a small seniors' care residence in the area. | **16.0%** | **39.6%** | **19.4%** | **15.3%** | **9.7%** |
| | 23 | 57 | 28 | 22 | 14 |

| WILDWOOD PARK COMMUNITY DEVELOPMENT, SUPPORT AND EDUCATION contd. | | | | | |
|---|---|---|---|---|---|
| **MISCELLANEOUS contd.** | | | | | |
| **Wildwood residents should …** | **Strongly Agree** | **Agree** | **Disagree** | **Strongly Disagree** | **No comment** |
| consider development of a small 55+ condo residence in the area. | **16.7%** | **38.2%** | **13.9%** | **18.8%** | **12.5%** |
| | 24 | 55 | 20 | 27 | 18 |
| provide information sessions for seniors regarding housing options in Fort Garry. | **16.7%** | **44.4%** | **22.2%** | **4.9%** | **11.8%** |
| | 24 | 64 | 32 | 7 | 17 |
| establish a liaison committee to work with St. John's-Ravenscourt on issues of mutual concern. | **31.9%** | **55.6%** | **3.5%** | **1.4%** | **7.6%** |
| | 46 | 80 | 5 | 2 | 11 |

# Attachment to Appendix F - Survey Comments

This is a compilation of all comments added by residents who completed the Wildwood Park Community Survey, quoted verbatim (so spelling and grammatical errors are included). We have grouped comments under topic headings. This list of comments and personal opinions is an addendum to the actual survey, which presents responses to the statements in numerical terms.

## 1.0 Wildwood Park Transportation

### 1.1 Traffic.

-No more signs - less stop signs.
-No change are needed to existing traffic patterns.
-Anything not answered should be considered neutral.

### 1.2 Explore with Winnipeg Transit a new route which has alternate destinations, such as Grant Park mall.

-Rather than Grant Park, Wildwood route should be shortened to terminate at Pembina between Crane and Pt Road with handicap access vehicle.
-Parking lot near Pembina for transfer to bus. Advocate for wheelchair/scooter accessible buses around Wildwood Park.

### 1.3 Explore with Winnipeg Transit resuming daytime and weekend bus service.

-A green initiative.
-This is beating a dead horse. People don't use the bus service during the day & on weekends.

### 1.4 Explore car pooling/sharing.

-People are very busy with family. Can't see it working.
- Up to individuals.

### 1.5 Support the use of traffic-calming devices such as speed humps to reduce speed in lanes.

-Calming devices are anything but. They are a poor excuse for a traffic circle as they are installed in intersections that are away too small. They are a hazard.
-Please note that the 94 bus route already involves multiple speed bumps at Kenaston (Walmart).
-Already have enough potholes.
-Traffic calming strategies need to be explored for perimeter streets. Speed bumps are only one method. Visually narrowing streets with curb cuts and trees/bushes tends to make drivers reduce speed. The more visually wide open the road appears, the faster they drive.
-Keep it simple - less traffic.
-Oakenwald is a main thoroughfare for pedestrians including children walking to and from school. Cars race by at 60 plus km/h. Speed humps should be installed between North Drive and Point Road to reduce speeds. Speed humps would also reduce the vibration felt in the house by those that reside on Oakenwald when the SJR Beaver buses drive by. We have had picture frames fall off the wall due to the "mini earthquake" caused by buses speeding by.

### 1.6 Ask the City to install a 3-way stop sign at North Drive and Oakenwald.

-Advocate to fix existing infrastructure first. The question of a 3 way top at N. Dr & Oakenwald is only valid for sections A, B, C, & part of D. As it generally doesn't affect the rest of the park. They don't commute that way. Enforce existing speed laws on streets and in the lanes.
-Not necessary.

**1.7 Work with the City to improve speed limit signage in lanes.**

-Too many road signs
-Clear already.
-Speed limit in lanes should be 15kph.
-Lower the 30 km/h speed in the lanes.
-There has been a noticeable increase in back lane speeds.
-Humps and speed boards are more effective.

**1.8 Work with the City to improve speed limit signs on perimeter streets.**

-Oakenwald is used like a highway - speeding is commonplace. There are NO speed signs, no traffic calming devices, and more traffic every day. It is extremely dangerous.
-Ticket cameras on Oakenwald (and north Drive) would go a long way to stop speeding.
-Would like to see ghost cars and photo radar on Oakenwald to catch speeders. There are not only students from SJR but adults who are residents in WW Park. Also would like to see stop signs at Oakenwald and Point Road enforced. One of these days there is going to be a tremendous smash up.
-Concerning traffic, Oakenwald and North Drive are used as a "race track" by some. I think this is an area of extreme concern - given the nature of our area. These streets are treated as through-fares like Pembina Highway, when obviously they are not. Also, it's always difficult turning onto Oakenwald from Netley with the parked cars in the way. Perhaps city signage keeping parked cars further back would help with visibility.
-Clear already.

**1.9 Explore with the City installing traffic signs directing pedestrians and traffic to share perimeter streets.**

-We need to slow down all traffic on perimeter streets like they have done on Ash St. between Corydon and Fleet Ave.
-Many signs tend to be ignored. They can also take away from the natural beauty of the community.
-Initiative should be to separate pedestrians and traffic.
- Enforce speed limits on all streets.
-Add 24-hour photo radar units on all perimeter streets.
-No traffic circles.
-There are too many stop signs on South Drive already - We need stop signs on South Drive from Point Road to SJR - this would slow traffic.
-No. Use the sidewalk where available.

**1.10 Explore with the City erecting address signs at entrances to lanes.**

-Only house numbers - no names.
-?GPS.

**1.11 Establish a liaison committee to work with St. John's-Ravenscourt on traffic issues of mutual concern.**

-I would have grave concerns about the makeup of such a committee.

-Wording - There is already a group/committee. It is called ReWild. I would encourage SJR to meet with this group. There are very serious concerns regarding safety & traffic from SJR; speed; amount of traffic; not stopping at stop signs, yielding to pedestrians & cyclists. Come on SJR step up!
-I thought there was a committee!
-I strongly agree we need to liaise with SJR, but I thought there's already a group designated to do this.
-Including Dutton arena patrons!!
-Police with radar gun more effective.
-Unfortunatley, heavy traffic on North- and South Drive even on Saturdays and Sundays makes walking in this exculsive residential area impossible. Maybe car pooling or busses on sports- and other events at St. Johns Ravenscourt School could decrease the constant traffic load.
-The majority of traffic coming into Wildwood Park is going to and from S.J.R./Dutton Arena. It has had a huge impact on our community over the past 10 yrs. with the increase in activities at the school and the renting out of Dutton Arena to the public. There are many times when the "perimeter streets" are unsafe, particularly for pedestrians. We believe that it is only a matter of time before someone is killed or badly hurt. We absolutely need to work with SJR to address this problem.

## 2.0 Parking

### 2.1 Educate residents about parking restrictions to allow for safe travel and easy access for emergency vehicles.

-Why not educate residents to use garages for parking cars instead for storage? This already would reduce street-parking.
-People should park their cars in a garage, carport or parking spot.
-Would not be observed.
-Develop diagonal parking along North Drive.
-Of course lanes should be clear for emergency vehicles, but parking (and limiting parking in lanes) should be on a commonsense good neighbour policy.
-Residents should use their garage for parking a vehicle not for storage - maybe some people have too many vehicles.
-If there is a by-law in place to keep lanes clear for emergency vehicles, why isn't it being enforced?
-Cars should be parked on their property not the back lane! A big problem.

### 2.2 Work with the City to find parking solutions in the lanes during snow clearing season.

-Encourage residents to not shovel snow into middle of roads.
-Living in Sec D. after 7AM on snowclearing day, vehicles can park on Oakenwald. Can they do the same for South Drive?

### 2.3 Ask the City to make lanes one way.

-Not where we live so opinion of those living in the area should take precedence.
-Great idea!
-Look at the design of entrances to garages ... not workable.
-But parking should be.

**2.4 Advocate for the City to install a sidewalk along South Drive and North Drive.**

-Clearly, this has been an on-going discussion. Safety is of primary concern. Personally I have had many incidents where my life has been at risk walking on S. Drive & N. Drive. What will it take for a sidewalk to be built - a fatality?
-First priority should be sidewalk along South Drive. Many people walk to Crescent Drive Park and there is a lot of vehicle traffic along South Drive. It is especially dangerous when the sun is in the driver's eyes.
-Install sidewalk along South & North Drive - depends which side of road & how it's done - not big curbs -fit in with the landscape/environment.
-Only South Drive.
-Sidewalk or Active Transportation route on river side of South Drive is needed. Hopefully this can be done before someone is killed.
-Would like to see runners and walkers whom use North & South Drives educated on the use of reflective clothing while persuing these activities.
-People walk on the street where there already are sidewalks - they also wear dark clothing on the wrong side at night! - there's also groups of people who walk side by side, some with dogs down all perimeter streets, ignoring traffic!
-Need sidewalks North and South Drive
-The shoulder on North Drive is adequate but we really need a sidewalk on South Drive.
-No school buses in lanes.
-Plow North Dr along A,B,C,D closer to south side and not ½ lane over.
-Emphasis s/b on developing bike routes/pedestrian pathways physically separated from roadways.
-New sidewalks will increase taxes. We pay enough already.
-Only a matter of time until there is a pedestrian fatality on South Drive. Needs sidewalk!!
-South Drive is dangerous for walkers. We need a sidewalk. It is a busy street - cars, dog walkers, runners, cyclist. It should be closed to cars on Sundays like Wellington Cres & Wolesle.
-Sidewalks are awful - looks like urban decay.
-When I was WWCC President (Ray Hoemsen 799-6987) in the mid to late 80's, city councillor Bill Clement was willing to install a sidewalk along South Drive. Residents killed the idea.

**2.5 Advocate for the City to develop a safe, active transportation network connecting South Drive, North Drive and Oakenwald Avenue to the City's existing active transportation network.**

-Re: ATN: I am a bike commuter (12 months) and love the bike routes, but I can't see how that will improve access to Pembina. Now if you want to lobby for bike lanes on Pembina... count me in!
-Definition includes? - non-motorized traffic??
-Transportation network - depends on how it's done - no big curbs - fits in with landscape.

**2.6 Advocate for the City to improve the maintenance and replacement of sidewalks.**

-the sidewalks in the Park are a disgrace.
-safety 1. Long, very long overdue.
-With every improvement to our sidewalks - any incorporation into the active transportation network we "invite" even more people from outside of the area to use this space. The number of people using this space is already very large.

-I find that taking my toddler for walks is difficult due to safety concerns. We NEED more sidewalks and better maintenance.
-Some of the sidewalks within the Park are horrible and dangerous in spots.
-Cement detracks from the natural ambience of the park.

**2.7 Advocate for the City to improve snow clearing on sidewalks**.

-OK as is.
-They do this well already.
-Sidewalk snow clearing generally good.
-Has been good.
-Already well done by the city.-We have very good snow clearing of our sidewalks - no concerns.
-Snow clearing on streets and sidewalks are done very well.
-The snow clearing and maintenance of sidewalks is already fantastic in comparison to other places I have lived.
-I think snow clearing on sidewalks is excessive now. Every little bit of snow doesn't have to be cleared every time we have a light snowfall.
-At least plow centre sidewalk same day Oakenwald sidewalks are plowed.
-Set blades to width of old sidewalks to avoid tearing out turf.
-Re: sidewalk snow clearing: We have requested that they NOT chew up our grass with sidewalk snow clearing, but so far, no luck.
-Residents could (should?) clear snow on walks in front of their homes.
-Residents should be educated about their responsibilities to clear snow on their front sidewalks.
-Snow should be cleared on sidewalks - by us - shovel walks of neighbours who may be too elderly or infirm. Edmonton does it. So can we.

## 3.0 Wildwood Park Green Spaces and Zoning Variance/By-laws

### 3.1 Front Yards

#### 3.1.1 Support/oppose variance applications to the above by-law.

-We were not sure how to answer the section on variances. For us it really depends on what the person is wanting to do. How intrusive is the expansion going to be?
-The unique characteristics - a park like residential area - should be maintained. But there should also be flexibility and room for exceptions if a given change does not offend neighbours.
-You can't make "blanket" statements about whether a neighbourhood should support or oppose a variance. Each should be judged by its own merits, design sensitivity, context, etc.
-This depends entirely on the proposed construction and should be considered on a case-by-case basis.
-Deal with each application on merit. (Can't generalize these)
-Each application be treated on individual basis.
-But change by-law so that there is still reasonable yardage in front. - Each yard may vary, as well, depending on where the house is built.
-For front yards, opposition or support for variances should depend on the merits of the application.

-Depends on variance.
-Depends on what is proposed. Each case is unique.
-We fully support the current existing front yard requirements & feel that they should be maintained.

**3.1.2 Support front yard variance applications to the above by-law for construction of decks only.**

-Within a limit.
-No decks should be higher than one foot in the front (no railing) Re sightlines (not including entranceways i.e. existing by-law only) Large, high decks should not be permitted.
-Though 36 sq. ft. could be increased a bit to perhaps 45 - 50 sq. ft.
-Confusion as to wording (ambiguous) - like a trick question!

**3.2 Front Yard Fences and Hedges**

**3.2.1 Advocate for the City to re-enact the above former by-law.**

- 2 issues: no fences. Yes to planting - One yard in section H has a fence in the front. Please note that I prefer plantings to trampolines, swing sets, climbing apparatus & huge toys. This is WILD WOOD PARK. - Encourage plantings! We are losing our forests. Too many people are cutting down trees in their yards. A permit should be required to cut a tree.
- Fences - NO - Natural landscaping preferred; trees & shrub are a part of Wildwood and should be allowed. - long stretches of lawn is not Wildwood.
-Get trampolines, swing sets, climbing apparatus out of front yards!! To avoid this I'd like to plant so I can't see them.
- Variance requests should be judged on their own merit. The notion of discouraging plantings in front yards is ludicrous! If an owner wants to restore his/her yard to native riverbottom forest plantings so be it. Better than a manicured turf landscape based on 18th cent. English landscape that requires chemicals, water, fossil fuels to maintain. Let's bring back the "WILD" in Wildwood.
-For front yard hedges and fences, one of us strongly agrees the old bylaw should be re-enacted; the other disagrees but would like to discourage fence building in other ways.

**3.2.2 Discourage plantings in front yards that prevent long views through the Park.**

-Plants OK, not EVERGREENS.
-The plantings in the park are way worse than the few fences.
-PLANTING - Some individuals practically camp out in their front yards in the summer. If a homewowner has to endure loud, raucous groups of children, surely they have a right to modify property to give themselves some privacy, since I'm sure Mr. Bird's vision did not include this kind of noise!

**3.3 Side Yards**

**-** Wildwood is becoming a place where people move in & are discontent with the size of the house. Perhaps these persons need to move to another area to better suit their needs. Houses are getting to close to one another. Check out houses in Section A, &etc.
-People who move into Wildwood should respect the zoning regulations in place.
-Treat on individual basis - too general.
-This depends entirely on the proposed construction and should be considered on a case-by-case basis.

-For side yards and rear yards. Again, it needs to be approached on a case by case basis. We agree with the four-foot setback on side yards.
-Support side yard variance applications - decks only.
-Depends on variance.
-Oppose side yard variance applications - enclosed spaces.
-We support current requirements & these requirements should be maintained.
-Regarding side yard and front yard variances, South Drive residents at the ends of sections J,I,H, and G (non-river side of street) should comply with zoning by-law in keeping with the other residents of those sections.
-Side yards: building exterior walls 24" - 48" or closer to property lines will incur national building code requirements. Relates to special separation requirements.

**3.4 Rear Yards**

-We assume this is the yard next to the back lane.
-If persons develop their backyard with more living space and garages, they have used up their footprint and must recognize that the reason why Wildwood Park has acclaim is because of its park-like atmosphere.
-Needs to on individual application.
-Deal with each application on merit. (Can't generalize these)
-Support/oppose on an individual basis in consideration of lot size, building arrangement, relationship to adjacent properties and neighbour/neighbourhood approval.
-This depends entirely on the proposed construction and should be considered on a case-by-case basis.
-Strongly oppose [variance applications for back yards]. Though this "cat probably already out of the bag" as many properties seem to have no back yard left.
-Depends on variance.

**3.5 Maximum Height**

- If it results in less of a building footprint ie -3 stories, save trees!
-In general, we don't want buildings over 35 feet - but there might be exceptions.
-Depends on project.
-We support current requirements & therefore should be maintained.

**3.6 Notice of Variance Orders**

-Only if it affects community property not residential.
-Should be in the Wild & Woodsy.
-Variance applications should be reported in the "Woodsy".

**3.7 Noise Control**

- Observe the above by-law - ...but also the 2nd as well.

**3.8 Continue the "good neighbour" practice of maintaining quiet until noon on Sundays and holidays**

-Not a by-law, not enforceable.
-Current by-law is good but not restrictive enough - support restrictions on weekend mornings as per "good neighbour" practise.
- It is wonderful to have one quiet morning. With the amount of renovations it is constant noise - many persons go off on holidays, to the lake or to other residences while their construction goes on while other residents must be left in the noise!! ALL SUMMER!

-For noise control, I agree with the good neighbour policy and my husband disagrees.
-Or all Sundays and holidays.
-Car noise is also a problem from those with "custom" muflers.
-By-law should be changed to enforce "good neighbour" practice below.
-Note: Good neighbour practice could be 11:00am, Use of snowblower after a heavy snowfall could be permitted earlier for exiting the park and making it easier for emergency vehicles to enter.
-Snowblower may be needed to get out to work before 7am.
-Does this [150 metre] include the golf course?

**3.9 Fire Pits**

-I wish that they were banned. No one follows this rule. In this day & age of clean air awareness a ban seems the direction to go. On the nicest of summer nights I must close my windows. Reducing A/C not possible because of this. - Lessons in building clean fires at least! - Also more and more persons are developing concrete pads to hold their pits close to public sidewalks.
-Ban all open fires unless in possession of a method to prevent the spread of sparks or burning embers.
-There should be no open fires allowed in residential areas. Besides air pollution there are people who suffer from Allergy to smoke.
-Bylaws should be changed to prohibit fire pits.
-Fires (any) should be prohibited - too big a risk to property in a dry summer.
-Do not permit. Irresponsible in densely populated residential areas. Same regulations as stubble burning in rural areas. Opposed - asthma, respiratory disorders, etc. are <u>not</u> considered.
-Opposed categorically to fire pits and chiminees. Smoke is a toxic product that causes suffering for those residents who have any respiratory condition such as asthma, emphysema, or a variety of air-born allergic agents. Even rural areas have regulations that consider direction of wind, when burning can take place, where it will be allowed, etc. The park is not regulated in the same way and furthermore, NO ONE MONITORS IT!! I've seen people burn leaves, trash, and branches w/o any concern for others in my own section and throughout the park.
-Out door fires of any kind should be banned. Gratuitous fires contribute to pollution & global warming.
-No fire pits in front yards.
-Why isn't the fire pit by-law being enforced?
-Our household is of the opinion that the burning of leaves is a health hazard and should be absolutely banned in the park. Frankly, it's surprising that this practice is so widely used for such an environmentally-minded community.
-Regarding fire pits, Wildwood residents should be allowed to burn tree prunings.
-Many approved receptacles are "zero clearance approved".
-We have strong allergies to smoke and are concerned about the smoke that results from these fire pits which then makes us close our windows at night. Smoke from neighbours' fire pits at night is a real concern.
-Neighbours backyard fires & smoke force us to close our windows in the summer. We have seen very large bonfires and are concerned about potential property damage.
-Over in section E and ?H there are homeowners who burn yard garbage, brush and furniture. We need an education program for these residents so they know they are breaking the law. I

would personally rather see a ban on firepits as they pour smoke into houses adjacent to those enjoying the fire, and I'd like to see tickets for those who burn trash!
-The current "fad" of burning "fire pits" is harmful to many residents in the park who have allergies. They are worse than the farmers burning their fields & preclude opening of windows. This is particularly annoying in warm weather. Residents are NOT burning only clean wood. If farmers are not supposed to burn off their fields in windy conditions, why are Winnipeg residents allowed to burn fires. Even for those without allergies there are times when the smoke is overpowering!!!
-I believe by-law should be strengthened. I have seen fires in compliance with by-law that posed a serious fire hazard in years when with as little rain as we had in this past summer.

**3.10 City Property**

- Support WHACC
-The park is very poorly cared for by the city. Tree stumps abound for removed trees, playgrounds are overrun with weeds, and grass is cut but never trimmed around trees, playgrounds, etc. It is awful and WW residents shoud work with the city to hold them (the city) accountable to do proper maintenance activities.
-Wildwood is a unique neighbourhood and for a few is viewed as a cookie cutter with outdated laws that prevent the uniqueness of it people shine through it pit neighbors against neighbors.
-Reforestation - Less evergreens and more deciduous trees.
-No person should interfere with plantings in inner parks. WHACC should have freedom to plant. Fines (hefty ones) should be introduced for interfering. Permits to cut trees in yards should be introduced. Dumping along riverbanks, on strip on S. Drive by SJR & compost bins not allowed. Wildwood residents should guard against any development in our green spaces.
-Plantings should be native species only.
-Greater effort on pruning - city public lands.
-Encourage residents to prune trees/bushes encroaching on sidewalks and lanes. Trim those trees/shrubs & bushes!!
-Develop a reforestation master plan addressing tree types, size, height, shrubbery, rock gardens, fountains, etc - an architectural master plan. ALL plans/concepts must be subject to public consultation of WWP residents.
-Discourage the use of pesticides or melathion in our area. The list doesn't always work for no spray zone, but it would if inside area was off limits.

**Discourage commercial advertising in Wildwood Park.**

-Depends on what & how it is advertized.

## 4.0 Recreation

**4.1 Renovate the Community Centre to better accommodate existing activities and future growth.**

-For renovations, we would like to see more and better maintenance and updating.

**4.2 Upgrade the hockey rinks.**

-Don't know what's needed.
-Needs regular maintenance.

**4.3 Promote greater use of the rinks in the winter by extending Community Centre hours.**

-You need volunteers! Good luck.
-No opinion - is there a demand?
-Volunteers?

**4.4 Pave rinks for summer use for tennis, volleyball, etc.**

-Pave only ONE.
-Only 1 rink.
-Waste of money, no interest.
-Dogs use it.
-Pave one only - leave one for controlled off-leash use - dogs just learning to be off leash who still need to learn boundaries.
-The rinks are currently used by many dog groups & have been for years.
- Used to be like that on the south rink. Did not work.

**4.5 Maintain our Community Centre's independence, rather than amalgamate with other Fort Garry centres.**

-Agree - but would support amalgamated efforts to replace Century & Sam Southern arenas.
-No opinion - is there a demand?
-The Community Centre is wasteful more programs are offered at Fort Garry NOT AMALGAMATING is irresponsible.
-Together is stronger, but has to be done properly.

**4.6 Offer Wi-Fi at the Community Centre.**

- Health concern - NO! NO! NO!
-What is this?

**4.7 Explore the installation of a dock on the river.**

-Not! Not! Not!
-Agree, but not for boats with motors.

**4.8 Add dog waste bag dispensers near walking areas.**

-Dog owners (of which I am one) need to be responsible and bring own bag. If waste bag dispenser is empty ... then no pick up???
- Owners need to take responsibility.

**4.9 Leaf pick-up service.**

-Reinstate leaf vacuum truck. Think of all the plastic bags saved.

**4.10 Local leaf drop-off depot.**

-If leaf pick-up not possible.
-Not an issue for us.
-If we can't get above (leaf pick-up).

**4.11 Community composting.**

-But do my own.
-We do our own.

**4.12 Adult fitness classes.**

-Too much competition from comm. facilities.

**4.13 Children's fitness activities.**

- Can be big capital investment for equipment & space. Can't be everything to everyone.

**4.14 Off-leash dog area in rinks in spring, summer, fall.**

- People need to leash their dogs when other people are near, or always near the community centre/public.
-Off-leash dog park! We are dog owners/lovers but this is NOT what those areas are for. A little boy was bit by a dog this year by an off leash dog in there - should NEVER have happened!
- So they clean up!
-No way, the entire area will become an off leash park. It is bad enough already.
-If it would mean that people would keep their dogs on leash on soccer fields & baseball area.
-No, too many barking dogs all the time.
-Who will clean up?
-It needs to be communicated and enforced that our entire community is NOT an off leash dog park. Dogs should not be running wild and free off leash. I am frustrated of continually having to ask people to put their dogs on leash so I can feel safe and comfortable.

**4.15 Frisbee golf course.**

-What's this?

**4.16 Ladybug picnic.**

-?

**4.17 Seniors' events.**

- need more.

**4.18 Wildwood anniversaries (65th in 2013)**

-interested - but more than only "somewhat interested".

**4.19 Wildwood Heritage and Conservation Committee (WHACC).**

- Closed groups like WIT and WHACC makes it hard to be interested.
-I do appreciate the riverbank work WHACC has done.
-Interested - but more than only "somewhat interested".

**4.20 Additional events at Community Centre.**

-The City should help organize and provide cycling education classes to help adults and children learn how to ride bicycles safely on residential and busier streets.
- A book club. Cards - bridge.
-Car share - Tool share - Buddy system to support aging seniors.
-It would be nice to have Learn to Skate lessons at the community centre. Can the city be asked to locate lessons here?
-How about a volunteer drive where we go door to door asking people to do something for the centre ... But who would volunteer to go door to door!?
-Park wide garage sale?
-Improve the toboggan hill and run.
-Promote family skate/toboggan nights with the music playing & pick-up broomball on one rink, hockey on the other maybe every 2nd weekend. (Free hot chocolate refills!)
-Public lectures.
-Remember Wildwood events are always in competition with other events in city. Probably have enough events as is.
-I think our club should continue to use our club well and look for ways we can make even more use of it. I'm not sure that means renovating or expanding.
-I've never seen the hours or term for public skating posted in the Woodsey.

-Fire pit education. Flea market. Pet education (city by-laws). Dog social events (i.e. in rink), but formal events, not ad-hoc or necessarily off-leash.
-Educational and promotional program for "Wildwood" philosophy and values of the community, i.e. the importance of green spaces, quiet and the forest/river ecosystem.
-Community programs on "natural" yard landscaping would be great. What type of planting and where. Also alternative to grass.
-Replace the small wooden plaque located at the entrance to the park off Wildwood St. with a full-sized bronze memorial style historical plaque.
-Residents should be concerned about the application of the owner of the Wildwood Club to rezone the area around the club to C2 (commercial) and to erect a 7 story condo complex. The next zoning comm. meeting is on Jan. 3, 2012 where this application is being considered.
-Community fire pit.
-Might be able to liase with the Wildewood Club to create more lessons for children, such as golf?
-I did not feel that I could adequately respond to this section of the survey as I am no longer in touch with the current usage and activities of the C.C. However, going back some 45 yr's ago, my 2 sons spent considerable time at the Community Club and enjoyed it immensely. I would think that all young families would continue to enjoy the facilities and I support that. Thank you.
-How about getting the city to remove dead fall on both sides of Point Road in the witchy path.
-An evening event was planned for a Friday evening as a meeting & greeting event for Wildwood Park - work at home residents, but we found out that the Wildwood Community Club does not allow alcoholic beverages, when was this changed? Therefore event was cancelled.

**4.21 Play Spaces**

-More natural play spaces, with railway ties for kids to walk along and picnic tables for more parent gatherings, but also benches facing each other (sometimes the table restricts the position of people).
-Leave it more natural - not too many structures.
-We have plenty of opportunity for play. Let's not take up more space. Certainly we can all walk to the existing rinks. As it is, people are littering their front yards with children's playhouses, toys, structures, trampolines. I suspect many people are unhappy about this.
-Don't create a "hangout" that causes problems for park residents.
-Some of these available at community club - should <u>not</u> be in inner park eg.skating rinks and toboggan run.
-Tear down park #2 (yellow one). Leave as open area - plant trees. Put focus into improving (maintaining #'s 1 and 2).
-The park should be a playful friendly environment for children of all ages.
-Better lighting at play stations.
-Play structures should be age appropriate - geared towards preschoolers and not preteens, i.e. smaller structures with slides with sides.
-Splash park would be ideal in this area.
-Make more of a nature playground instead of a traditional structure/swings set-up.
-Benches for children's care givers.

-Swings are good. Older kids like bigger slides. Sandboxes get yucky. Bridges are good. Spinning things are fun. Low dust pea gravel seems to be the best ground cover. Higher monkey bars allow tall kids to play. ?chin-up bars.

**4.22 Climbing wall.**

- But not within park - s/b over in community club area. Remember this sport reqs supervision.
-As to above climbing wall, safety is an issue - unsupervised play happens!

**4.23 Berms.**

-What are these for?
-Spend the money at the Centre.

**4.24 Toboggan run.**

-At the Wildwood CC.
-We have toboggan run & skating rink at the community club. There are small hills on the dike.
- Not inside park. Proper toboggan run launches from berm should be located in club area/ riverbank.
-We already have one behind the WWCC building.

**4.25 Skating rink.**

-Any proposals need to consider the most proximal homeowners and how resulting noise/traffic will change the park for them particularly.
-Pleasure - not hockey.
-Drainage of water from rink would be a huge concern.
-Heated (fireplace) with warming shack.
-Inner park should be maintained as natural as possible. I'm not sure the amount of use of the play structures justifies the expense.
- A toboggan run and skating rink are already provided at the Community Centre. I would encourage whoever suggested these ideas to develop & support the existing run and rink!! - The development of berms in the park have proven over time to have impeded the use of the land for small games - kicking soccer ball, catch, etc. There has been a noticeable new generation that is using the small parks for this. Great to see.
- We already have a toboggan run and a skating rink. Do not need more.
-Should include natural elements and landscaping to create playstructure, not huge materials of chemically treated wood products and plastics re visual and safer for children.
- We would like to maintain the existing (untreed) green space by the purple and green park. The sand in sand boxes should be cleaned or replaced every couple of years.
-Keep sand boxes, more slides, more picnic tables.
-Better lighting near play areas.
-Spring/Fall cleanup of sand boxes and play areas - Can be done by volunteer group.
-Groomed X country ski paths s/b separate from winter walking/snowshoeing paths. The two DO NOT mix.
-Volleyball & sand court, basketball court.

## 5.0 Community Development, Support and Education

### 5.1 Communication

**5.1.1 Woodsy is an effective means of communicating with area residents.**

- Too often out of date.

**5.1.2 Woodsy should only be delivered electronically whenever possible to save printing costs.**

-We've been receiving both for very long.
-Consider non-computer users.
-Not everyone has internet access nor can afford.
-We used to know what was going on in WW Park until we stopped getting the W&Woody delivered. We seldom (never?) read the electronic version and never access the website. Please don't migrate everything to the web, because then no one will ever see it. (especially the phone book!)

**5.1.3 Woodsy should have an expanded Section news column.**

- Not likely to happen.
- Already enough news outlets.
-Ya! - if we can find a volunteer.

**5.1.4 Woodsy should have limited space for publishing individual viewpoints.**

-No more vendetta articles re SJR!!!
-The Woodsy has always been a forum for viewpoints to disallow this would be CENSORSHIP!
-Don't want people's opinions! Want community news.
-No comment - no context.

**5.1.5 Woodsy should include a volunteer position of social and community news editor to assist the editor.**

-If volunteer is available.
-Nobody will volunteer for this though.
-If deemed necessary.
-If needed.

**5.1.6 Website is an effective means of communicating with area residents.**

-The assumption is that everyone has access to a website - not always so.
- It could be but has been out of date.
-Could be.
-We just moved in, don't have an opinion as yet.
-The website has been woefully out of date. If someone has time to keep it current, it would be effective.
-? Didn't know about it.
-Didn't know we had one.

**5.1.7 Website should be promoted to encourage greater use by residents.**

-If it's being updated regularly.

**5.1.8 Website should be expanded to include classified ads.**

-Local only.
-Of locals. I would love to support businesses of our residents ... would be good to know what existed - for example Wildwood locksmith.
- Who will do this? See kijiji instead.
-If money is needed for the up-keeping: otherwise: NO
-But not commercial.
-No opinion.

**5.1.9 Website should have a DONATE button for residents to donate to the Fall Canvass, etc.**

- The canvass is a mode of personal communication between reps & section residents.
-Maybe have them put in their address so that door-to-door can still be done for those less computer- savvy.

**5.1.10 Phone directory should be updated and printed annually.**

-Good luck! Past experience on producing the directory.
-Or bi-annually.
-Bi-annually.
- Every 2-3 yrs.
-Doesn't need to be printed every year - maybe every 2-3 years.
-Phone book (printed) is great but every 2 years or so is sufficient.
-Bi-annually is fine.
-Every 2-3 years is fine.
-Every few years is sufficient (3-5 years) depending on turnover.
-Every 2 years.
-Every 2 yrs - electronic version could be annual.
-Every second or third year.
-Updating the phone book every 3-5 years (depending on the number of new residents) should be sufficient.
-Every 2 or 3 years.
-Every 2-3 years is adequate.
-Every 3 years.
-Bi-annually?
-Bi-annual would likely suffice.

**5.1.11 Phone directory should be updated and made available to residents online in a password protected area of the website.**

- Too much admin overhead & time to manage a password protected site & people forget passwords, people don't want their info online, etc.
-No opinion - what are privacy issues.
-Don't want someone hacking in.

**5.2 Miscellaneous**

-Regarding the Miscellaneous questions - great questions but who's going to do them? Community Center can't get enough volunteers now.

**5.2.1 Develop a welcome committee and package for new residents (e.g. phone book, Woodsy, maps, etc.)**

-Used to do this!
-This would be better than Welcome Wagon.
-Depends who does it.

**5.2.2 Provide an info package to the Winnipeg Real Estate Board on the special aspects of Wildwood Park.**

-Don't mind being the best kept secret in WG.
-Only if it's the zoning rules.
-Why?

**5.2.3 Celebrate volunteerism by hosting special appreciation events.**

-Hosted & prepared by volunteers??
-Build into other events.

**5.2.4 Reestablish Neighbourhood Watch or a similar program.**

-If people wish to establish groups like Neighbourhood Watch, they should be encouraged, but it's already hard to find volunteers.
-No opinion.
-Not sure.

**5.2.5 Develop a Community visual identity like some other neighbourhoods (signage, lamps, guidelines).**

-Entrance way to gated community.
-Our section signs already provide a visual identifier.
-Our neighbourhood is unique. It is unfortunate that people want to change it.
-Make sure it includes both Manchesters on both sides of Point Road.
-Not sure what this would look like.
-A community visual identity would be wonderful, however - we have seen no evidence that the City of Winnipeg is able to do this with any competence at all. Opposed, unless it can be undertaken by professionals hired directly by the community.
-Already have.
-Silly idea - we have the unique design already!
-Already have a strong identity.

**5.2.6 Conduct surveys periodically to gauge Community views.**

-Depends how often.
-Just come to meetings!

**5.2.7 Consider development of a small seniors' care residence in the area.**

-Any condo/senior development should be designed & landscaped to maintain the "woodsy" feel of the area.
-Maybe - depends on how it would work.
-Agree with development of appropriate seniors housing options near Wildwood Park or condo for younger people who wish to live nearby.
-Where & what -can't answer.
-Witchy woods between N & S Manchester.
-Where?
-Emphasis on small.

**5.2.8 Consider development of a small 55+ condo residence in the area.**

-Either of these might be appropriate on the golf course land currently being considered for development. Must be less than 4 stories and riverbank must be protected. Better to make the area viable then to risk the city deciding to let go of the golf course.
-Maybe - depends on how it would work.
-Under 10 units.
-Where?
-Where & what - can't answer.
-No condo.

**5.2.9 Provide information session for seniors regarding housing options in Fort Garry.**

-For those who are interested.

**5.2.10 Establish a liaison committee to work with St. John's-Ravenscourt on issues of mutual concern.**

-Isn't that already in existence?
-Don't they have one already?
-There is already a committee established to discuss issues of mutual concern: ReWild. It is up to SJR to participate. I would encourage them to do so.
-It would depend on the makeup of the liaison committee.
-Leave SJR alone.
-SJR has ruined the neighbourhood with 14 buses going up and down the roads at least twice a day plus increased traffic due to renting out their fields and facilities. Yes I know "they were here first". So what! We are all here now and have been for years but I know "we" are not going to win. They have the power and that's life.
-SJR needs to acknowledge that their growth is having a negative impact on our community. Too much traffic and noise. A liaison committee would be great - so far it has worked to remove buses from our streets and onto SJR property. I think the committee should continue its good work.

## 6.0 General Comments on Survey

-There appears to be a lot of revision from group meetings to final product.
-A balance is needed that maintains the unique aspects of WW Park while accepting that lifestyles are different today from what they were in the past. With regard to conflicts about building variances perhaps there could be an informal mediation process established that might be helpful in heading off bigger conflicts.
- A lot of the good ideas for WW Park suggested in the survey also require additional volunteer efforts, so if we don't get volunteers these things can't happen. That will be the deciding factor, as it should be. We have to keep in mind that WW Park is only one way we relate to our larger community of Winnipeg and it can't serve all of our needs and interests.
-Wildwood Park owners should keep their noses out of other Wildwood Park owners affairs. It is <u>not</u> the community club's mandate to oppose residents variances on behalf of the whole community. It is (the club) not the opinion of <u>all</u> residents!
-PETS are not addressed in this survey. There are several young, unlicensed cats in sections ?E or ?H of the park. I'd like to see a Woodsy reminder about this with the fines listed. Also, the rinks are NOT an off-leash area for dogs.
-The entire variance area did not allow for anything but support or oppose. Not every situation fits into that category.
-Not sure which area this falls into, but additional waste containers at various points in the park and surrounding areas might be nice. It seems that there are groups of people that walk around eating & drinking, and then throw their garbage onto the street or onto people's yards.
-Unfortunately the zoning variance questions won't determine what expansions the community might tolerate ie front porches across entire front of house. The questions only ask whether we support unlimited variances or oppose. Therefore we'll oppose. Too bad, this survey had the opportunity to see what Wildwood wanted to tolerate.

-To consider creation of a community-based not-for-profit foundation to purchase and protect the land on the Wildwood golf course as a multi-use green space (including golf) in perpetuity.
-The proposed 6 storey condominium at the Wildwood Club does not fit into the area and could lead to similar developments.
-I feel that this survey needed a "neutral" column.
-Survey does not offer alternative to Agree/Disagree. Some things are not as black and white.
-You should have another box for "no opinion".
-I do not live within WW Park.
-As I live on the river, many of these questions do not affect me - being not within the park itself.
-I am a senior. I love this area - but do not want it to change too much at all!
-When stating your address include your section!

## 7.0 Thank Yous

-Thank you to the Wildwood Into Tomorrow Committee for organizing this opportunity for residents to express their views.
-To WIT - Thanks for undertaking this huge job for the benefit of the Park residents.
-Thank you for time and effort on this!! I appreciate it.
-Oodles of work has gone into this. Thanks to all.
-Thank you for this survey!
-Congratulations! This is an outstanding questionnaire. (1956 year resident - 55 years)
-Thanks to those who worked to create the survey. I hope the results are useful to all!
-Thank you to the Committee for taking the time to put this survey together! We <u>really</u> appreciate your efforts!
-Congratulations on a nicely constructed survey!
-Thank you for all the hard work which went into developing this survey. Not being a resident of the "park" itself and being a senior on one of the "outside the park" streets, I could not comment on some of the statements. I did, however, appreciate the opportunity to express my opinion on issues of relevance to me.