Appendix D:

Letter of Intent

AFFINITY ARCHITECTURE Inc.

December 13, 2019

Attention: To Whom It May Concern

Re: Letter of Intent
Secondary Plan Amendment
Multi-Family Residential Building
2000 Henderson Highway, Winnipeg MB

To Whom It May Concern,

This letter serves to document the intention of our Client to amend the Secondary Plan to reclassify the existing Low Density Residential area into High Density Residential, in order to construct a five-storey multi-family residential building complete with 39 residential units as represented in the drawings dated November 13th, 2019, prepared by our office and submitted to the City of Winnipeg Planning, Property & Development Department.

The building is also to have two guest suites which will be rented out on a per night basis. They will include a bathroom and living/sleeping room, similar to hotel suites. Refuse is to be stored inside the building and collected privately.

The proposed development will be compatible with the surrounding context as there are numerous multi-family developments to the south along Henderson Highway, including several buildings over 6-storeys tall. The proposed development will be set back over 65 feet from the existing frontage and will preserve a number of large existing trees.

Yours truly,

Mark Funk
Architectural Technologist
Affinity Architecture Inc.