ATTACHMENT C – Compiled letters of support and opposition

Compiled letters of support (names and personal information redacted)
Total: 13 letters from 11 different properties

To whom it may concern,

My name is [NAME]. I reside at [ADDRESS].
My email is [EMAIL]

I fully support Heritage District Designation for Armstrong's Point.

I have participated in years of lobbying and full attendance in the preliminary consultation process conducted by HTFC.

I have responded to this question numerous times already and am frustrated and puzzled why I am being asked yet again at this very late stage in the process.

Yes I am in full support of HCD designation for AP and urge the City to bring the process to a prompt conclusion. The neighbourhood has spoken.

[NAME]

My name is [NAME], I am a resident of [ADDRESS], and my e-mail address is [EMAIL]. I support the HCD for Armstrong's Point. I am frustrated by the by the slow pace of this long overdue process, and the tepid measures being proposed.

[NAME]

November 2, 2018

LETTER IN SUPPORT OF THE HERITAGE DESIGNATION FOR ARMSTRONG'S POINT

Shaughnessy Heights, Rosedale, Cabbagetown, and many others are examples of small pieces of living history which when destroyed, have been erased from a City's cultural history.

I had never been partial to historic buildings, I was raised in Winnipeg and they were just a natural part of the landscape. I am old enough to have seen the original City Hall and the Eaton's store. They were of no specific interest to me at the time.

As we all know, we often find ourselves "defending" the City of Winnipeg. Many decades later, I found myself often trying to describe some Winnipeg landmarks to new residents. It often felt like I was exaggerating when describing City Hall as almost like a "gingerbread house". And the "numbered" Santa's Workshop Christmas display windows at Eatons as a clear nostalgic remembrance since most could not believe what I was telling them.

I purchased a large, old house in Armstrong's Point for the square footage alone to look after extended family. At a local neighbourhood gathering, [PERSONAL STORY], [a] neighbour said it's too bad I couldn't have seen the original Ravenscourt [School] which was in this neighbourhood. I was a little taken aback because I thought I was aware of most of the buildings here and couldn't work out which it might have been. She mentioned that it was no longer in existence because it has been torn down to build 4 1970s bungalows. I was just amazed at the story she was relating and I certainly thought she was exaggerating just a bit.

I went on to do a little research of my own...When I discovered about the original building, I'm not longer shy about saying I was a little teary eyed. I was thunderstruck at the picture and description of a real "residential mansion" having been right here in Winnipeg. At the risk of being told I'm overextending my description, I am now armed with the absolutely correct architechtural descriptors of the old Ravenscourt.

When I tell people WINNIPEG had a residential "castle", they do believe I am embellishing. I than ask them, what would you call a private residence that is 32,000 sq ft? History has it that the man who won the contract to demolish the building felt so badly, that he allowed some days for the public to simply walk through it before it would disappear forever!

Given that Winnipeg does NOT have oceans, or mountains, or many other of the natural beauties that abound in other parts of our country, I found it almost disgusting to imagine that this incredible structure, the largest private residence in Manitoba, would be removed from the landscape in the name of "progress". Surely those 4 little bungalows could have been built somewhere else other than on the site of the largest private residential property in the City.

I was so staggered by the allowance of this destruction that I felt it should not happen again. It might be the only plausible reason for urban sprawl! I am still looking for the name of the person who penned the destruction of that address.

I [want] to preserve this important neighbourhood in the history of the City of Winnipeg.

...[T]he Armstrong's Point Heritage House Tours [have been] a successful, bi-annual event for the public to be welcomed into historic houses in AP. There has been an overwhelming positive response to the news that the City of Winnipeg has chosen Armstrong's Point as possibly the first officially designated heritage neighbourhood.

I might suggest the City consider a civic referendum regarding the designation of Armstrong's Point.

It is with pride and civic interest in this neighbourhood, that I fully support the Nomination of Armstrong's Point as a Heritage Conservation District.

[NAME]
November 2, 2018
[ADDRESS]

Urban Planning and Design Division
The City of Winnipeg
November 5, 2018

Dear Sirs/Mesdames:

We the undersigned, who live at [ADDRESS] strongly support the designation of our neighborhood of Armstrong's Point as a Heritage Conservation District. There has been a great deal of consultation on this and ample opportunity for our input. The final plan is a very good compromise between preserving heritage and allowing for appropriate modernizing where this is necessary. We urge you to finish this project into which has had so much work gone into it.

Sincerely

[NAME]

[ADDRESS]
[EMAIL] November 3rd 2018

Letter in support of Armstrong's Point as a Heritage Conservation District (HCD)

Further to your request for letters from property owners regarding the nomination of Armstrong's Point as an HCD, I am writing to confirm that I am strongly in agreement with this initiative.

I do, however, have to object to the tone of the letter that you sent as it spends a great deal of time on the incipient rules and regulations, and yet does not describe in much detail the advantages of an HCD. This will inevitably result in letters of objection. If that was your intent, you will have achieved your objective.

You might have stated that results in other cities (Toronto, Montreal, Vancouver) have shown benefits to both the City and the Community with an HCD designation. The Cities maintain and show off these areas with pride. The Communities have benefited from increased property values and maintenance of the character of the houses, as well as the streetscape. Armstrong's Point is and will be a wonderful HCD located as it is downtown, containing heritage homes of interest, worth and value, and having a streetscape with an extraordinary canopy of trees.

What appears to be inappropriate is that this community has gone through multiple discussions with the City about the HCD, and provided letters over the last 10 years in support. In particular over the last 4 years we have been involved in the City's HCD Study and provided valuable input. And yet we have been relegated to the beginning or start of the process implying that we may have to wait another year or two for a decision from Council.

I sincerely hope that it is just bureaucratic protocols that requires adherence to this process and this is not a devious attempt to undermine it.

Yours sincerely,
[NAME]

To whom it may concern:

I support the nomination of Armstrong Point as a Heritage Conservation District.

Regards,

[NAME]
[ADDRESS]

November 21, 2018
Urban Planning and Design Division
City of Winnipeg

Regarding: Armstrong's Point Heritage Conservation District

I have reviewed the draft plan for Armstrong's Point Heritage Conservation District. Overall, I think it is a very well balanced plan, without being too onerous on individual homeowners. I would like to thank the consultants and City employees on a job well done.

I support Heritage Conservation District Status for Armstrong's Point.

I have just a few brief comments of some minor alterations I would like to see in the guidelines.

1. The plan needs to add that if a residence is demolished, for any reason, it MUST be replaced with another residence (within a specified time period). This will ensure someone will not try to change the property use through demolition by neglect.
2. The plan allows for construction of 1 to 3 stories. I recommend this statement reinforce the 35 feet height limit, as 3 story buildings could exceed this limit. This will help clear up any confusion.
3. The plan specifically avoids the term "secondary suite". I assume the intent is that this use is incorporated into accessory uses. However, secondary suites are much larger than typical accessory uses. I recommend the addition of a short section dealing specifically with secondary suites and what is allowable. For example, a secondary suite, recently added to a beautiful historic house in Armstrong's Point, looks like a double-wide trailer. Clarifying design guidelines, for these types of additions, will be of great benefit.
4. There is a section that deals with new sidewalk construction. There is no need for additional sidewalks in the neighbourhood. Resources would be better directed to repairing existing sidewalks. I recommend that discussion of new sidewalks be removed from the document.
5. Further to #1 above, one of the biggest concerns I have is the potential for demolition by neglect. There are multiple properties in Armstrong's Point, primarily large character homes, that are at longer term risk of demolition because the owners cannot afford to invest, or are unwilling to do so. Given the rising rates of property and school taxes, house insurance and utilities, I expect there may be more owners who find themselves in over their heads, over time. I do not know how to solve this problem, but I think there needs to be more consideration of this very serious issue, and how it might be incorporated into the HCD by-law.

Sincerely,
[NAME]

We are residents of [ADDRESS]. We have been residents here for [PERIOD OF TIME] but were long term residents in [NEIGHBOURHOOD] prior to moving here. We have never had to be convinced of the importance of this historical area and support any initiatives that will preserve this unique district and maintain our history. We have owned several turn of the century homes (note 20th Century) and done our best to repair those homes and improve the neighbourhood.

However, we do wish to express a concern about a problem which exists in this area and must be addressed. That is the traffic problem including increased traffic flows, speeding and congestion which we have noted have increased from the time we moved here. We (along with other residents) have attempted to address this issue for several years with no real commitment from the powers that be. The reason we are expressing this concern in this letter is because, even though we support the Historical Designation, we do not support the premise that the streets and traffic flow should continue to remain unchanged. A historical designation does not trump safety considerations and we wish to make known our position at this stage. It is our intention to continue to lobby for traffic calming and increased safety even if that requires an ultimate street closure at the west end of Blanchard. Additionally, this is an area where biking and walking should be encouraged and the area should be enhanced to facilitate those activities. We believe that would be in keeping with the historical aspects of this unique area.

[NAME]
[ADDRESS]
[PHONE]

I, [NAME] owner of [ADDRESS] support the nomination of Armstrong's Point as a Heritage Conservation District.

Sincerely,

[NAME]
[ADDRESS]

Dear Mr. Kowalke,

Please note that my family and I are in total support with respect to the nomination of Armstrong's Point as a heritage conservation district. We are very grateful that the Urban Planning and Design Division is working to preserve this historic neighborhood.

Sincerely,

[NAME]
[ADDRESS]
[EMAIL]

Heritage Conservation District members:

I am writing in support of the establishment of an HCD in the historic neighbourhood of Armstrong's Point.

I have read through the Policies and Guidelines several times and am particularly pleased that they state very clearly that they apply to "all properties" in Armstrong's Point and that, "all public and private properties have the same status as "listed resources" under the "Historical Resources By-law".

I'm still a little confused as to how the HCD will fit into the "Planning Framework". Though it will be a separate By-law, will it be implemented as a PDO? I want to be very sure, where there are differences between Winnipeg Zoning By-law 200/2006 and the Armstrong's Point HCD By-law, that the HCD By-law will take precedence.

Overall, I think the "Armstrong's Point HCD Policies and Guidelines" is an excellent document that will protect the unique characteristics of our neighbourhood for the future. I am very appreciative of all the hard work that has gone into preparing it.

Kind regards,
[NAME]
[ADDRESS]
[PHONE]
[EMAIL]

[redacted]

November 3, 2018

Urban Planning and Design Division
Attn: Heritage Conservation District Designated Employee
Unit 15-30 Fort Street
Winnipeg, MB R3C 4X5

Dear Madam/Sir:

I am writing in response to correspondence recently received concerning the nomination of Armstrong's Point as a Heritage Conservation District.

I support heritage conservation district status for Armstrong's Point. I have observed the demolition of homes in other historic areas of the city (notably nearby Wellington Crescent), as well as in other cities in Canada, and the detrimental impact on the historic nature of these neighbourhoods. Owning a home constructed in [redacted], I value the positive impact of these homes and historic areas on our neighbourhood, and our city.

Sincerely

[redacted]

[redacted]

Urban Planning, Design Division
Unit 15 - 30 Fort St.
Wpg, M.B. R3C 4X5

Re: HCD Designated Employee

Sir,

In reply to Kurtes Kowalski's letter of Oct 22/18, my wife & I wish to support the nomination of Armstrong's Point as an HCD.

Yours truly,

[redacted]

Compiled letters of opposition (names and personal information redacted)

Total: six (6) letters from six (6) different properties

Good Afternoon,

Please consider this our formal notice that as Owners [NAME] of [ADDRESS] we OPPOSE the Heritage Conservation District Status.

Also, going forward please communicate with us at:
[ADDRESS]

Kindly confirm receipt of this email.

Thank you,

[NAME]

I have lived in Armstrong's Point since [DATE]. I live at [ADDRES]. I am opposed to Armstrong's Point becoming an HCD. All the homeowners in the Point with whom I have spoken agree with me. In the past I [PERSONAL STORY RECACTED].

Greetings:
I, [NAME], owner of [ADDRESS AND TELEPHONE] received your document regarding the HCD Designation for Armstrong's Point, without further information or details on restrictions to building demolishing and rebuilding on my property or specific requirements I'd be forced to do on my property or any tax increases related to the designation I vote NO.

I do not see this as a positive for a homeowner in fact it already has caused an issue with a potential sale of my home related to the order to suspend demolition has caused a loss of value to my property.

Again I vote NO.

Please keep my informed as to meetings that I can attend.
Should you have any questions or require additional information please do not hesitate to contact the writer so we may fully discuss all your needs.

Thank you,

[NAME]

To Whom It May Concern,

This email is in response to the Notice of Nomination of Armstrong's Point as a heritage conservation district. As a homeowner in this neighbourhood, I have grave concerns about the proposed potential restrictions on my ability to renovate and modernize my home and property. We have not been provided with information about what types of changes will be permitted, on what basis these decisions will be made, or the additional costs a homeowner attempting to make changes will face as a result of the proposed status change. It is fundamentally my right as a property owner to make changes to my property, even including demolishing my house if I so choose. I vehemently oppose any legislation which restricts those rights.

Sincerely,

[NAME]

City of Winnipeg
Urban Planning and Design Division
Attn: Heritage Conservation District Designated Employee
Unit 15-30 Fort St.
Winnipeg, MB, R3C 4X5

Nov. 4, 2018

Dear HCD designated employee,

As property owners whose home is located in Armstrong Point, we would like to officially register our opposition to the designation of our neighbourhood as a Heritage Conservation District.

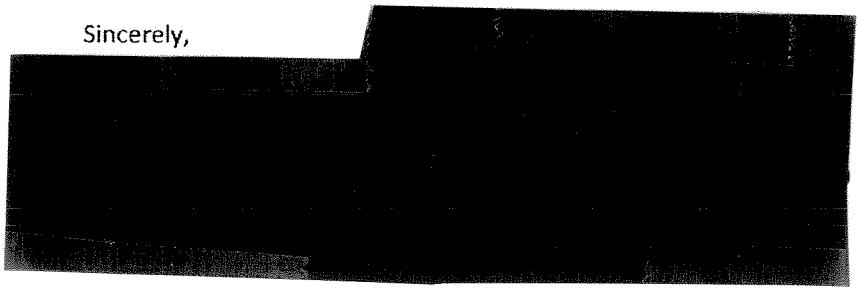
Our opposition stems from the following:

1) We have yet to be presented with any potential benefit to this designation as individual property owners. The heritage of our neighbourhood ought to be obvious to anyone who walks down the street, with or without any kind of official designation from the city. We understand area residents do not want to see their neighbours' homes torn down with new infill built in place. But with respect, that should not be a neighbour's decision to make. We understand the need for zoning restrictions, but as property owners we find it hardly appealing to voluntarily impose increased restrictions on ourselves beyond what is found in other neighbourhoods throughout Winnipeg. I am aware that discussion of heritage district status was initiated by area residents, but please know that support for this designation is not unanimous.

2) Although there are clearly some heritage buildings in the neighbourhood, there are an equal number that have been built since the 1950s. These are nice properties with nice people living in them, but they are no more special than those found in any other area of Winnipeg. Why impose restrictions on these properties simply because they are located next door to older buildings? Perhaps property owners could individually apply for heritage designation for their own houses, on an opt-in basis, instead.

3) We find it keenly ironic that at the same time this designation is being considered, the City of Winnipeg is in the process of constructing a modernist addition to the Cornish Library. This is the only building the city actually owns in our neighbourhood, and it is a heritage building in its own right. It is also the gateway to the area, and its most visible building. Yet property owners are the ones being asked to take on the task of heritage preservation in Armstrong Point, while the city alters the heritage of its own building down the street. Does no one else see the irony in that? In passing, the library has now been closed for months as a result of this project, and a shovel has yet to hit the ground. We do not appreciate having this service taken away, particularly given the reason.

Sincerely,



Urban Planning and Design Division
Attn: Heritage Conversation District Designated Employee
Unit: 15-30 Fort Street
Winnipeg, MB R3C 4X5

[redacted]
Winnipeg, MB [redacted]

Date: December 11, 2018

Re: ARMSTRONG POINT as a HERITAGE CONSERVATION DISTRICT

To Whom It May Concern:

Please be advised that both [redacted] and [redacted] of [redacted] are strongly opposed to Armstrong Point becoming a Heritage Conservation District.

Throughout the process there has been discussions, presentation, open houses at Connor House and documentation that when we have pressed indicated that the process will be voluntary and legally unenforceable. We have always been very focused on our questions and how a heritage conservation district would relate to us. We brought our property in a *non-conservation* district and have spent considerable resources restoring and upgrading our home; a home that exists within a very diverse area with houses from many different eras. We were very concerned to see a change in tone in the documentation from October 22, 2018 *"....the Heritage Conservation Districts By-Law No. 97/2018 (the "By-Law") which formalizes the process for the nomination, evaluation and designation of heritage conservation districts ("HCD") in Winnipeg. A heritage conservation district is regulated by law to conserve area of special architectural and historical significance and to manage future changes within the district boundary."* The language in the aforementioned passage does not bear resemblance to previous documentation. If feels very much like a bate and switch and we cannot express strongly enough that we are in opposition to Armstrong Point becoming a HCD.

There are areas within the city of Winnipeg that have gone derelict i.e. buildings along Keneston, , overgrown lots along Sherbrook etc. that could benefit from the city's attention but to try to regulate and control an already outstanding and diverse area is not an initiative that we can support. In the Oct 22nd communication it was also stated that demolitions permits are suspended and will not be granted until designation has been made. We do not support our neighbors being controlled on the properties that they own. Again, we bought our property, care for our residence and do not want or support being thrown into a controlling, litigious HCD after the fact.

In summary, the owners of [redacted], Winnipeg MB [redacted] cannot express strongly enough:

1) that the process was misleading and the "rules" were changed i.e. non legally binding as was presented at an open house at the Ralph Connor House to having permits suspended/blocked.
2) we bought and invested in our home as independent citizens and do not sanction or support any controls that would result from Armstrong Point becoming a Heritage Conservation District
3) Are concerned that the potential controls of an HCD could result in a negative impact regarding marketability/value of our property. In the past we have intentionally dismissed the purchase of properties that were distinguished as heritage sites due to the controls that are/were placed on the property.

Sincerely,

[redacted]