514 Wellington Crescent
Community Engagement Report

Prepared by: Richard + Wintrup Planning and Development

March 24, 2021

R+W
RICHARD
WINTRUP

Introduction

514 Wellington Crescent is currently a vacant corner lot located at Kingsway and Wellington Crescent, within the Crescentwood neighbourhood. Last year, the existing housing structure on the site was approved for demolition and was subsequently demolished November 25th, 2020. Due to the community members that had publicly opposed this demolition, it is critical that the approach to community engagement take into consideration the many voices in this area; those both for and against the redevelopment of the site.

Richard+Wintrup Planning and Development was retained to conduct community engagement for the proposed multi-family development of 514 Wellington Crescent. For this project, there were two rounds of engagement sessions intended to inform the surrounding community of a multi-family development for the site, gather feedback, and follow-up with presenting a proposed design for further comment.

We reached out to over 2,000 residences to invite them to our engagement events and received less than a 3% response rate. A total of 73 individuals registered for the first round of open houses and 52 individuals registered for the second round, of which, 17 were returnees. It is also important to note that there were individuals that registered from the same household (18 total shared an address with another registrant).

To ensure residents had sufficient opportunity to attend an Open House event, three dates were offered for each round and two total rounds of engagement were conducted, for a total of 6 scheduled events. Each event had a 20-minute presentation followed by a question and answer period where all attendees could provide comments or ask questions that were answered by the project team.

The project team received supportive comments for a low-density multi-family option, particularly from the directly adjacent neighbours. This support was contingent upon a maximum of 8 units, retention of landscaping where possible, attractive and context-sensitive design features, and adequate parking provision. Throughout the engagement, there was a small vocal group that expressed a desire for the property to remain single-family. This included ad hominem attacks on the property owner. Upon presentation of the building and site design at the second open house, there was a reduction in opposition and many in attendance complimented the proposed designs (individuals both for and against rezoning to multi-family).

All engagement activities are summarized in the following sections.

Public Engagement Methods

Webinar style Open House sessions were held in place of in-person public meetings due to the on-going COVID-19 public health restrictions, in advance of filing a formal application. The use of online community engagement is a current, widely accepted professional planning standards method to safely reach the public and deliver information about the development, solicit feedback, and respond to questions. The webinars were hosted by Matthew Robinson, Managing Consultant with Richard+Wintrup Planning and Development and Jamie Kozak, Principle Architect with Prairie Architects Inc.

Two (2) rounds of Virtual Open House sessions were held in February 2021 and March 2021 respectively. The first set of sessions were to introduce the options of a manor-style multi-family building or the current entitlements of the site. The second set of sessions were to present more detailed drawings and information of the multi-family option with considerations of the input and feedback that was gathered from the first sessions and one-on-one engagements.

All Virtual Open House sessions were recorded and all written comments were gathered for this report. Each session ran approximately one hour, that began with a 20-minute presentation followed by the Q&A portion of the event.

The events:

- Round One Virtual Open House sessions were scheduled for February 17th, 20nd and 21st, 2021 via the online platform Zoom.
    - February 17th, 2021 at 7pm
    - February 20nd, 2021 at 3pm
    - February 21st, 2021 at 3pm - this session was cancelled due to a total 2 RSVP's received. The two registrants where contacted for one-on-one engagement and were presented the same information as the previous two events.

- Round two Virtual Open House sessions were scheduled for March 13th, 14th, and 15th, 2021 via the online platform Zoom.
    - March 13th, 2021 at 3pm
    - March 14th, 2021 at 3pm
    - March 15th, 2021 at 7pm

In addition to the Virtual Open Houses, several conversations were conducted with area residents between the first and second set of engagements who either reached out to the development team or expressed interest in receiving further information.

Advertisement

Announcement of these events was done by the delivery of flyers to nearby households, advertising in the local newspaper and though direct emails to community members.

Round One

- Advertising flyers were hand-delivered on February 11th, 2021 to 225 households in proximity to the subject site (see Attachment C & D).
- An advertisement was printed in the Sou'wester local newspaper with a circulation of approximately 41,800 homes (see Attachment E).

Round Two

- Advertising flyers were delivered on March 8, using the services of Canada Post, to 2,072 households in proximity to the subject site (see Attachment F & G).
- An advertisement was printed in the Sou'wester local newspaper with a circulation of approximately 41,800 (see Attachment H).
- 73 Direct emails were sent to all registrants from the first round of engagement sessions to ensure they were informed on the second round of engagement.

Event registration was availabe either through an RSVP form on an online landing page (www.richardwintrup.com/514wellington), by calling the Richard+Wintrup office or by email.

Participation

We received a total of 125 registrants for the 6 events, of which 17 individuals registered for both engagement rounds (108 total individuals). There were 73 registrations recorded for the first round of engagements and 52 registrations for the second round. It is also important to note that there were several individuals that registered from the same address.

Members of the public had the opportunity to submit questions in advance via the website's RSVP form and throughout the presentation and Q&A period. The project team provided answers to these questions during the Q&A period. All questions and comments where gathered and complied for this report (see Attachment I).

The following is a breakdown of participants and the amount of comments or questions submitted per on-line event:

- February 17, 2021 at 7pm: 41 registrants, 66 Questions and Comments received.
- February 20, 2021 at 3pm: 30 registrants, 57 Questions and Comments received.
- March 13, 2021 at 3pm: 15 registrants, 16 Questions and Comments received.
- March 14, 2021 at 3pm: 13 registrants, 21 Questions and Comments received.
- March 15, 2021 at 7pm: 24 registrants, 34 Questions and Comments received

The webpage for the event was created on February 4, 2021. There were 307 unique visitors to the engagement page for the time frame February 4 to March 15, 2021 (see Attachment J).

The Engagement Summary Map (on the following page and in Attachment K) illustrates the approximate address location of the registrant in proximity to the subject site. The following is a detailed breakdown of the mapped community members and their proximity.

Within 500m - a total of 47 registered:

- 11 people attended both
- 24 people attended open house round 1 only
- 12 people attended open house round 2 only

Between 500-1000m - a total of 20 registered:

- 3 people attended both
- 8 people attended open house round 2 only
- 9 people attended open house round 2 only

Between 1000m and 2000m - a total of 8 registered:

- 0 people attended both
- 5 people attended open house round 1 only
- 3 people attended open house round 2 only

Beyond 2000m - a total of 11 registered:

- 1 person attended both
- 5 people attended round 1 only
- 5 people attended round 2 only

16 people did not provide address

In addition to the engagement events listed above, two phone conversations and two one-on-one Zoom conversations were conducted by Richard+Wintrup with those who were unable to attend the available dates or did not have access to a computer.

The property owner also directly engaged surrounding neighbours throughout the process to better understand their questions and concerns. We then took these comments into consideration for the design of the building and site plan of the proposed multi-family development.



Summary

The first of the two rounds of engagement received the highest response rate, where community members expressed interest in learning more about the project. While we presented our intentions and inspiration images for a multi-family design at that time, the most frequent comment received during these events was a desire to see a detailed site plan and building design for multi-family at the site. Therefore, the project team aimed to return for a second round of engagement swiftly with more tangible images for comment and feedback.

Some of the key themes that were discussed in the first Q&A sessions were as follows:

- Rear lane - we received a written letter concerning the condition of the rear lane off of Kingsway, which was echoed by others living on the street. It was expressed that this rear lane should not be used by the proposed development.
- Parking - there were many questions asking whether the development would accommodate all the necessary parking on site.
- Unit numbers - the community expressed a desire for a building with less than 12 units. While there was a small group of individuals that wished for the lot to remain single-family, it was clear that additional information was necessary to demonstrate a potential design for comment.

In the conversations conducted directly with community residents, including the adjacent neighbours, there was expressed support for the multi-family option in the form of a manor-style building considering area heritage and maintaining the existing landscaping where possible.

For the second round of open house sessions, we significantly increased our outreach to ensure we did not miss any community members that were interested in learning about proposed development on this site. A combined total of 52 individuals registered for one of these sessions, which equates to less than 3% of the flyer mail out recipients, not including the Canstar readers. Additionally, the reduction in overall registrants from 73 to 52 and 17 total returnees demonstrated that the interest in this project is localised primarily within a smaller group of vocal residents.

Some of the key themes that were discussed in the second Q&A sessions were as follows:

- Parking - most attendees wanted to ensure ample parking provision for visitors to avoid the use of on-street parking. The project team demonstrated that an anticipated 18 stalls plus drop-off area would exceed city parking requirements.
- Process - a small group of residents expressed their desire to remain a single-family property and questioned our intentions to pursue multi-family. The project team provided detail on the site history and the process to apply for rezoning, ensuring the community was aware of the rationale and application process.
- Buildind design and Site Plan - there were minor questions about how units would be oriented and sized, as well as accessibility features and other small details about the building. There were additional questions about unit price and HVAC noise that were unable to be answered at this time in the process.

Overall, in the second round of engagement events, we received many supportive comments for the proposed design and minimal criticism for the 8-unit multi-family building as presented, deeming it more appropriate for other neighbourhoods. A small group of residents in the area remained in opposition to rezoning the property to a low-density multi-family category, consistent with their response in the first round of engagement events. The presentation was directed towards addressing the concerns received in the first round, and a reduction in questions/comments demonstrated we were able to do so effectively.

A summary of the site and building design modifications and concessions resulting from the engagement events include:

- Parking - Underground vehicle and bike parking, including visitor and service stalls, that exceed City standards
- Traffic - A new secured private approach off Kingsway that accesses the underground parking area to eliminate the need to use the backlane
- Density - A reduction in density from as many as 12 units to 8 units
- Lanscaping - Addition of up to 20 new trees and other significant landscaping features, along with the retention of existing landscaping where possible
- Setbacks - Maintained setbacks from Kingsway and Wellington Crescent
- Design - Heritage design features incorporated into the structure including balcony railings replicating the existing fencing, mansard roof, and masonry materials

List of Attachments

Attachment A - Engagement Presentation Round One

Attachment B - Engagement Presentation Round Two

Attachment C - Engagement Flyer Round One

Attachment D - Flyer Distribution Map Round One

Attachment E - Newspaper Ad Round One

Attachment F - Engagement Flyer Round Two

Attachment G - Flyer Distribution Map Round Two

Attachment H - Newspaper Ad Round Two

Attachment I - Engagement Session Question

Attachment J - Website Stats - February 4 to March 15, 2021

Attachment K - Engagement Summary Map

Attachment L - Community Emails Submitted

Attachment A - Engagement Presentation Round One

Virtual Open House

514 WELLINGTON CRESCENT

Introduction

About this Open House

- We will be recording the entire event and collecting all written comments
- Presentation followed by a Question and Answer Period
- Questions and Comments submitted through the Q&A button

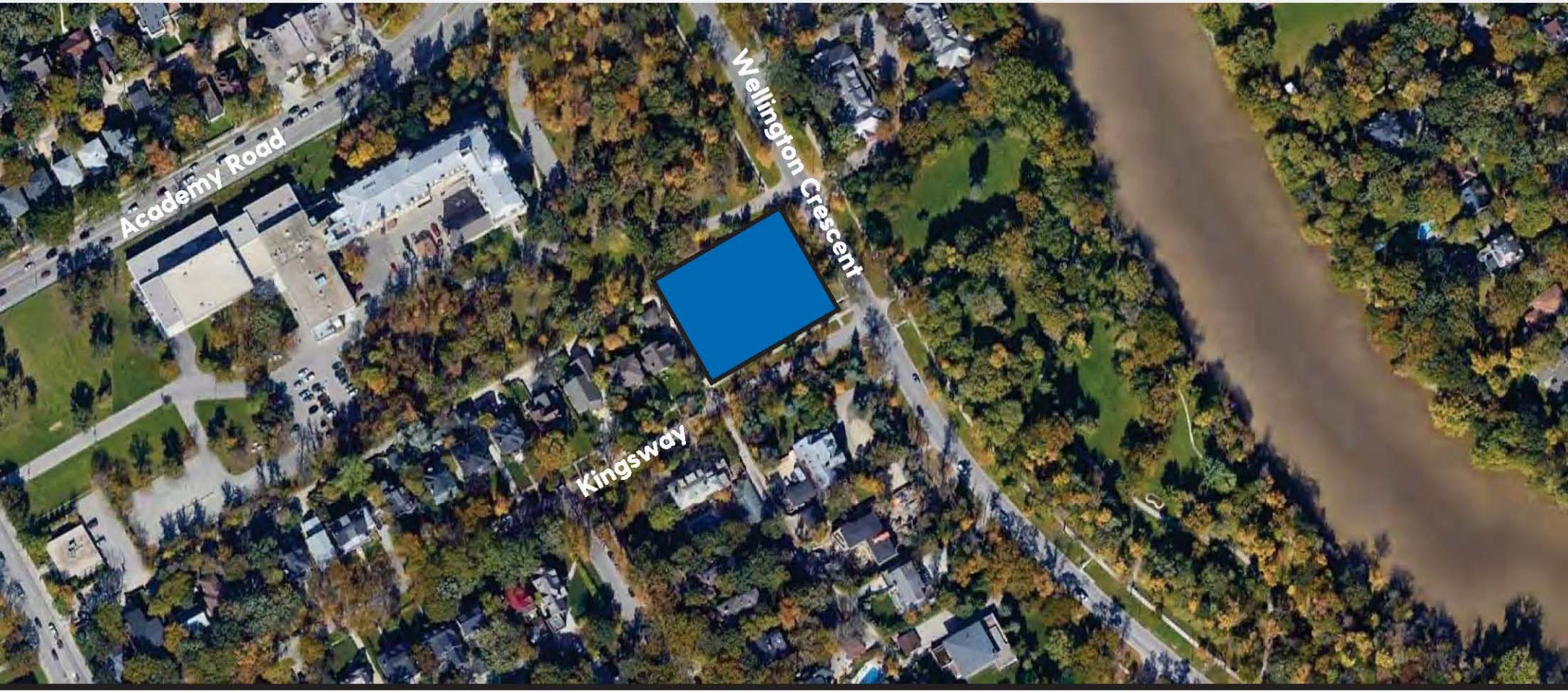
Our Team

- Richard + Wintrup Planning and Development
  - Matthew Robinson
- Prairie Architects
  - Jamie Kozak

Key Points

- Site Context and History
- Our Process
- Initial Design Considerations

Site Context

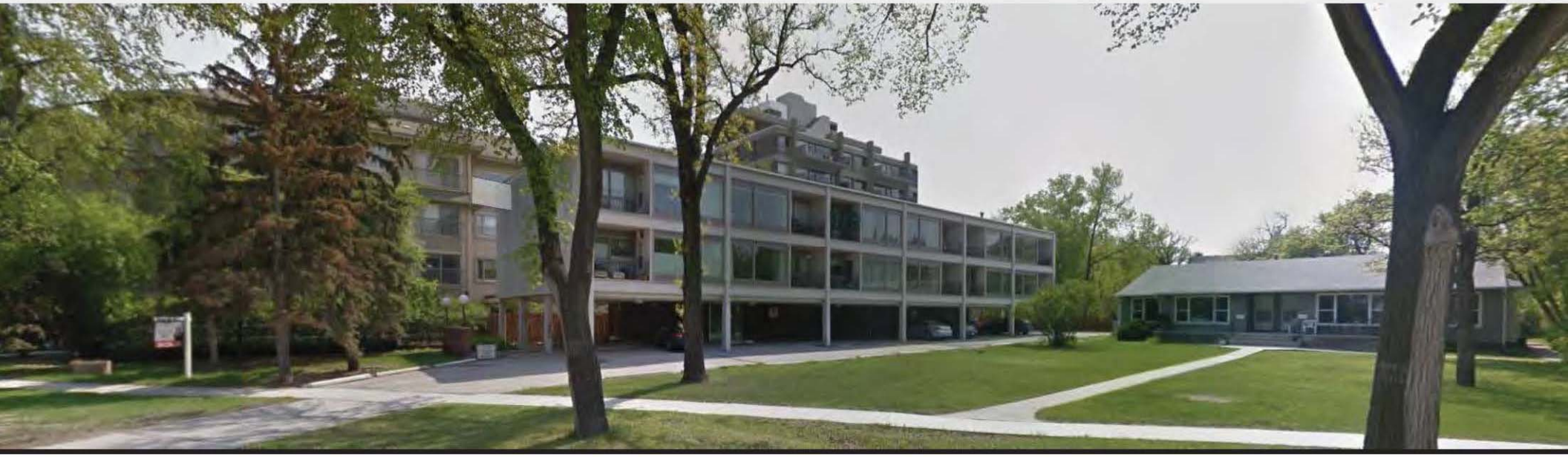


Site Context

- Vacant residential lot with a total area of 31,313 sq. ft.
- Currently zoned Residential 1 – Large
- Close proximity to frequent transit stops and active transportation routes
- Adjacent to St. Mary's Academy, 529 Wellington, Congregation Shaarey Zedek Synagogue and Munson Park

Site Context

- Mixture of residential building types along Wellington Crescent
- Major thoroughfare with high daily traffic volumes



Site History

- We recognize the history and importance of this site in the community
- Purchased from a corporation in 2016
- Building assessment determined that the overall structure required extensive and cost prohibitive restorations
- Building and Demolition permit for a single-family home issued in April 25, 2019
- On June 7, 2019 the existing demolition permit was suspended due to the Nomination of Crescentwood as a Heritage Conservation District
- Suspension rescinded on November 24, 2020
- Demolished on November 25, 2020

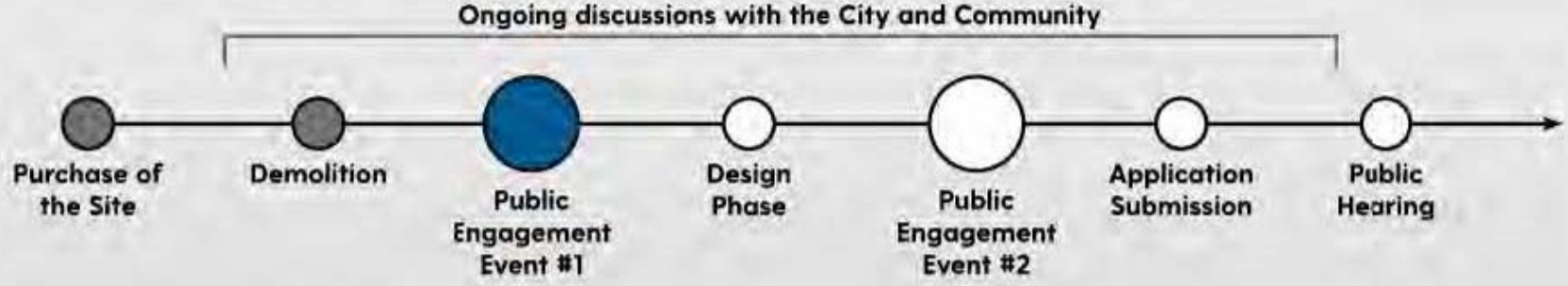
Our Process (Single-Family)

- Current Entitlements
  - Three buildable lots are available for the construction of single-family dwellings
  - No rezoning necessary
  - Continue with City of Winnipeg approval process for building permits
  - No further community engagement or exterior aesthetic design review



Our Process (Multi-Family)

- We are wanting to understand the community's interest in low-density multi-family development at this site
- Maintaining ongoing discussions with both the City of Winnipeg and the community throughout a process for multi-family development
- First public engagement event of two total events
- The next step would be a design phase where our architectural team work on building and site designs that incorporate the historical community features in and around the site
- Designs would be brought to the community once more before proceeding with our application



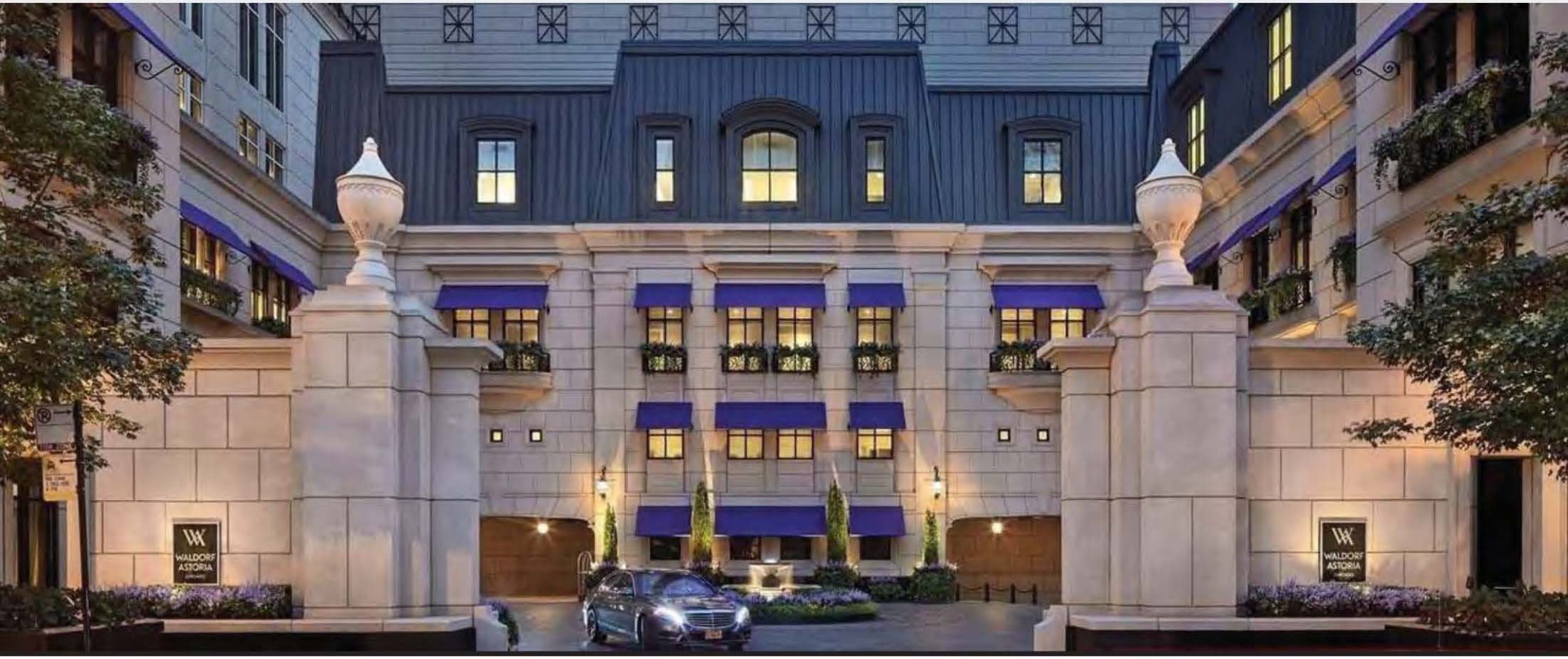
Initial Design Considerations for Multi-Family

- Residential Multi-Family Small zoning
  - RMF-S zoning currently exists at the adjacent property at 484 Wellington Crescent
  - Well-suited for multi-family development, located close to numerous amenities
  - Allowed up to 24 units based on the site area, but would ask for an agreement to restrict the lands to 12 units or less
- Design Guidelines
  - Draft Infill Design Guidelines
  - No current Heritage Conservation District Design Guidelines, but we will take into consideration the heritage features of the community in our design and work hand in hand with the Public Service to meet and hopefully exceed expectations

Initial Design Considerations for Multi-Family

- Context-sensitive infill design
  - Proposed building to be similar in scale and height to the original home, shadowing and site lines remain relatively unchanged
  - Proposed building to be sited in roughly the same location as original, allowing the existing landscaping and historic fencing to be retained
  - Proposed low-density multi-family building will ensure the existing lot remains intact
  - Use of tyndall stone, brick, and other high-end materials will allow the new design to integrate seamlessly into the established aesthetic of the surrounding community
  - The new multi-family building will serve as an elegant landmark and gateway into Old Crescentwood
  - The new multi-family building will add additional value to the neighbourhood and support local business

Initial Design Considerations for Multi-Family



Initial Design Considerations for Multi-Family



Question and Answer

Thank you for your time

Attachment B - Engagement Presentation Round Two

Virtual Open House | Round 2

514 WELLINGTON CRESCENT

Introduction

About this Open House

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- Presentation followed by a Question and Answer Period
- Questions and Comments submitted through the Q&A button

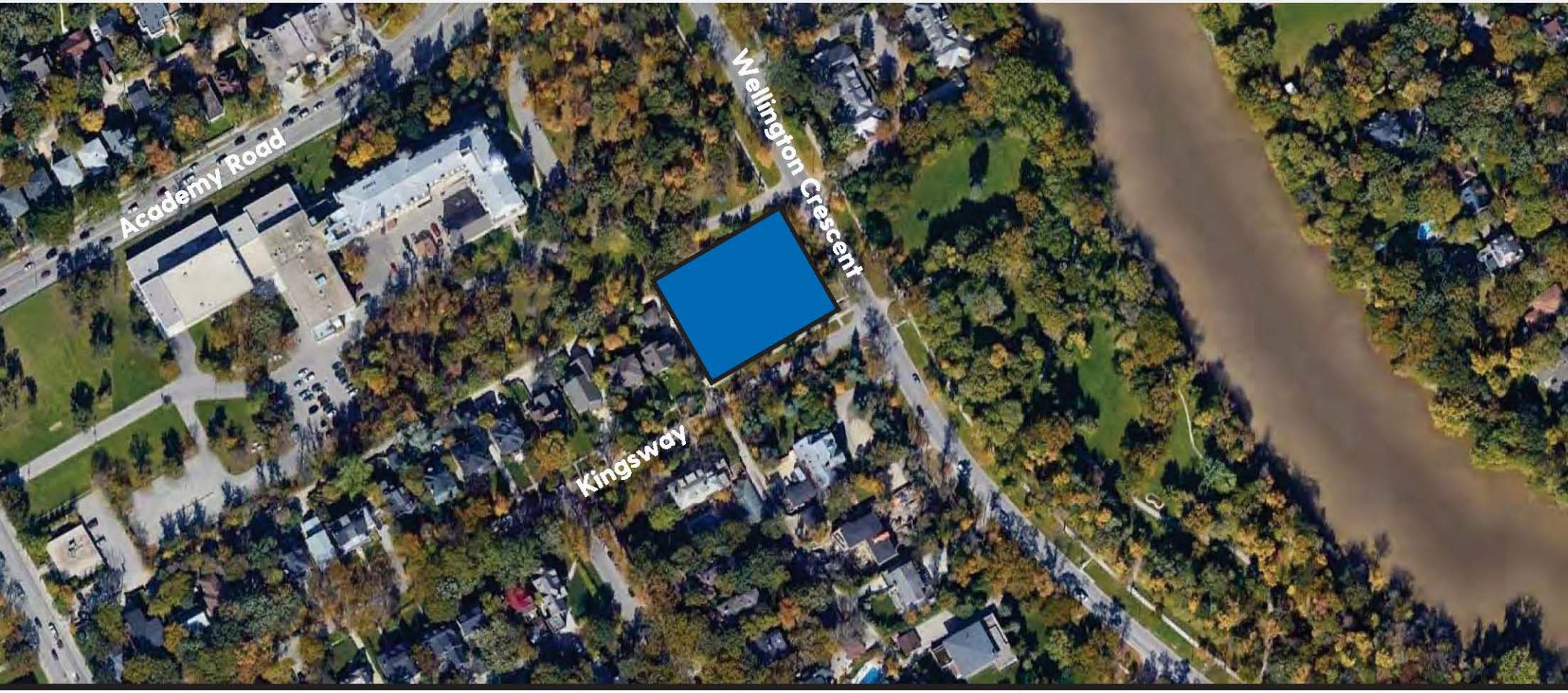
Our Team

- Richard + Wintrup Planning and Development
  - Matthew Robinson, MCP, B.Sc (C.Eng), RPP, MCIP
- Prairie Architects
  - Jamie Kozak, M.Arch, MAA, SAA, MRAIC

Key Points

- Site Review
- Our Process
- Multi-Family Design

Site Review



Site Review

- Vacant residential lot with a total area of 31,313 sq. ft., zoned Residential 1 – Large
- Close proximity to frequent transit stops and active transportation routes
- Adjacent to St. Mary's Academy, 529 Wellington, Congregation Shaarey Zedek Synagogue and Munson Park
- Major thoroughfare with high daily traffic volumes

Site Review

- Current Entitlements
  - Three buildable lots are available for the construction of single-family dwellings
  - No rezoning necessary
  - Continue with City of Winnipeg approval process for building permits
  - No further community engagement or exterior aesthetic design review
  - Secondary suites would be allowed



Our Process

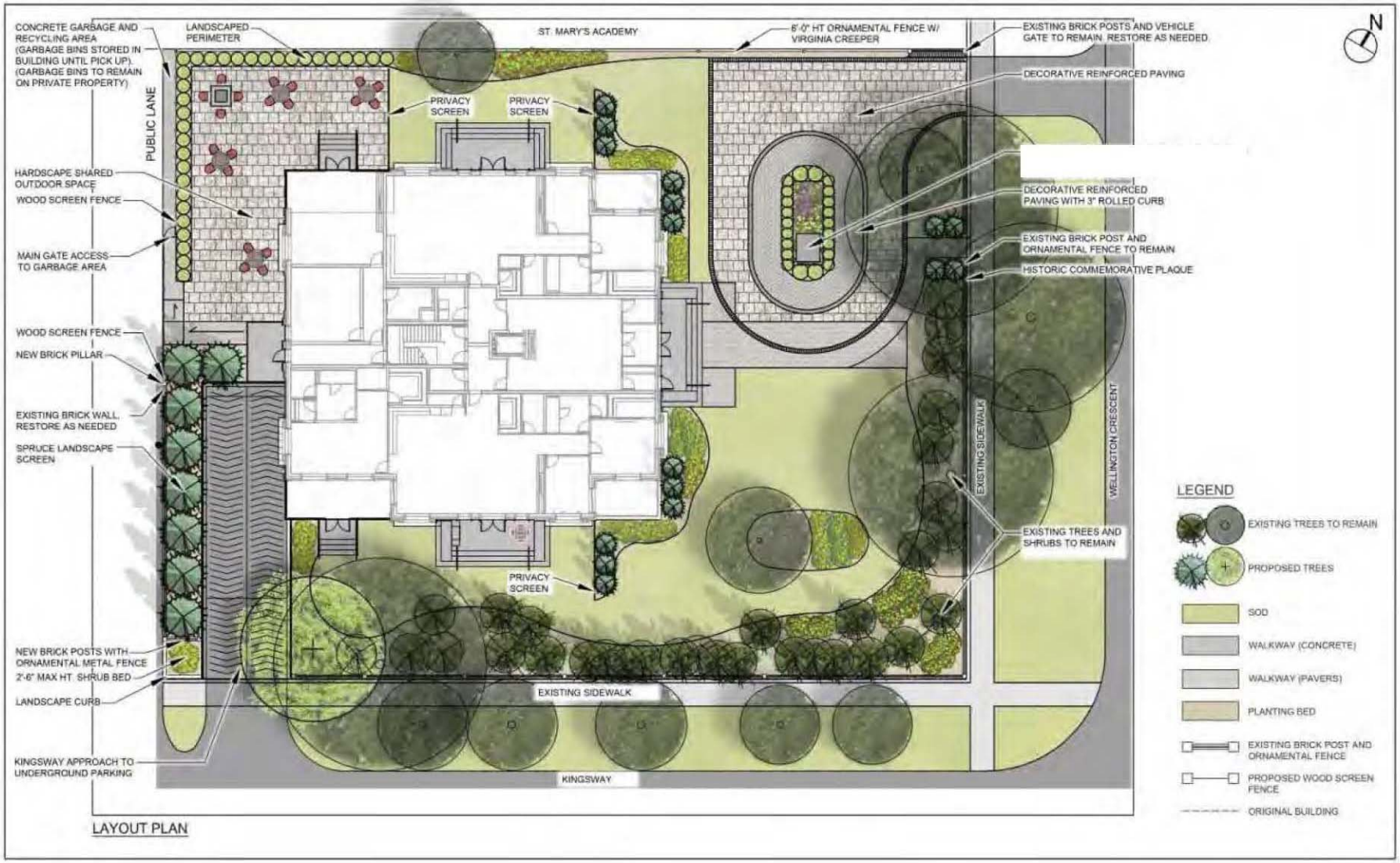
- Our first engagement event was to understand your interest in a single-family or multi-family concept
- It was clear that more detailed designs were critical to this conversation
- Our project team created a context-sensitive design that focused on heritage features and used inspiration from the images previously shown
- We have reviewed our initial designs with the City of Winnipeg Planning Department and received positive feedback
- We've met the heritage recommendations by the City of Winnipeg for this site

Multi-Family Design Process

- We received your feedback from the first engagement event and thank you for your suggestions and comments as they have been integral to informing our design process
- Since our initial meeting, we have continued our discussions with community members and have been working together with the City to further develop the design
- As mentioned at our first meeting with you, our vision for the project is to create an elegant, refined design that will be seen as a landmark building into Old Cresentwood
- The high-end materials selected, generous interior spaces and floor heights as well as the connection to the extensive soft and hard landscaping located in the yard suggest this is a premium/luxury building that respects and references the surrounding neighbourhood aesthetic
- After further consultation with a number of neighbours and receiving your initial feedback on density, we have agreed to restrict the building to 8 units
- The design as presented, is 4 stories for a total of 49’ which is just slightly higher than the original Gordon House (43’)

Multi-Family Design Process

- As you will see in the following site plan, each floor will have two residential units sized between 2,000 and 3,000 square feet as well as ample exterior balcony space for each residential unit. Each unit will have elevator service that opens directly into a private suite foyer
- The proposed design would take up 23% of the lot area, in comparison to 20% for the Gordon House (including garage) or as much as 46% of buildable area for 3 single family homes
- Toward the end of the presentation, we will share a 12-month shadow study with you that demonstrates the small increase in building height does not substantially increase the shadow cast upon the adjacent properties (in particular the existing home on the south side of the backlane)
- In order to accomplish what we have detailed above; we will apply to rezone the property to Residential Multi-Family (RMF-S) from its current zoning of Residential – Single-Family (R1-L)


CONCRETE GARBAGE AND RECYCLING AREA (GARBAGE BINS STORED IN BUILDING UNTIL PICK UP). (GARBAGE BINS TO REMAIN ON PRIVATE PROPERTY)
LANDSCAPED PERIMETER
ST. MARY'S ACADEMY
6'-0" HT ORNAMENTAL FENCE W/ VIRGINIA CREEPER
EXISTING BRICK POSTS AND VEHICLE GATE TO REMAIN. RESTORE AS NEEDED
DECORATIVE REINFORCED PAVING
PUBLIC LANE
PRIVACY SCREEN
PRIVACY SCREEN
HARDSCAPE SHARED OUTDOOR SPACE
WOOD SCREEN FENCE
MAIN GATE ACCESS TO GARBAGE AREA
DECORATIVE REINFORCED PAVING WITH 3" ROLLED CURB
EXISTING BRICK POST AND ORNAMENTAL FENCE TO REMAIN
HISTORIC COMMEMORATIVE PLAQUE
WOOD SCREEN FENCE
NEW BRICK PILLAR
EXISTING BRICK WALL. RESTORE AS NEEDED
SPRUCE LANDSCAPE SCREEN
EXISTING SIDEWALK
WELLINGTON CRESCENT
EXISTING TREES AND SHRUBS TO REMAIN
PRIVACY SCREEN
NEW BRICK POSTS WITH ORNAMENTAL METAL FENCE
2'-6" MAX HT. SHRUB BED
LANDSCAPE CURB
EXISTING SIDEWALK
KINGSWAY APPROACH TO UNDERGROUND PARKING
KINGSWAY
N
LEGEND
EXISTING TREES TO REMAIN
PROPOSED TREES
SOD
WALKWAY (CONCRETE)
WALKWAY (PAVERS)
PLANTING BED
EXISTING BRICK POST AND ORNAMENTAL FENCE
PROPOSED WOOD SCREEN FENCE
ORIGINAL BUILDING

LAYOUT PLAN


View from Kingsway & Wellington


View from Munson Park



View from 529 Wellington



View from Kingsway

*Trees removed for clear building view


View from Wellington

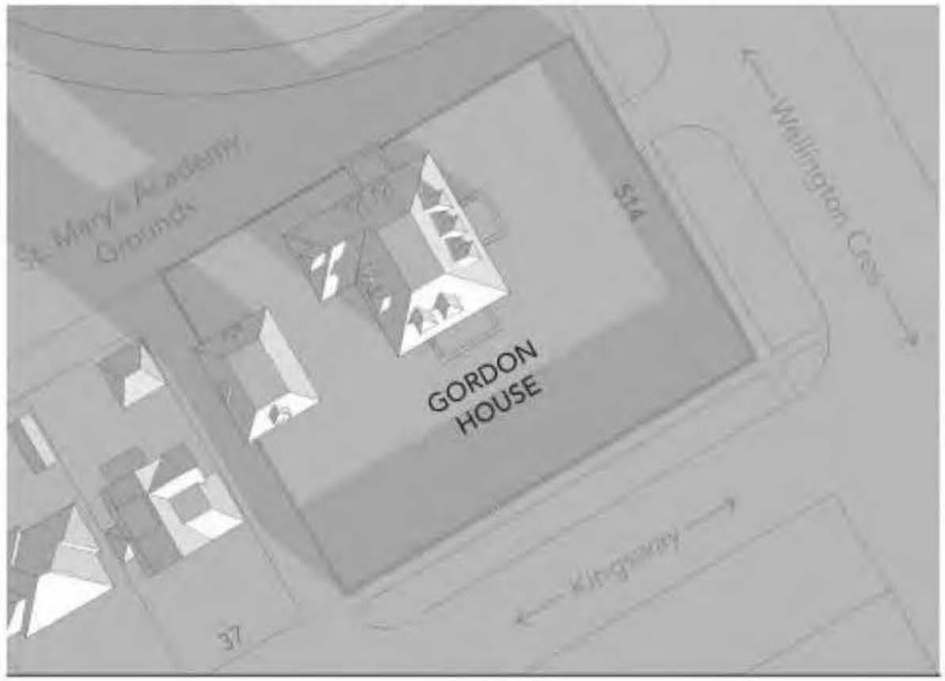


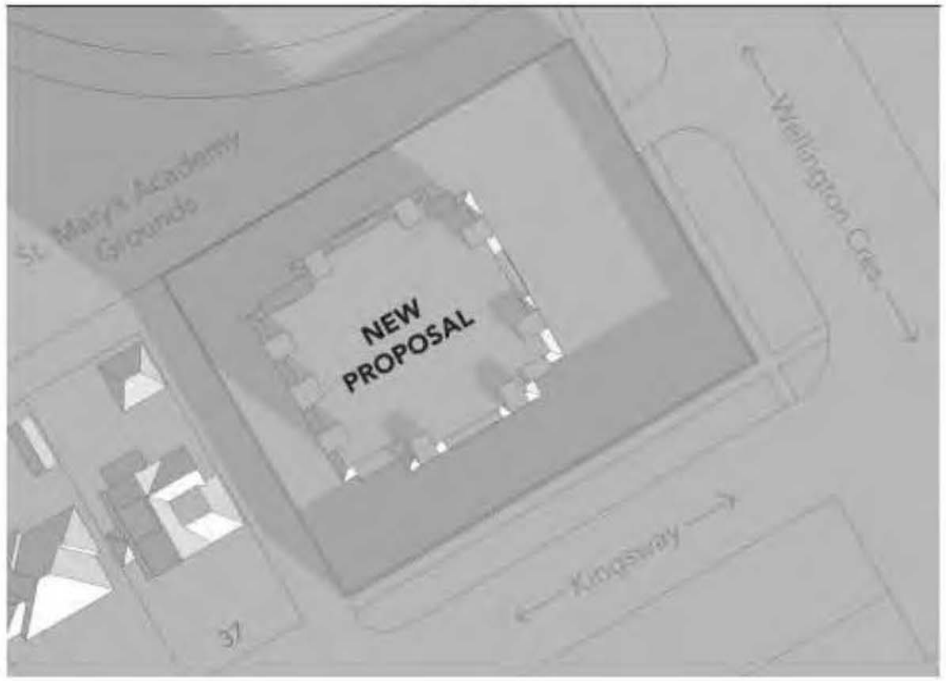






9:00 AM **JANUARY 21**





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GORDON HOUSE



NEW PROPOSAL

3:00 PM



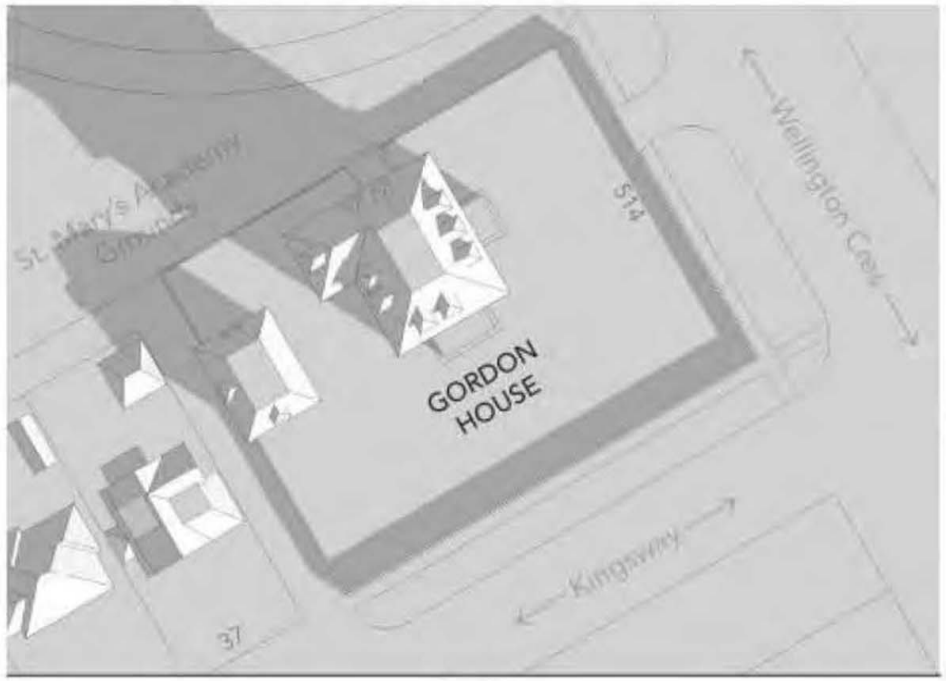


6:00 PM





9:00 AM **FEBRUARY 21**





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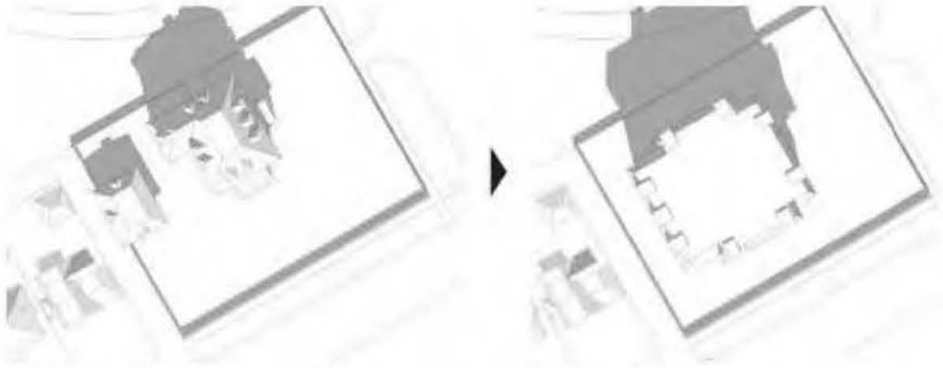

GORDON HOUSE NEW PROPOSAL

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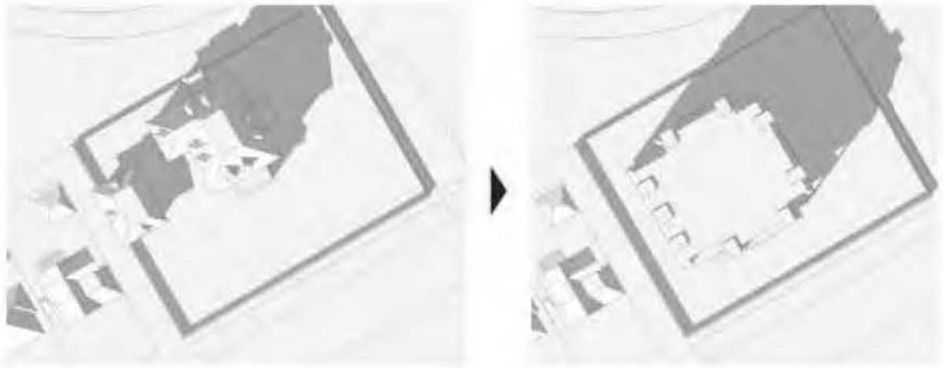

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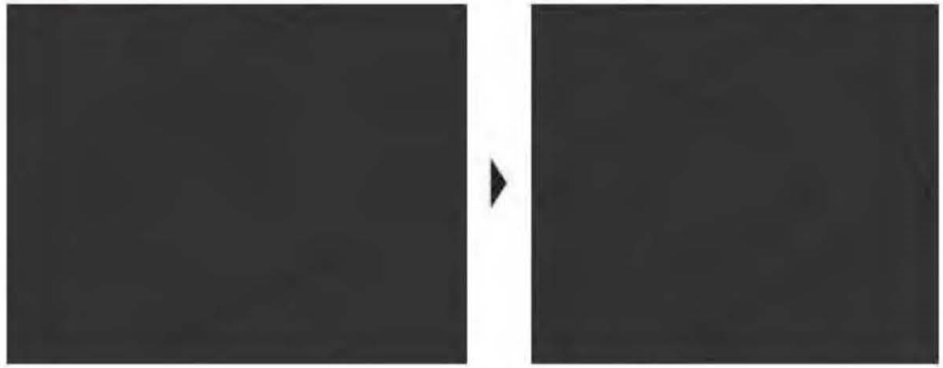

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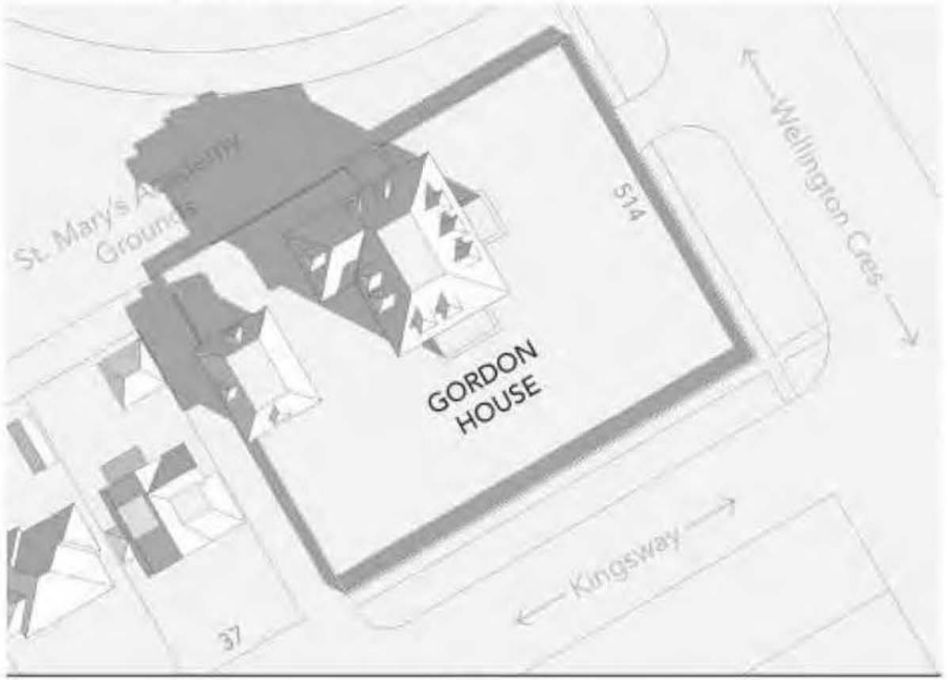



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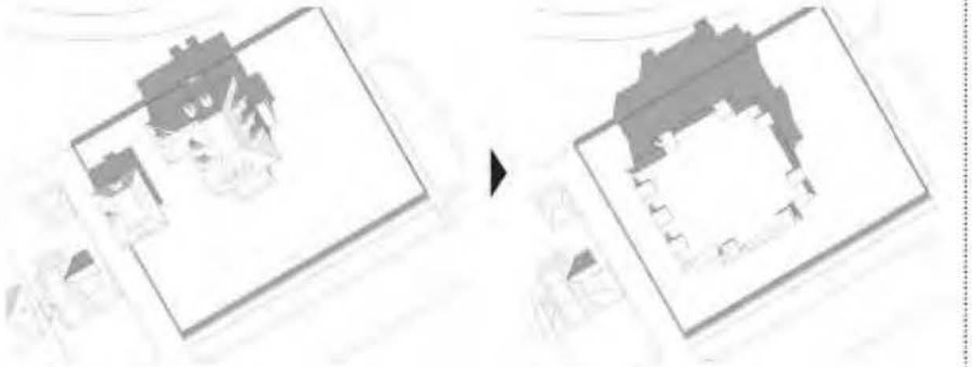

GORDON HOUSE NEW PROPOSAL

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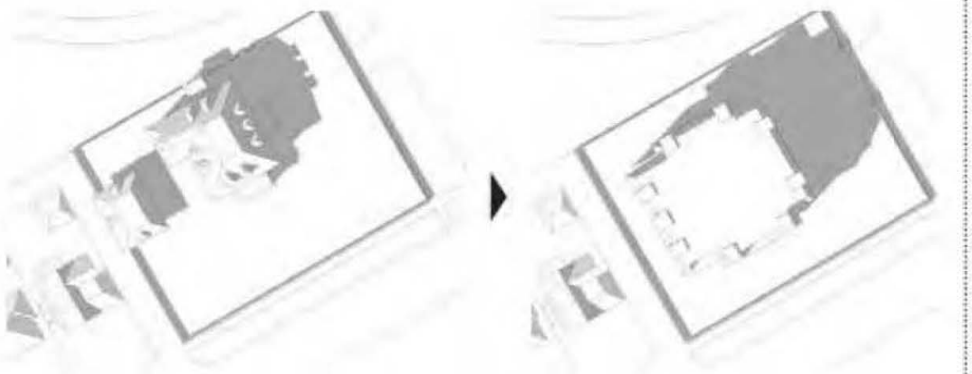

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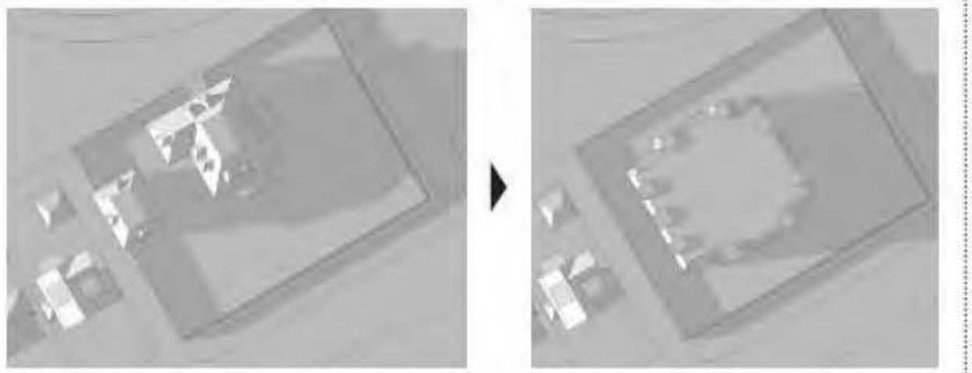

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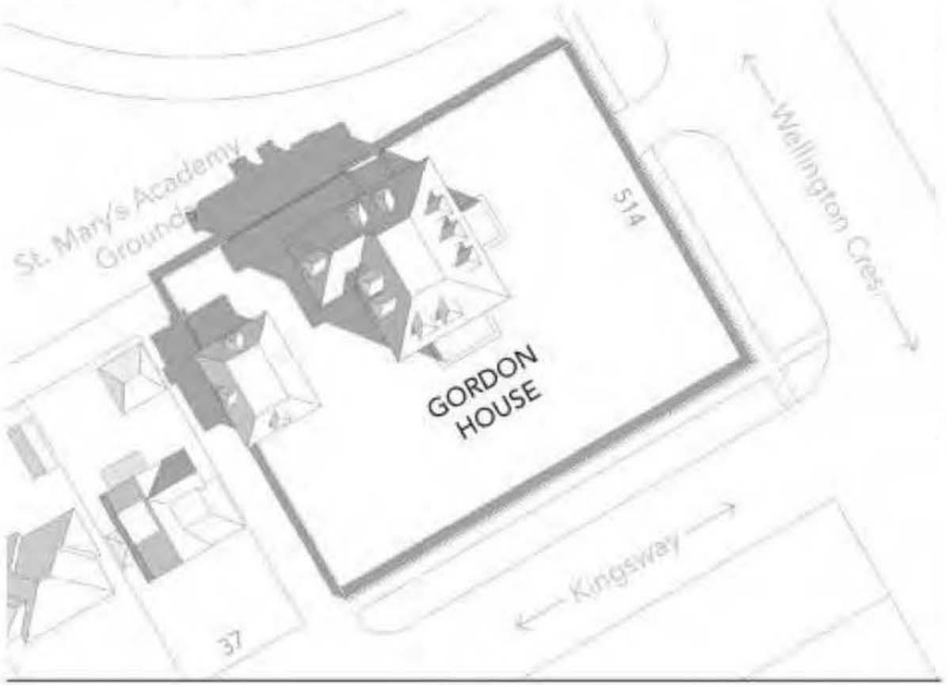

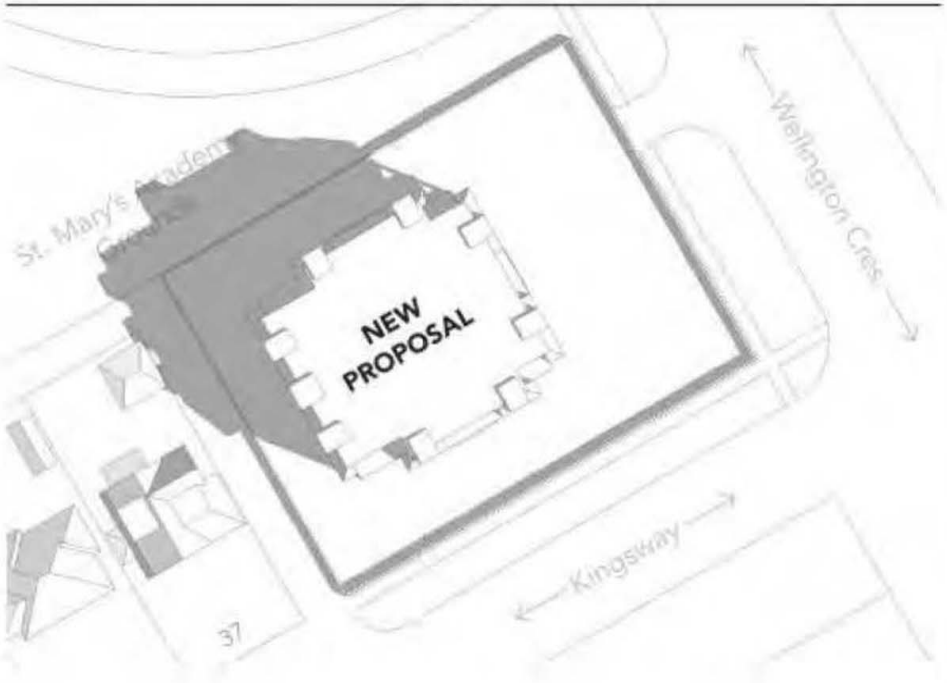

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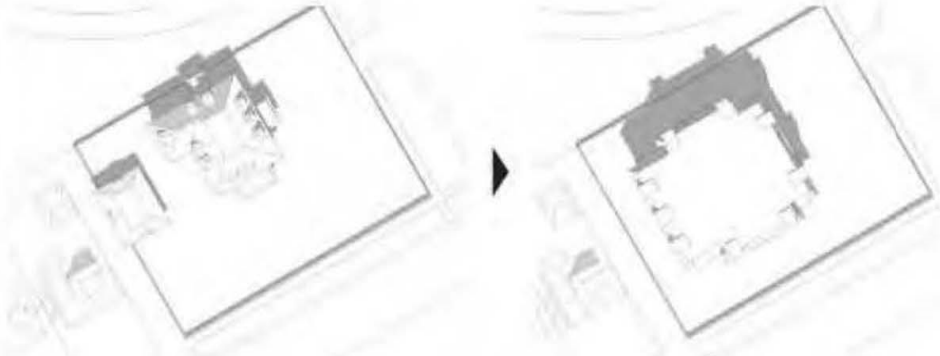

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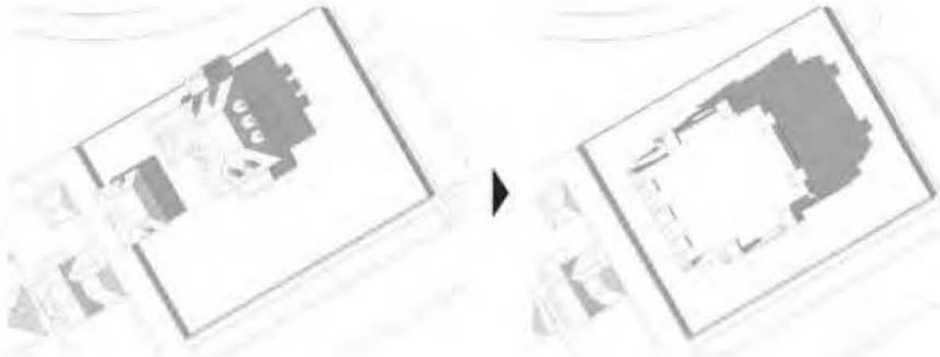

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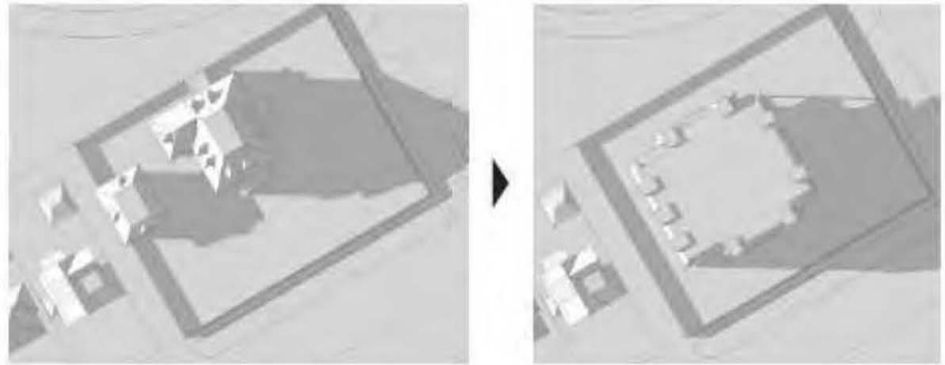
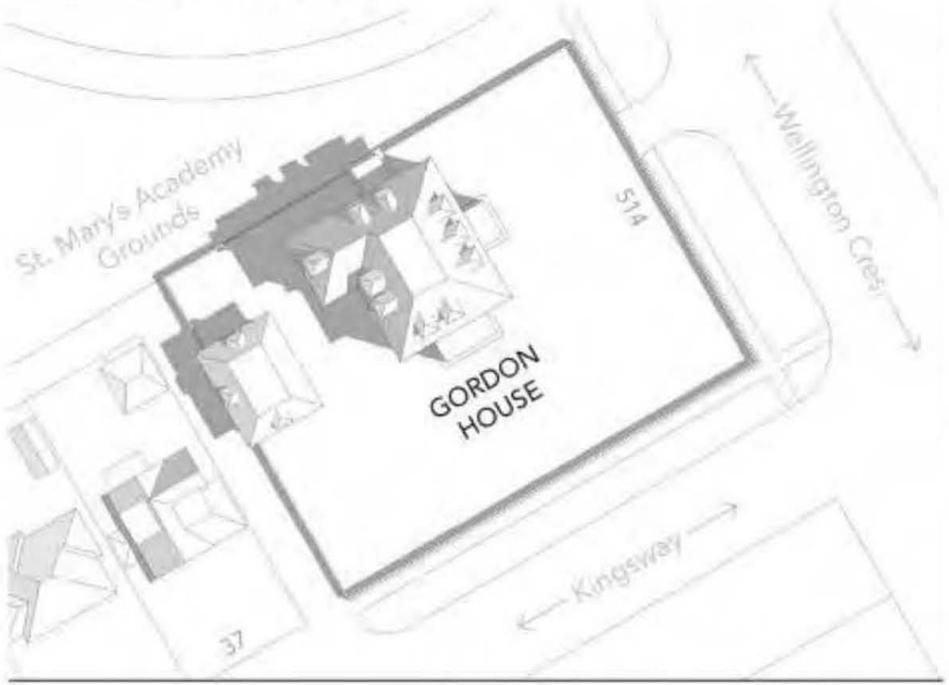
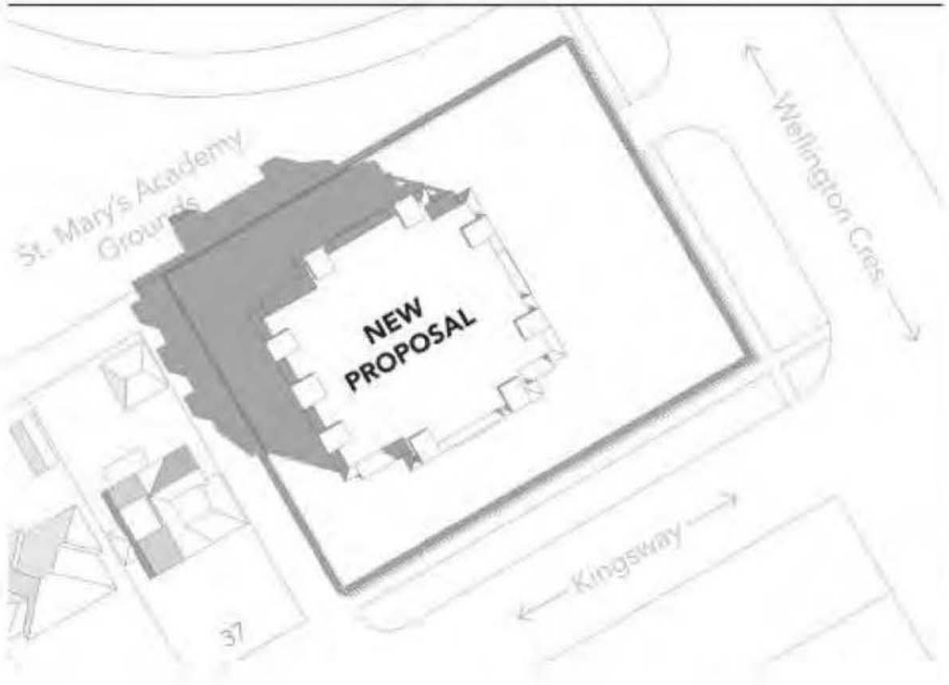


9:00 AM **MAY 21**





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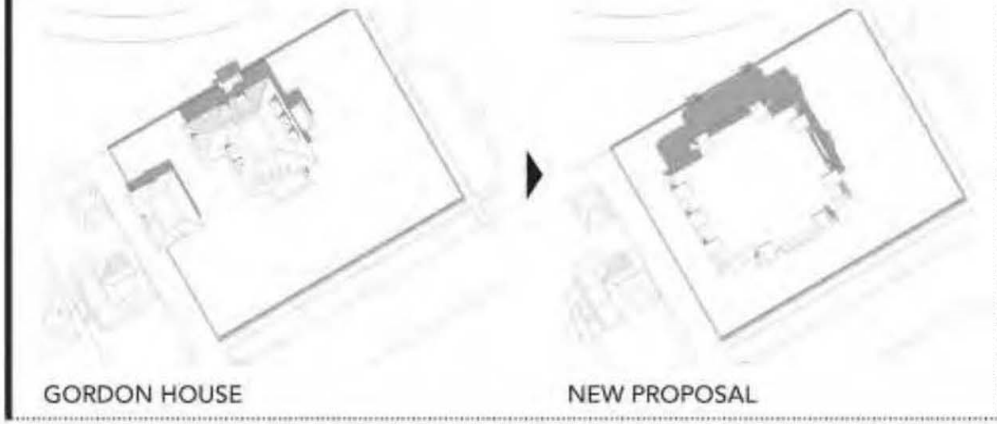
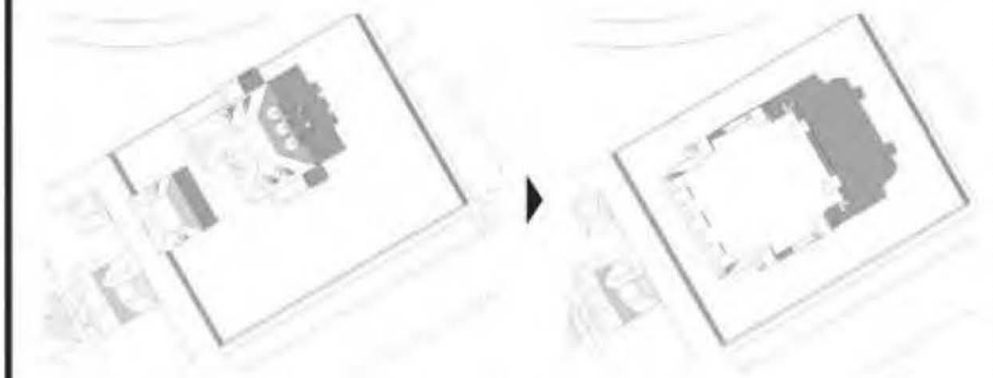


GORDON HOUSE NEW PROPOSAL

3:00 PM



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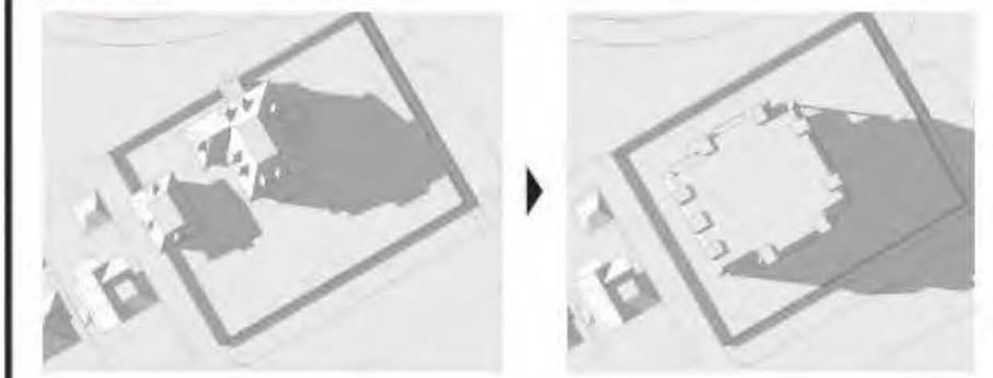

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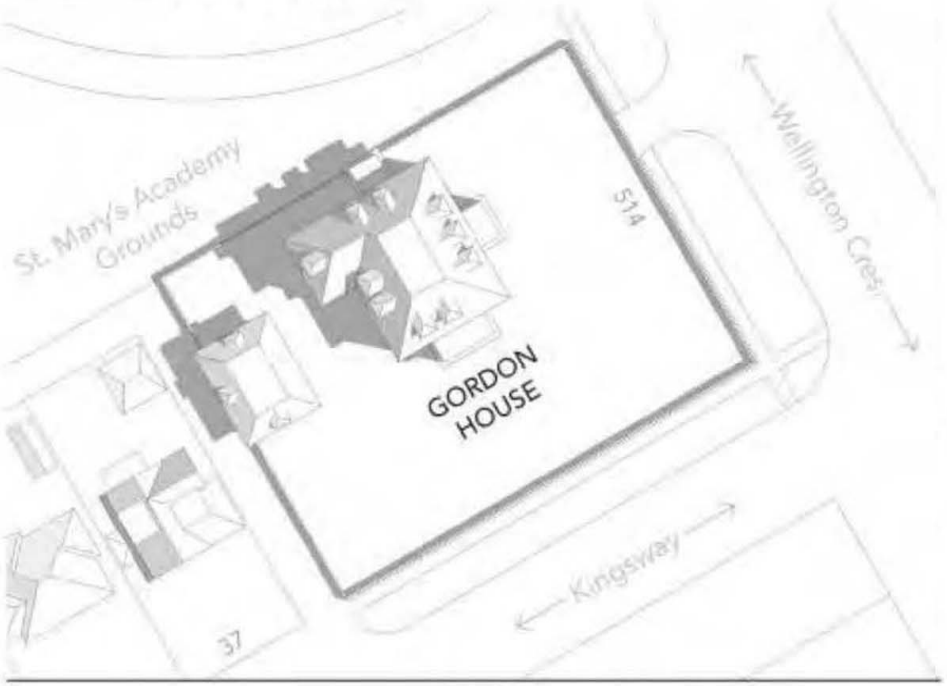

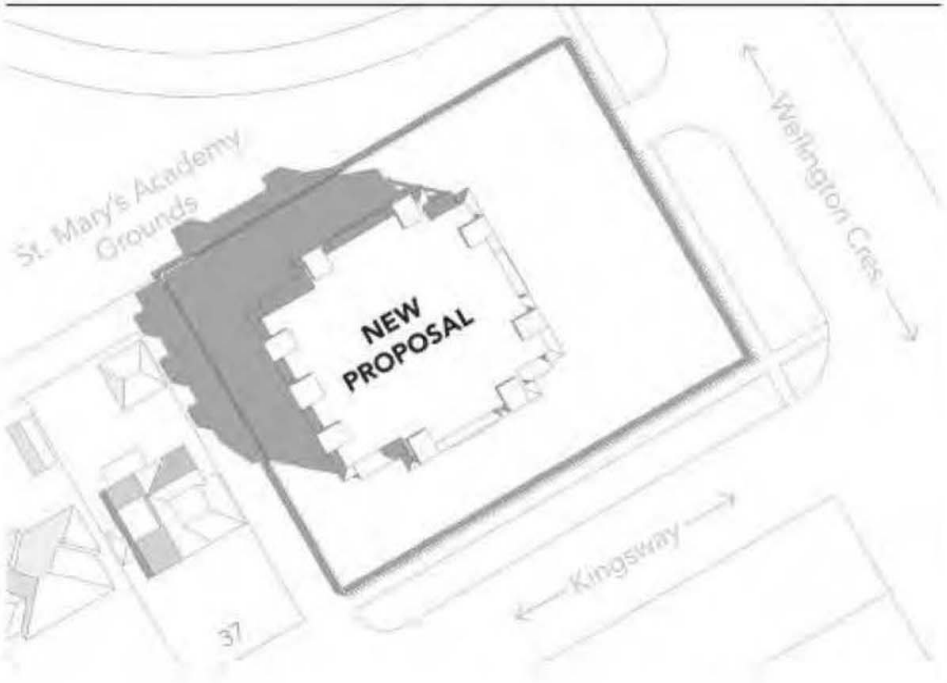

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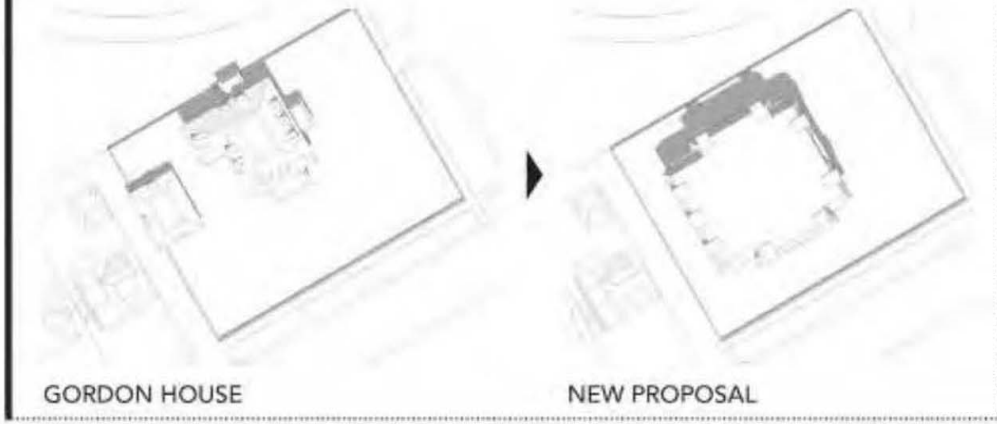

GORDON HOUSE NEW PROPOSAL

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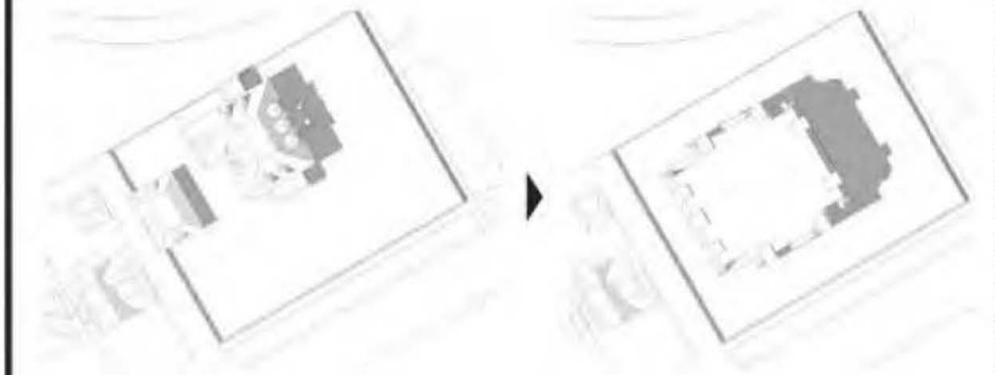

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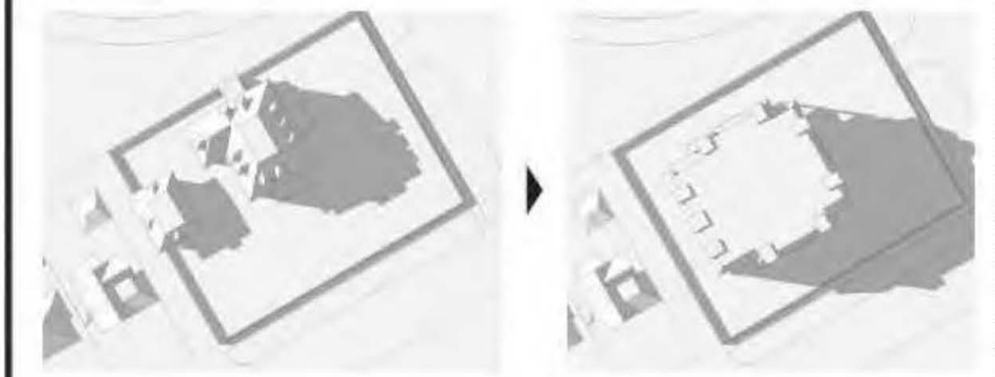

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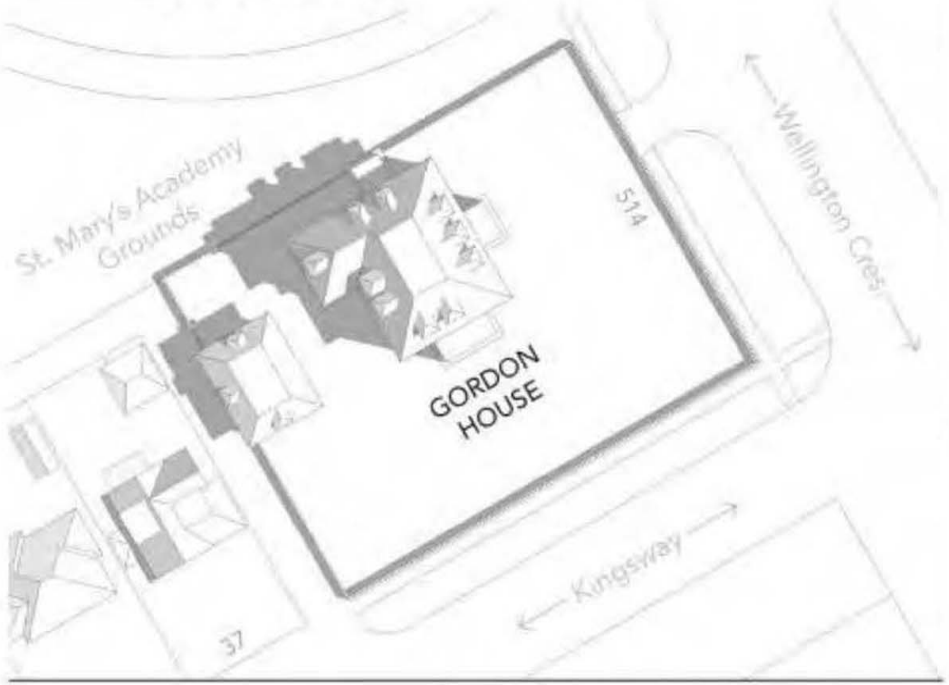

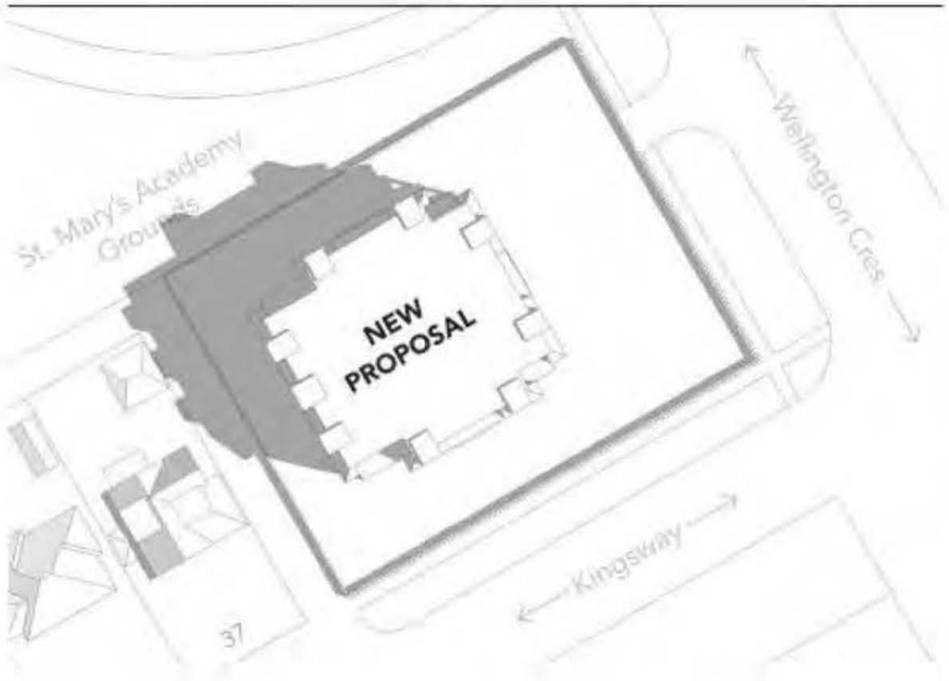

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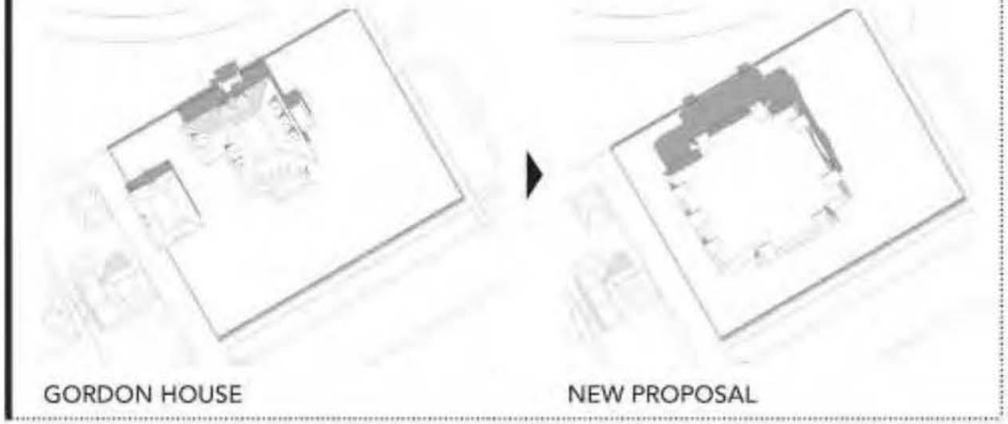

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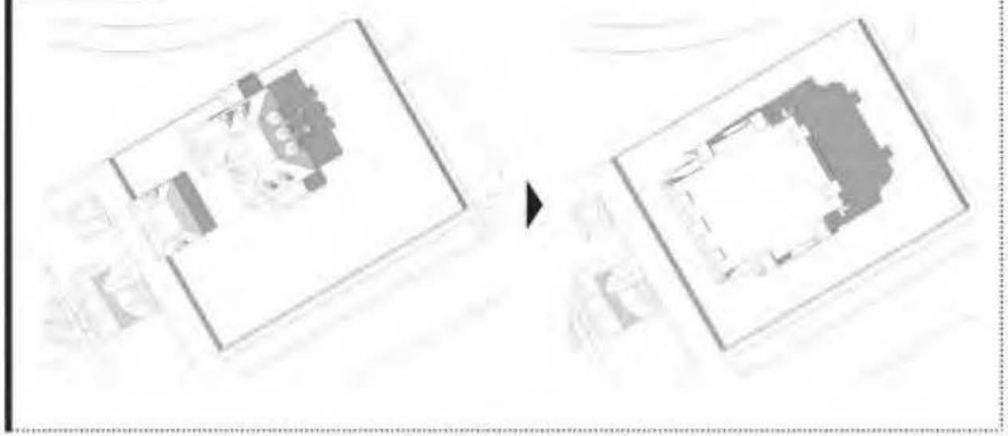

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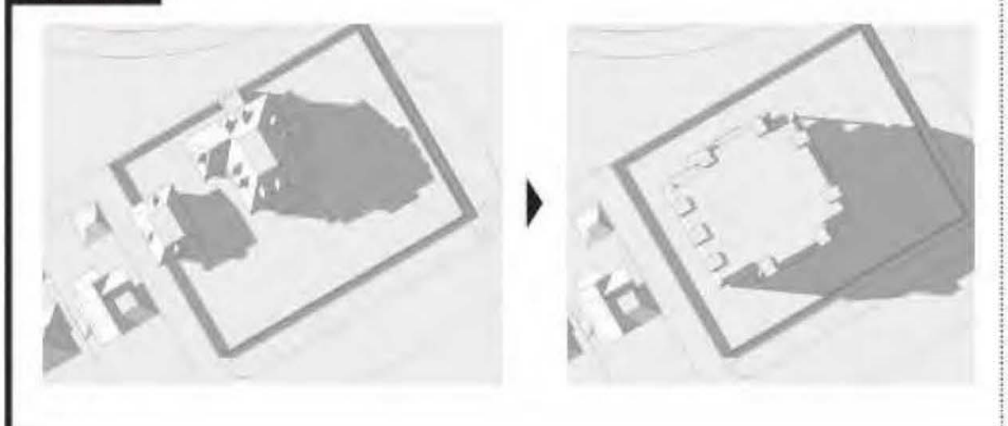
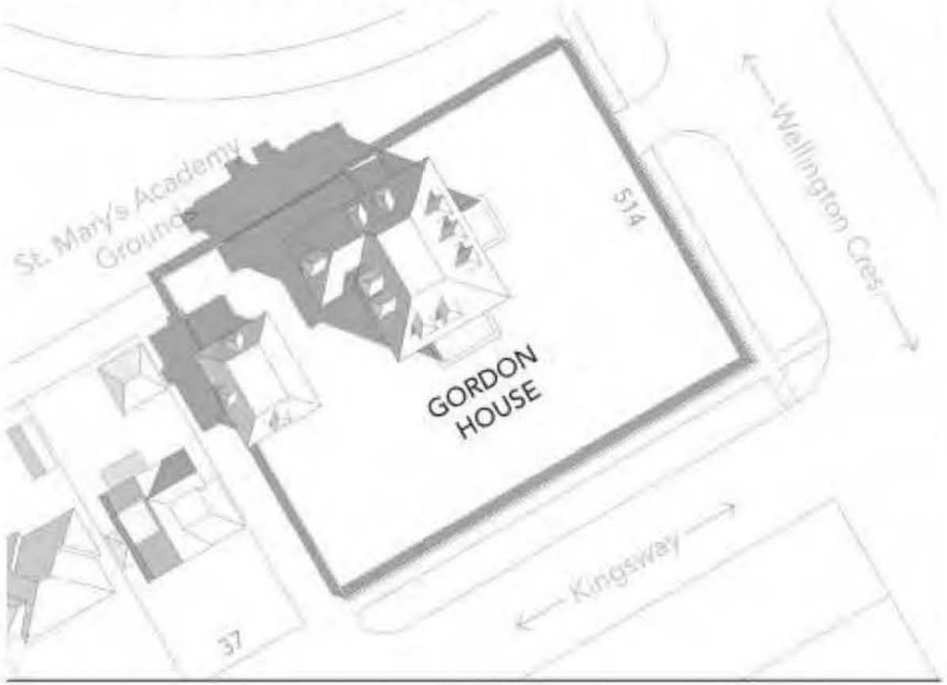
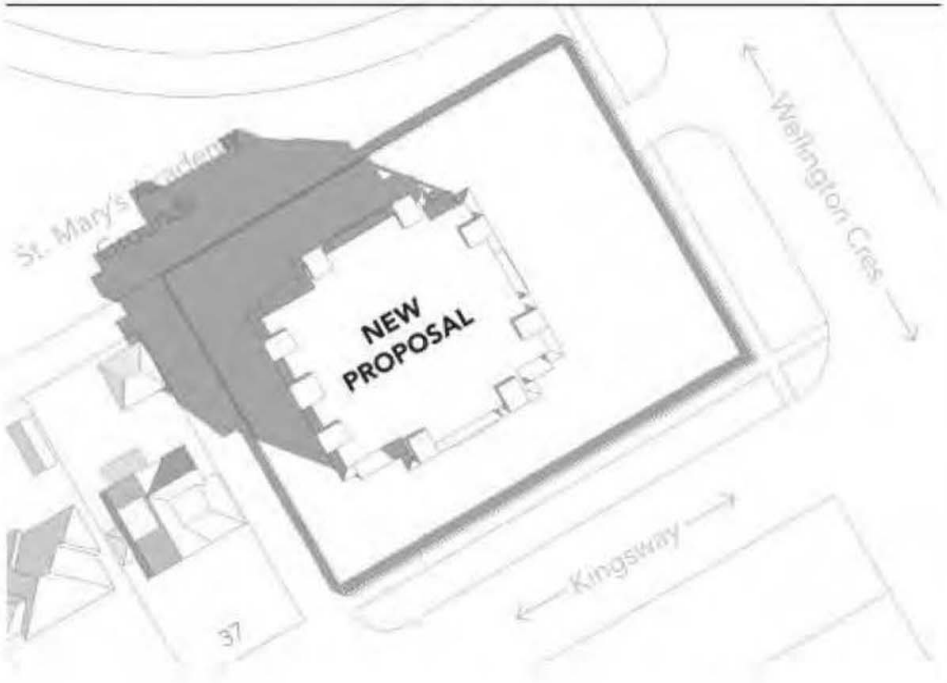


9:00 AM **AUGUST 21**





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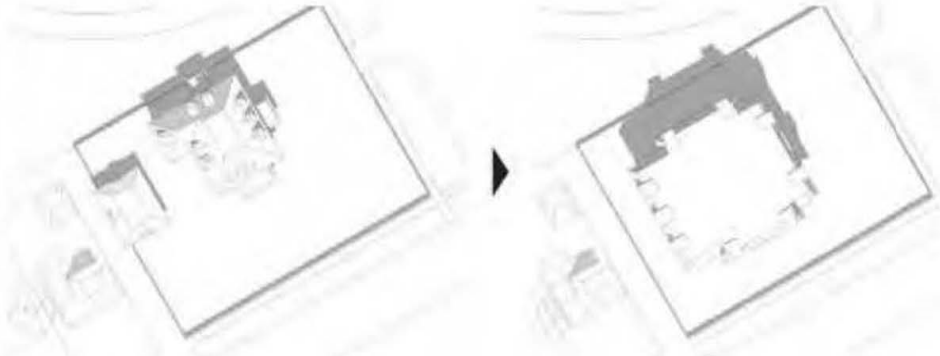

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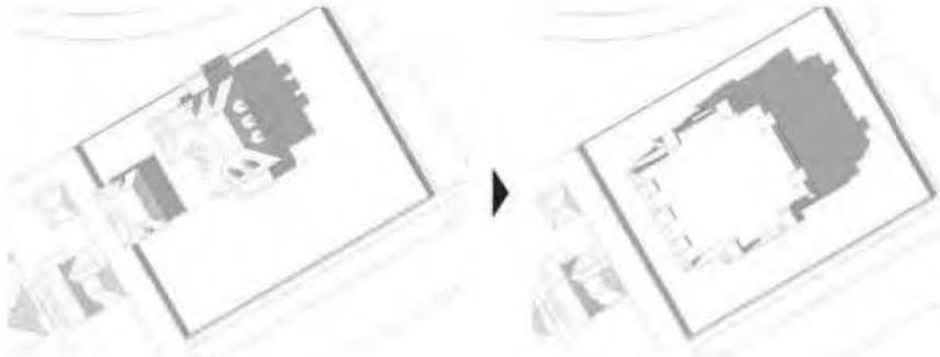

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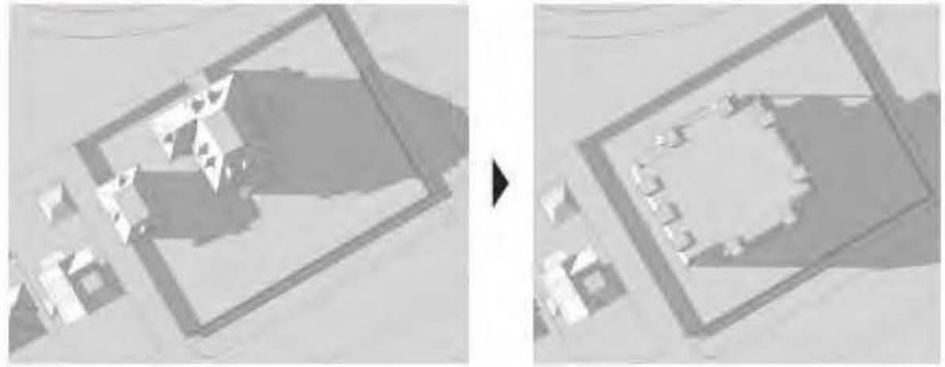
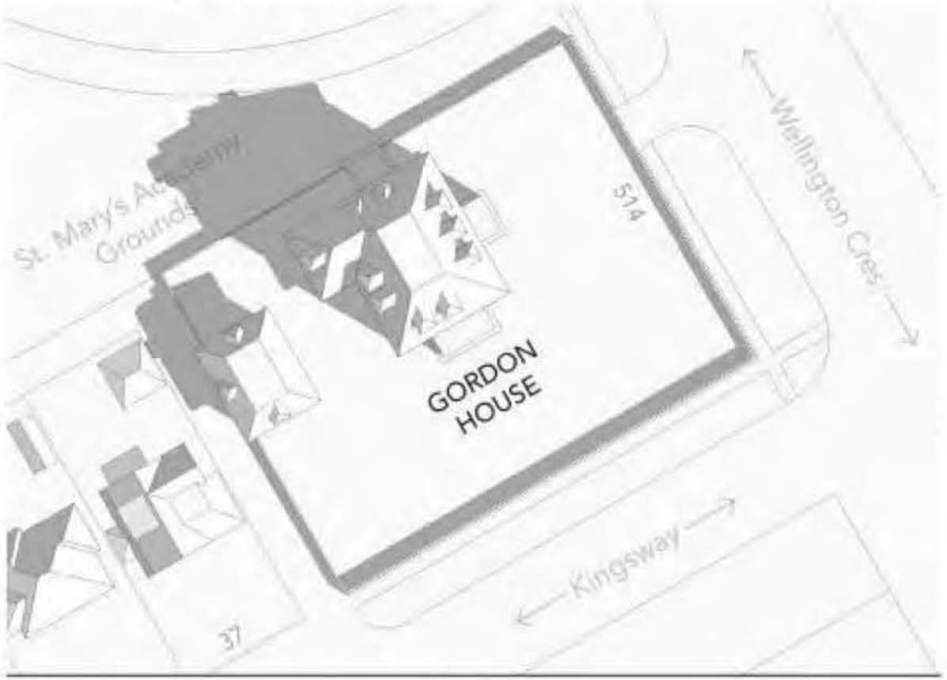
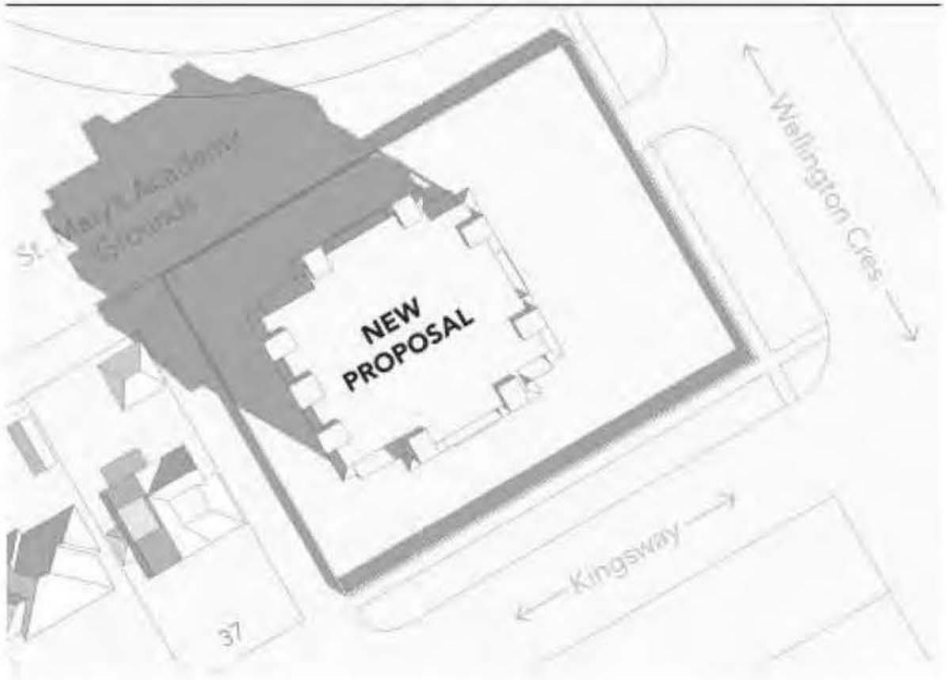


9:00 AM **SEPTEMBER 21**





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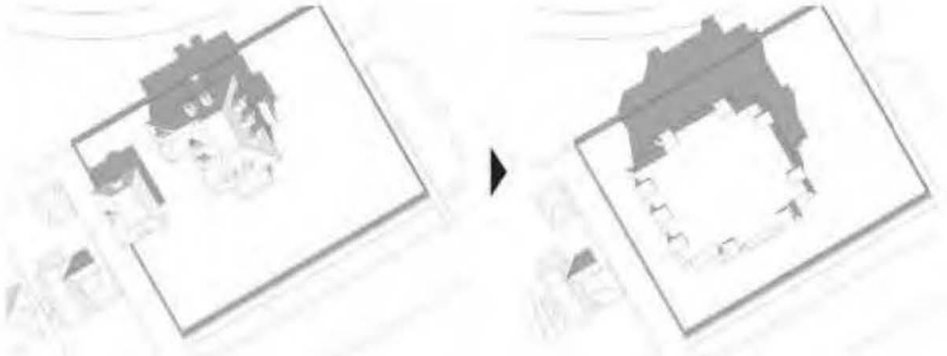
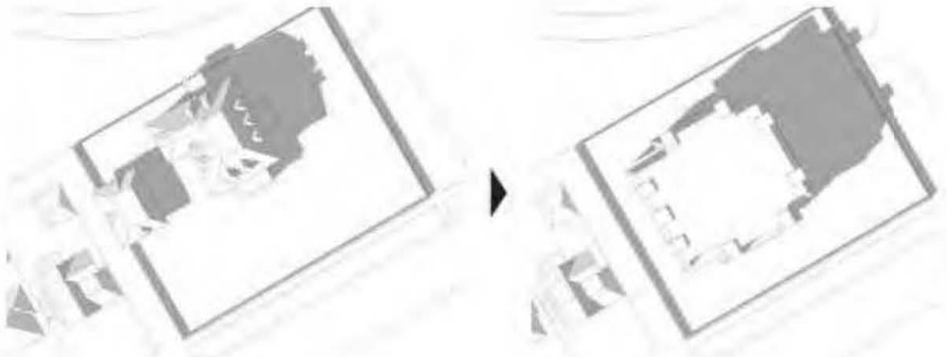


GORDON HOUSE NEW PROPOSAL

3:00 PM



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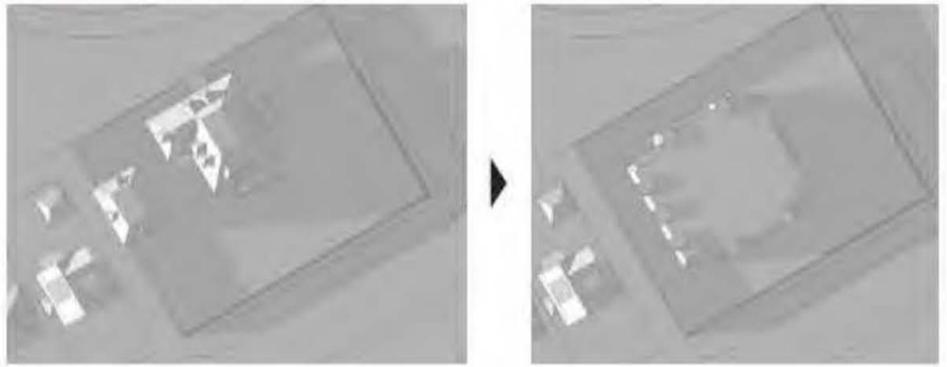
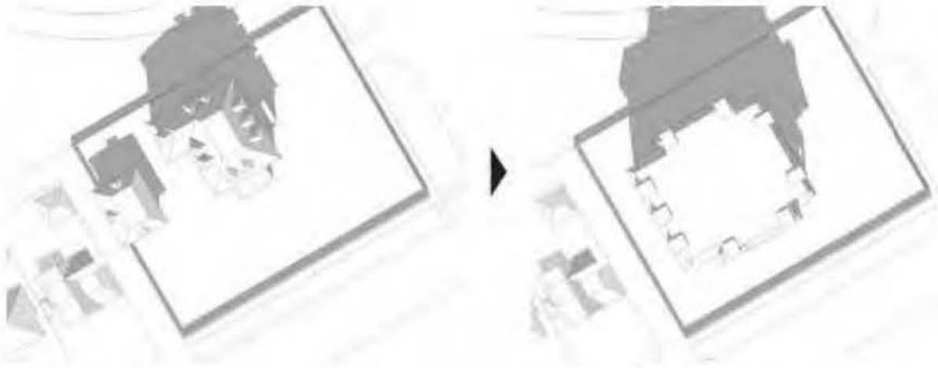


9:00 AM **OCTOBER 21**





12:00 PM



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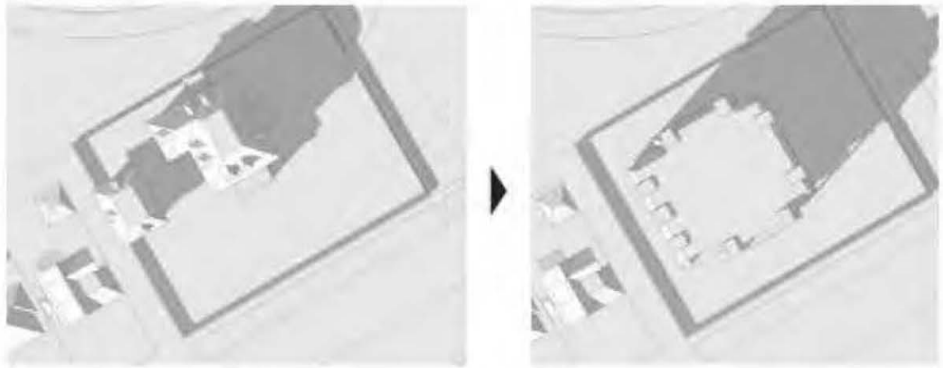

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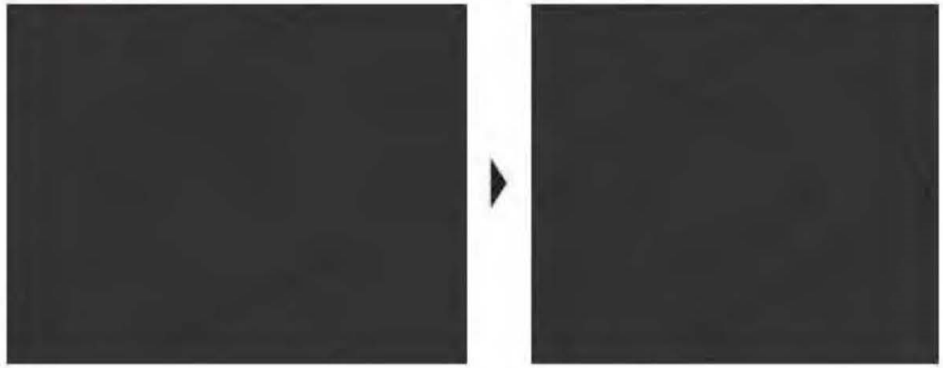


9:00 AM **NOVEMBER 21**

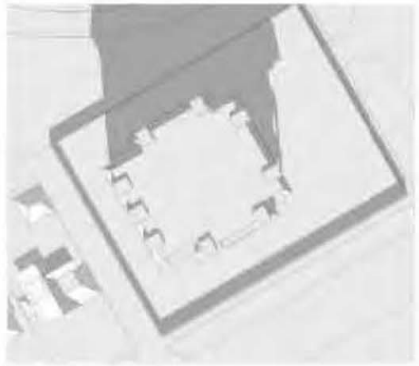




12:00 PM



GORDON HOUSE



NEW PROPOSAL

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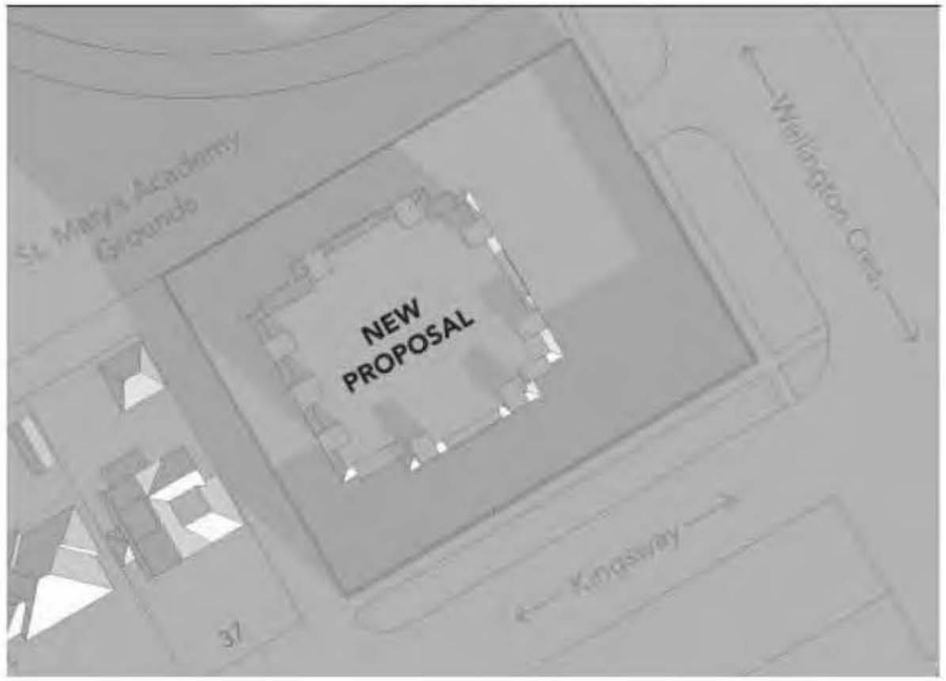
9:00 AM **DECEMBER 21**





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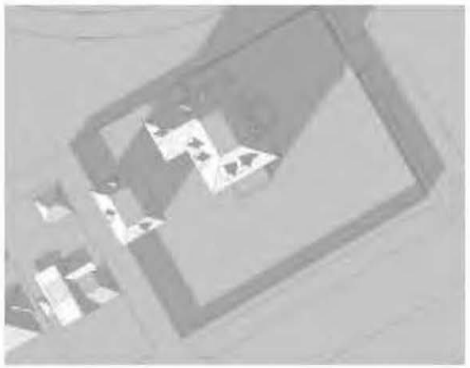
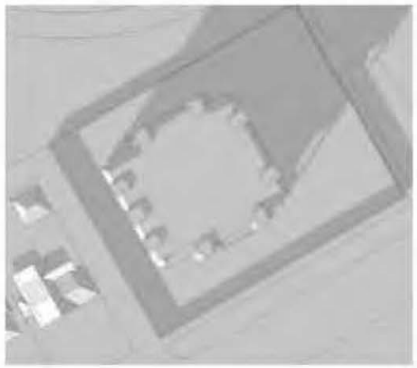
GORDON HOUSE



NEW PROPOSAL

3:00 PM





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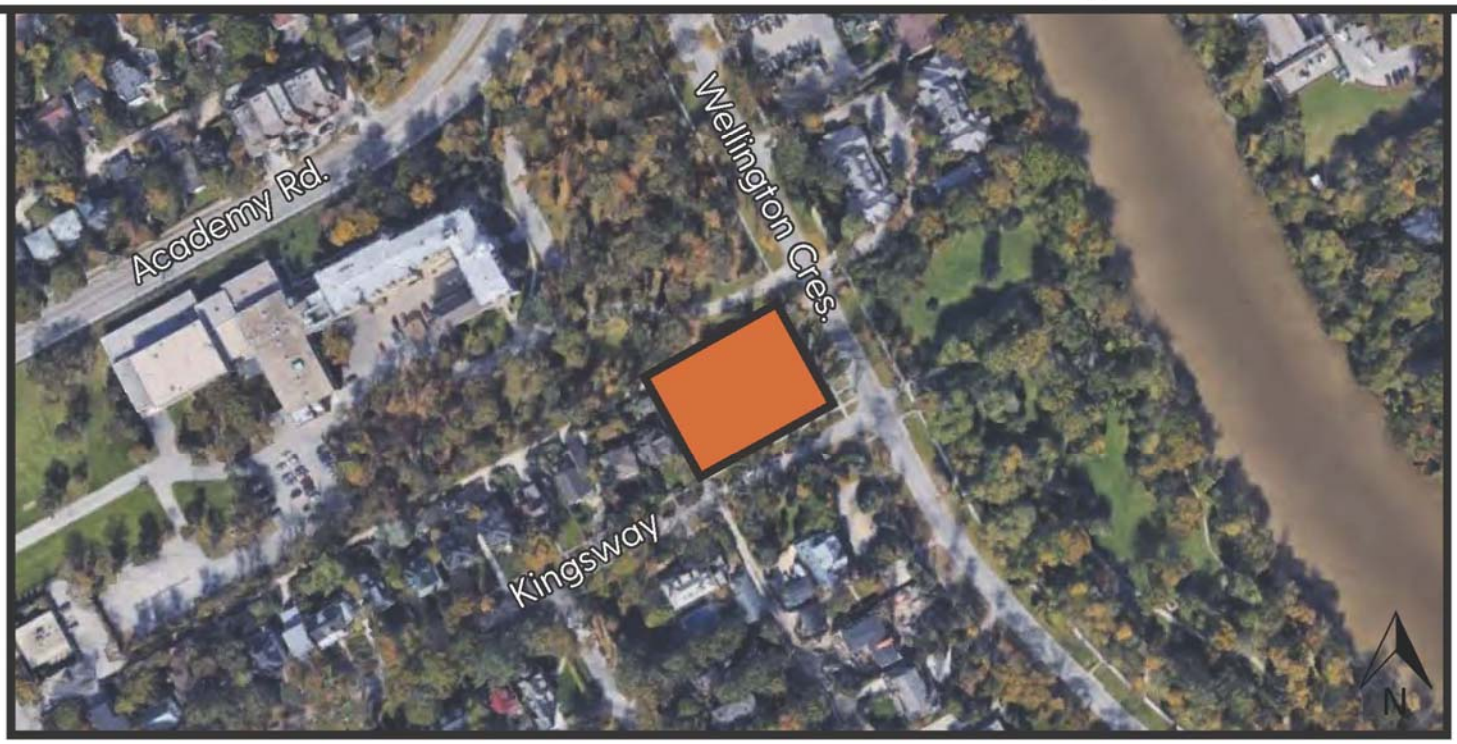
Question and Answer

Thank you for your time

Attachment C - Engagement Flyer Round One

You are invited to a Virtual Open House



We want your input on the future development of

514 Wellington Crescent

As a community member, we want to give you the opportunity to connect directly with our development team. We will be presenting information about the site and some of our initial design considerations, as well as offering a Q&A period for any questions or comments you may have.

To respect COVID-19 safety measures, we are conducting three Virtual Open House sessions on:

Wednesday, February 17 at 7pm;
Saturday, February 20 at 3pm; and
Sunday, February 21 at 3pm.

Please submit your RSVP to one of these sessions on our website at:

www.richardwintrup.com/514wellington

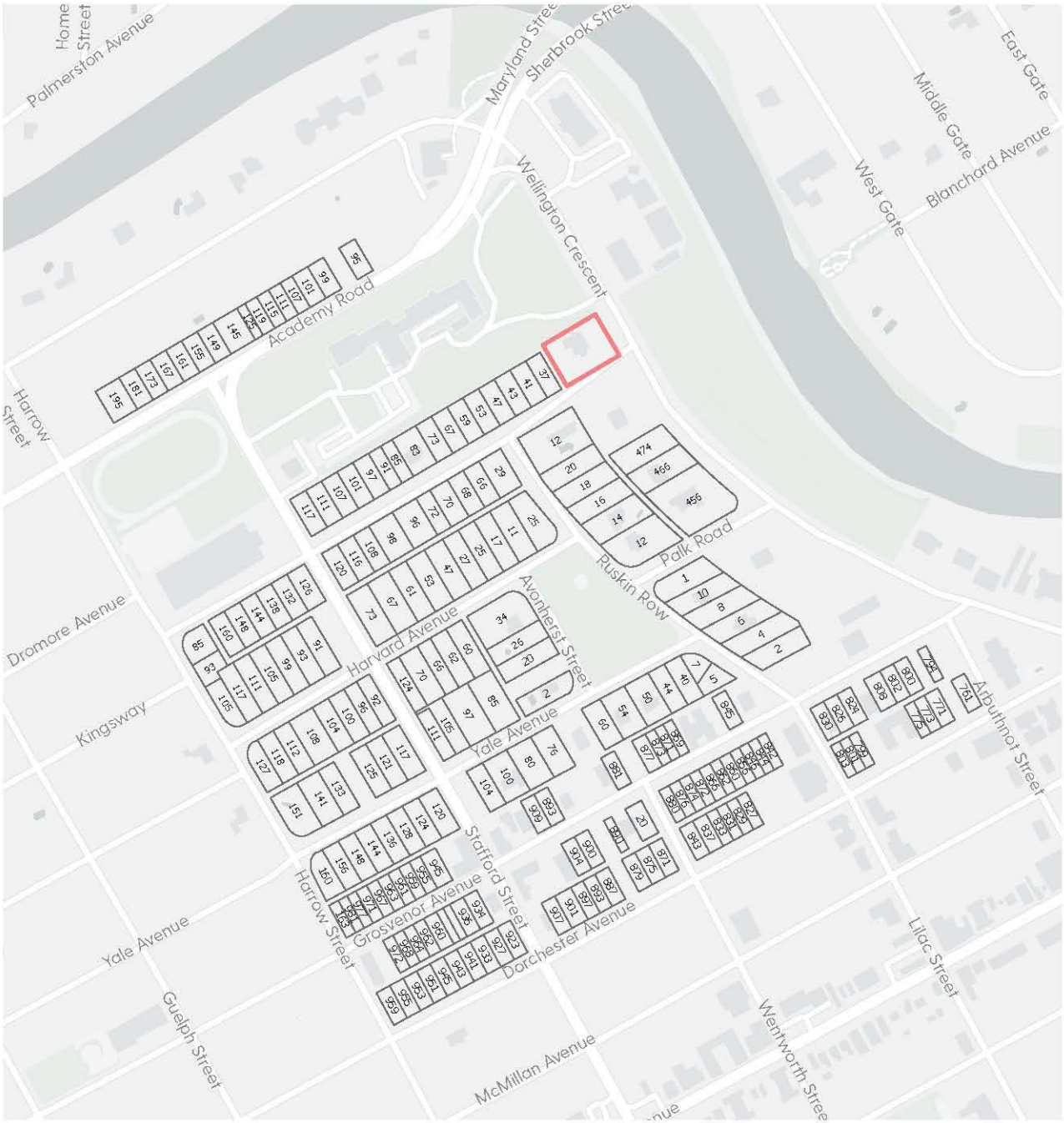
For more information please contact us at:

matthew@richardwintrup.com
204-202-7672

R+W
RICHARD WINTRUP

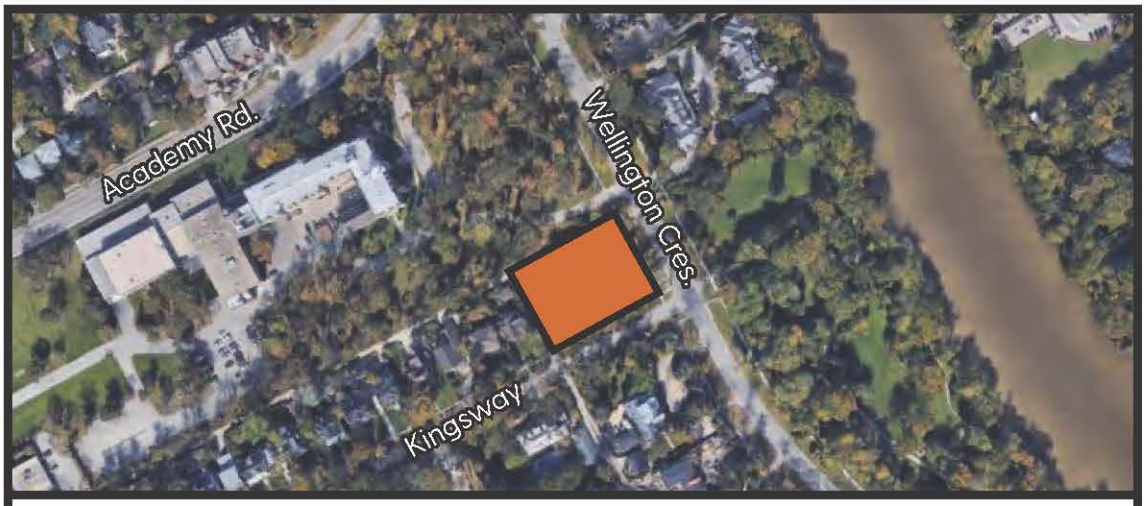
prairie
architects inc.

Attachment D - Flyer Distribution Map
Round One



Distribution area of hand delivered engagement flyers

Attachment E - Newspaper Ad Round One



514 Wellington Crescent

Virtual Open House Invitation

The development team for 514 Wellington Crescent is inviting the surrounding community to a Virtual Open House to discuss the future of this site. It is an opportunity to connect directly with our team, learn more about the project, ask questions, and share any comments you may have.

Virtual Open House sessions will be conducted on:

Wednesday, February 17 at 7pm;
Saturday, February 20 at 3pm; and
Sunday, February 21 at 3pm.

Please submit your RSVP to one of these sessions on our website at:

www.richardwintrup.com/514wellington

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204-202-7672

prairie architects inc.

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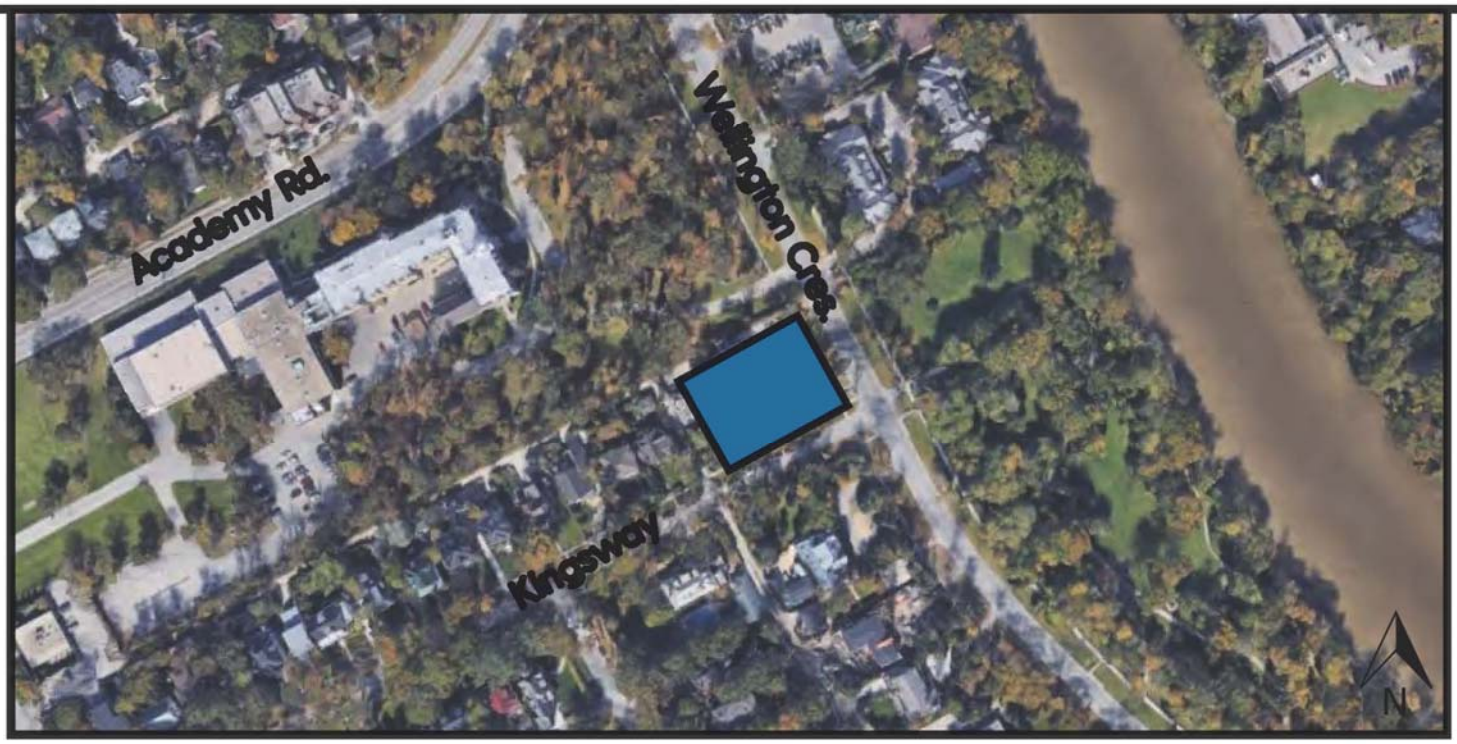
Attachment F - Engagement Flyer Round Two

VIRTUAL OPEN HOUSE | ROUND 2



514 Wellington Crescent

Please join the 514 Wellington Crescent development team for our second round of Virtual Open House sessions. Now that we have heard the community's initial feedback and begun the design phase, we would like to present more detailed design options and provide an opportunity for further discussion. The presentation will be followed by a Q&A period to answers questions and receive additional feedback.

To respect COVID-19 safety measures, we are conducting three Virtual Open House sessions on:

Saturday, March 13 at 3pm;
Sunday, March 14 at 3pm; and
Monday, March 15 at 7pm.

Please submit your RSVP to one of these sessions on our website at:

www.richardwintrup.com/514wellington

For more information please contact us at:
matthew@richardwintrup.com
204-202-7672

prairie architects inc.

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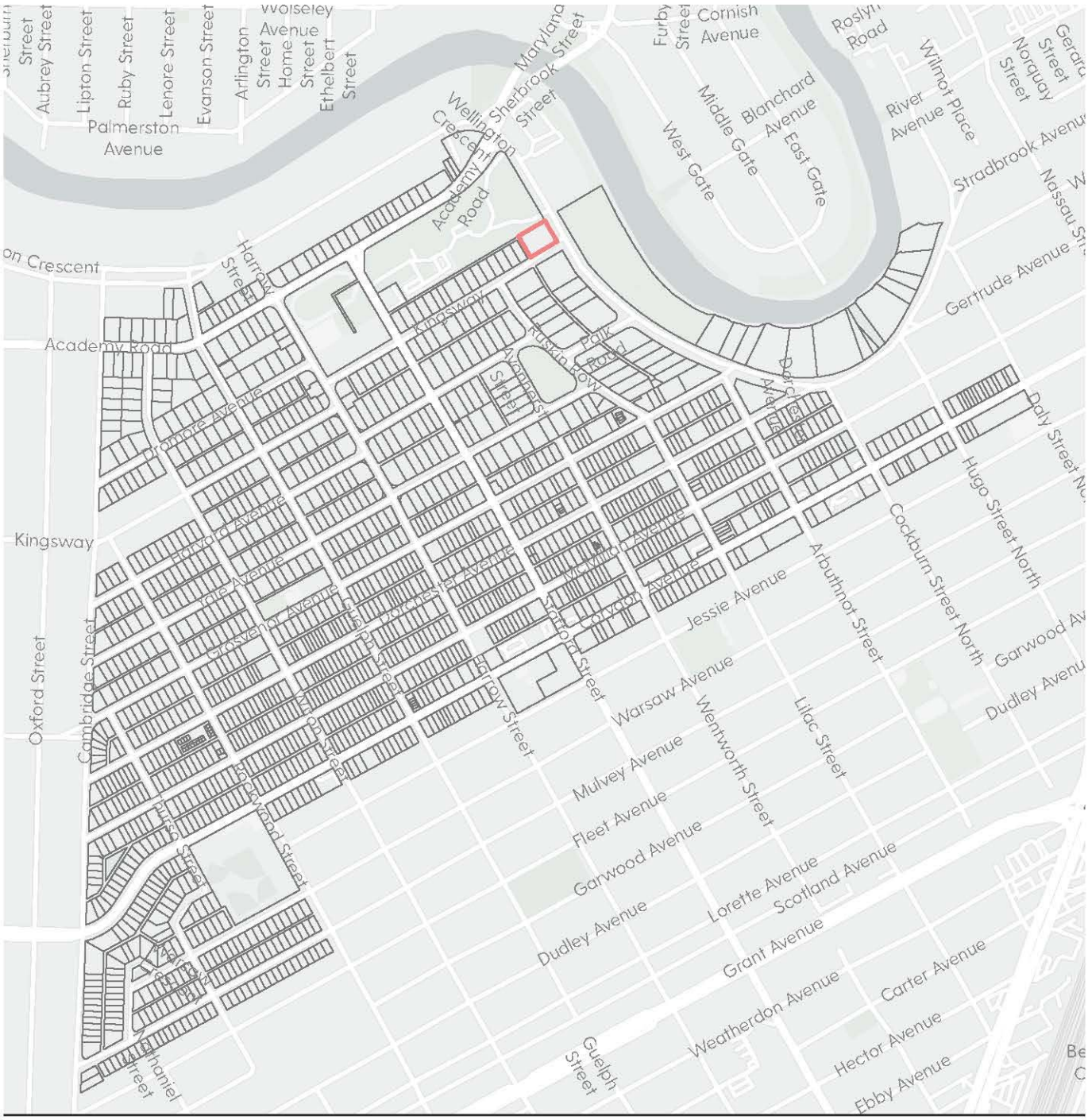
RICHARD WINTRUP

Attachment G - Flyer Distribution Map
Round Two



Mapped area of the three (3) Canada Post mailing routes used for the flyer distribution

Attachment H - Newspaper Ad Round Two



514 Wellington Crescent

Virtual Open House Invitation

Please join the 514 Wellington Crescent development team for our second round of Virtual Open House sessions. Now that we have heard the community's initial feedback and begun the design phase, we would like to present more detailed design options and provide an opportunity for further discussion. The presentation will be followed by a Q&A period to answers questions and receive additional feedback.

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204-202-7672

prairie architects inc.

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Attachment I - Engagement Session Questions

Round One Questions and Comments

Wednesday February 17th questions and comments

1. Anonymous Attendee: We are upset about <<The Proponent>> tearing down the home while the neighbourhood had prohibition on demolition. Why was he given this permission? The home was in good condition when we saw it, but we understand <<The Proponent>> purposely let the house degrade.
2. Person 1:: Can you talk about parking? Underground? How many spots per unit? Visitor Parking? Where?
3. Person 1: What is the plan to address parking for each unit and how would that affect street parking and the increase in back lane traffic?
4. Person 2: If Owner of 514 Wellington was willing to bait and switch in order to get a demolition permit, how can we trust him to even build what is being proposed?
5. Person 3: When you applied for the demolition permit what plan was provided to the City to allow the demolition?
6. Anonymous Attendee: Why should the community suffer from this massive build and destruction of such a beautiful landmark property just so <<The Proponent>> can make profit?
7. Person 4: In the last image, it looks like the project is designed already or is this simply an indication of design direction? Will different aesthetic options be explored? While being sympathetic to what was there and consideration for the context of the neighbourhood is laudable, does it need to look so traditional?
8. Person 5: How many parking stalls per condo will be afforded on site?
9. Person 6: What should the community assume will be the number of units?
10. Person 7: The owner bought a beautiful single-family home in a single-family area. He let the home deteriorate significantly with the intent to demolish it. Then he applies for a single-family home with the building permit for a single home but the changes his mind.
11. Person 8: 514 has not used the back lane in the past except for trash collection. Will that continue with all versions of the new proposals?
12. Anonymous Attendee: We don't support the lot being changed to multifamily dwellings
13. Person 5: Where is the primary access located? Will the site have access to the back lane, Wellington Cr, and/or Kingsway?
14. Person 1: Would your HVAC design increase industrial noise in the area? We already suffer industrial noise from the large "enclosed" HVAC at St Mary's Academy and do not need any further additions to this ambient noise.
15. Person 9: What is the estimated square footage of a multifamily building?
16. Person 9: What is proposed for parking?
17. Anonymous Attendee Describe the onsite parking in your multifamily design for owners and visitors
18. Person 1: Was the traffic study conducted during Co-vid?
19. Anonymous Attendee: The house was previously safe as assessed by various contractors. Did <<The Proponent>> make the house unsafe so he can destroy it?
20. Person 4: How is garbage being handled? Will it be inside the building or outside?
21. Anonymous Attendee: At what stage in the process and in relation to the 2 remaining public consultations will the public see the owners proposed design and density?

22. Person 10: Given the high projects at the other end of Wellington Crescent, has a similar high rise been considered for this site?
23. Person 5: Can you provide the name of the City's (PPD) representative who is overseeing this project?
24. Person 2: You are talking about a building with 12-25 units as low density. That is not low density in a single family neighbourhood
25. Person 2: What is the square footage that you envision for this development?
26. Person 11: Is the 12-unit multifamily option set in stone due to economics or is a lower density option being considered?
27. Anonymous Attendee: Has any consideration been made to apply something like LEED prescriptive building practices?
28. Anonymous Attendee: Didn't understand your reference to 12 units. Please elaborate
29. Person 4: I support the multi-family option as opposed to 3 houses. I think both the scale and density is better for the community. I think that the basic concept to limit it to 12 units and the consideration to keep the building in the same location and size is a strong direction. I look forward to seeing what is developed at the next meeting.
30. Person 9: What was the square footage of 514 Wellington? It does not seem possible to fit 12 units within a similar size.
31. Person 2: The original design was 24000 sq ft with 8 units and it would have filled the site. What do you mean by fitting the scale and footprint of the original building?
32. Person 1: A traffic study would be advisable due to the two large high schools who access this corner with over 1800 students in total.
33. Anonymous Attendee: What are the next steps that the community can do to communicate to the City that we do not want the house converted to multifamily dwelling?
34. Anonymous Attendee: Will all the current mature trees be kept or felled. Will the original gardens be reestablished?
35. Person 1: The 90-degree corner in the back lane can hardly handle the refuse trucks so the addition of blue and grey bins would block the lane.
36. Person 9: As a follow up, the square footage of 514 was 8185 sq feet. Does that mean you are looking at 682 sq feet per unit for 12 units? This seems unreasonable, so makes me question the transparency of the other information being provided this evening.
37. Person 1: Is the zoning not currently R-1? This not zoned for multifamily nor do we want multifamily in our single family neighbourhood.
38. Person 2: Are you aware that a previous survey of the neighbourhood showed that 98% preferred the lot remain R1L?
39. Person 5: At what point in this process would you apply for rezoning?
40. Person 6: I don't understand how you can say you wish to stay on the same footprint and the same height as the prior Gordon Home, with no more shadowing, and build anything more than 4 units i.e. 12 units. Please explain what I'm missing
41. Anonymous Attendee: How do we confirm that 12 or less are built once zoning that allows 24 is passed?
42. Anonymous Attendee: Was any consideration given to the destruction of old growth trees from the property? The trees were not unsafe and didn't need to be demolished as well.
43. Person 8: Where can we find your privacy policy now that you have collected our names, addresses and email information?
44. Anonymous Attendee: Thank you for the informative presentation.
45. Anonymous Attendee: The neighbourhood is iconic because no two structures are the same. The rendering is beautiful, who inspired the Walldorf design concept?
46. Person 2: The original design looks very much like the second picture you showed us!!
47. Person 2: This site has 3 lots, so it is reasonable to assume that if a condo is allowed, it not be allowed to have more than 3 units! I am not in favour of a building larger than that!

48. Person 2: The owner said on CBC tv that he would not be building a small single-family home! Why does he continue to try to mislead the neighbourhood!!
49. Anonymous Attendee: Tell us more about the design and size of the single-family options. Would the owner consider 2 single family homes on the three lots?
50. Anonymous Attendee: How are 12 or less units guaranteed, once zoning for 24 units is passed?
51. Anonymous Attendee: When people are asking about heritage guidelines, what are they even talking about? The Executive House, located a block away, is a heritage modern structure, but there seems to be some bizarre idea that all the houses are from the turn of the century ...which is simply untrue.
52. Person 2: The original building was 2.5 floors
53. Person 1: Our house was capped at 30 ft high so not sure how you would get to over that height.
54. Person 2: How many people on this call tonight actually live in the neighbourhood?
55. Person 8: In fairness to the process and the immediate residents it would be most equitable to only count those in favour or against each proposal to only those who have not stated their preference anonymously. Is this how this consultation will work?
56. Anonymous Attendee: @Person2 Where did you see the "original design" for the project? I was under the impression this was the only plan that was in place
57. Person 12: Were any materials salvaged during demolition? If so, how are they being re-used in this project or others?
58. Person 2: The questions was how many people on call tonight actually live in neighbourhood!!!
59. Person 7: You have not given us any significant information, but rather seem to be fulfilling a consult with the neighbourhood requirement. Not in favour of multifamily. Some of the comments in favour of multifamily are from people not living in the neighbourhood. Did you stack the deck?
60. Person 2: The materials from this house are spread over a field in a Hutterite Colony south of Winnipeg!! Nothing was saved!!
61. Anonymous Attendee: 12 units appear to fit well with the neighborhood considering condos directly across the street and this down the block. Looking forward to seeing the project proceed.
62. Anonymous Attendee: I am a small business owner in the neighbourhood. I just want to put my two-cents forward that I am elated that there is interest in building a quality building that will bring further design interest to the community. Love the renderings, love the concept, and thank you so much for being so open and communicative during this process.
63. Person 1: 12 units do not fit well with our heritage corner. We are single family homes
64. Person 13: While you are promising to consider materials and heritage guidelines, what beyond "considering" (and possibly rejecting) these things are you willing to "commit "to. Will you commit to following any heritage guidelines the City comes up with?
65. Person 14: The neighbourhood is iconic because no two homes are alike. The concept is beautiful, who inspired the Walldorf design concept?
66. Person 1: If it must be multifamily we prefer the first hotel look without the apartment looking balconies

Saturday February 20th questions and comments

1. Person 15: In engaging the neighbourhood, did you look at what the census of neighbours showed?
2. Person 15: You say that you are working with the public service, what do you mean by that?
3. Person 15: What about colour? The examples you showed match colour of new build condos in the past decade in Winnipeg, but not the houses of Crescentwood.
4. Person 15: You are proposing to follow infill guidelines, which aren't passed by council yet, but you are not offering to follow the Heritage Conservation District process. Why not? Do you have an issue with HCD process?
5. Person 15: 12 units is much bigger than the neighbourhood though would be acceptable; 12 units fitting in the footprint and height of the original house does not sound realistic.

6. Person 16: You claim to be considering both single family and multifamily options, but you have only addressed multifamily - why?
7. Person 17: What is the guarantee that once approved for a multi-family dwelling the design and size will not change?
8. Person 17: Created jobs are mostly only temporary during construction. This is not long term. Only short-term benefit to local businesses
9. Person 17: Why should the neighborhood favour a 12 unit dwelling rather than 3 single family dwellings?
10. Person 15: So, are you interested in seeing the neighbourhood census or not?
11. Person 18: Is this forum the only place to express disapproval of the multi-family dwelling? Or are there other channels as well?
12. Person 19: Why are we not seeing any designs for the 3 family dwellings?
13. Person 15: From the neighbour's perspective 12 units is FAR from low density multifamily on that lot in this neighbourhood, it is four times to big; that is a lot with space for 3 family units.
14. Person 20: If we cannot have the original house back, then the next best option is to have another single home dwelling that is similar, or worst case would be a similar house with 3 units within it.
15. Person 16: The neighbourhood has been clear that 3 single family dwellings are the preferred choice but you haven't offered that option and the benefits to the neighbourhood, maintaining continuity in this Crescentwood neighbourhood
16. Person 21: Just to be clear, is it fair to say that there is the potential for the building to be taller and larger than what was there?
17. Person 15: What was stolen off the exterior of the house?
18. Person 18: What about the stained-glass window? It wasn't stolen.
19. Anonymous Attendee: What is the plan for parking? There is already a lack of parking in the area.
20. Anonymous Attendee: You didn't answer the question on process. Explain what is engagement #2 and what does it involve, and what will be the purpose
21. Person 21: The original house footprint is 3000sf plus the cold porch on the east side main floor (about 450sf). Over the three stories that is about 9000 sf above ground. It is not reasonable to anticipate that the footprint of 12 units will be the same?
22. Person 22: Is there planned parking associated with the multi family dwelling? If not, where would parking occur?
23. Person 23: Will the parking be underground?
24. Person 21: Given that the original permit for demolition was issued based on building a single family house -on what basis are expected to accept the developers proposal resulting in any input by neighbourhood?
25. Person 24: How many jobs do you think the multi-family project could create for Winnipeg?
26. Anonymous Attendee: Please speak to the possibility of a LARGE Multi-generational family home ...like those in Bridge Water.
27. Person 21: The presentation mentions that scale and height would be similar. The building shown is 4 stories, not 3, as was the original building so not sure how the height can be similar. Also, as to scale, the building shown seems larger scale than the original building.
28. Person 23: Do you intend to vary yard or height requirements?
29. Anonymous Attendee: Are you saying that you will only care about the aesthetics if you are able to get re-zoning for this property?
30. Anonymous Attendee: Does the 'historical community features' include artifacts from the ORIGINAL family home.
31. Person 25: I want to express my support for the multi-family concept. The appreciation for scale and design speaks to the respect for the aesthetic of the neighbourhood.
32. Anonymous Attendee: Any idea when 2nd engagement might occur?

33. Anonymous Attendee: There is not a lot of trust with this developer, how can we be sure that what you are proposing is what is actually going to happen?
34. Person 22: Would the multifamily building allow for rental units or subletting?
35. Anonymous Attendee: The single-family permit would include a square footage of how much?
36. Anonymous Attendee: I am not a fan of having more than 3 units. That really changes the what was there, a single-family home.
37. Person 26: Assuming the building contains 12 units, what is the expected range of square footage per unit?
38. Person 26: What would be the setback on Kingsway?
39. Anonymous Attendee: If moving ahead with the single family 3 houses are you going to work hard to keep all the trees on the lot?
40. Person 26: You referenced that your team has experience in designing projects that adhere to the traditional character of this neighbourhood. Can you please provide specific examples?
41. Person X: Would the multifamily building allow for rental units or subletting?
42. Person 24: Could you give an idea of what the property tax increase would be on one of these 12 units opposed to single family
43. Anonymous Attendee: Looking around the family homes in the neighbourhood; the preference would be to see a family home. Are you going to survey actual Crescentwood homeowners / neighbours to ask? (I have zero interest in seeing a multi-family dwelling!) Three homes on this lot sound like a multi camp!
44. Person 24: Is there a waiting list for the potential multi-family development option? There is a lot of positive interest
45. Anonymous Attendee: I too, am not a fan of having more than one unit. So, I am definitely not a fan of more than 3 units on this site. A grand home on the Crescent is most desirable. Not a new Tyndal stone Lego block condo development.
46. Anonymous Attendee: Is there an option of building a multi-family building with only 3 units?
47. Anonymous Attendee: It sounds like Prairie Architects will be out of a job if a multi-family building does not go ahead. So there is a lot riding on getting the neighborhood on board. Will you also be out of a job <<Development Consultant>> if this lot does not get rezoning?
48. Anonymous Attendee: This is already a VERY busy area with commuters cutting through on their way to and from work, as well as students from both Kelvin and St Mary's dropping off or picking up. How would the new designs accommodate for this increased density and traffic? Will the only access to parking be from Kingsway through the back alley?
49. Anonymous Attendee: What happens with the city when a heritage nomination is in process, with the building aesthetics? Will the city allow anything to get built while there is a heritage process happening?
50. Anonymous Attendee: You are not leaning towards one option, but the presentation is heavily weighted to multifamily; trying to lessen the shock of having 24 units by saying 12 units or less.
51. Anonymous Attendee: 514 will need a lot of greenery to cover the square footage of 12 units. What will be the square footage of each unit?
52. Person 23: It appears that the only way the neighborhood will have ANY input on the development of this site is through the multifamily development option. Multifamily is definitively the best option here given the alternative may be three odd ball single family homes on 50 x 200 lots which are inordinately narrow relative to their depth.
53. Anonymous Attendee: The owner was not able to maintain the home / property after purchasing it in 2016. What will ensure that 514 is maintained? - especially considering that the owner want to live in one of units.
54. Anonymous Attendee: Is the owner considering the option of three homes, one on each of the properties? Or leaning towards the larger multi-unit?

55. Person 24: Now that the edifice is no longer standing, why is the crescentwood heritage group involved?

Round One Pre-Engagement Session Question and comments

1. Person 8: Want more detail about the back lane at the north side of Kingsway and how access will be used by the development and during the development.
2. Person 5: We are concerned about the use of the back lane during and after construction. I have sent an email to <<Development Consultant>> outlining our concerns.
3. Person 10: How much more or less energy will the project use compared to the house? For reference, energy per bedroom may be a better perspective measure. Will there be any onsite electrical generation or storage? I'm sure the new owners would feel safer knowing they had a solid backup for when the power goes out.
4. Person 4: Who is your architect?
5. Person 7: Do you have the support for your proposal from the City of Winnipeg administration?
6. Person 2: I am not in favour of rezoning this property for a large condominium.
7. Person 27: What are you proposing? Have the owner's development plans changed from that attached to his demolition permit application? Will your proposal be consistent with the HCD design guidelines developed by the community, and found in the HCD study?
8. Person 1: Do you plan on keeping the architectural design in keeping with the neighbourhood? Based on the size of other newly constructed homes on Wellington Cres, why are you considering dividing the lot which is not in keeping with the neighbourhood? What are you plans for the existing 90 degree back lane corner? Do you intent to extend the back lane straight through to Wellington Cr instead of keeping the difficult to navigate corner? Will the build(s) be custom homes with one style or a varied style(s) and finishes? When will the building be started? completed? Will you continue to consult the neighbours with your build designs?
9. Person 3: What is allowed on the current zoning?
10. Person 28: Are you building condos? If so I am interested?
11. Person 29: My husband and I would like to state our preference for a 3 condo unit in design something like the units next door which blend into the historic neighbourhood very well. Thank you
12. Person 30: Thank you for this information and presentation. I currently live at <<Address Removed>> and prefer to have the multi family option as you presented it. I do not feel that 3 single family houses on 52 foot lots are in keeping with the neighbourhood aesthetic.
13. Person 31: I will be able to attend. However, if I do not have the opportunity to speak, I would appreciate if your practitioners could address the following concerns. As a nod to the past, will the space be representative of that time or will it be a barren slab of glass and concrete that will not age gracefully? I will not go Marxist on you here but maybe Lefebreve-ian. As you are aware, it is the relationship between people, time and 'things' that create a social space. This home was home to some very influential Winnipeggers who helped create the community around it. Could this new space have a plaque on the fence perimeter of the names of these people, so that we can continue to learn from them? For example...Home to Jessie Kirk, first female city counsellor. This was my favourite home and I have walked by it for so many years that I forget it was torn down and am shocked when I no longer see it. I have had conversations with the gardeners that would beam with pride that they had the opportunity to take care of such a meticulous space. If the Senator was sitting on the steps, he would always shout out a robust, 'hello'! Browsing your past and future projects on your site, I believe that somehow you will think of an ingenious way to link the past, present and future without just giving the community another square box. Thank you for allowing us the opportunity to speak our minds and help create the next space that will, hopefully last another 110 years.

Round Two Questions and Comments

Saturday March 13th questions and comments

1. Anonymous Attendee: Building is beautiful and classic looking. Thank you
2. Person 32: Beautiful building, thank you.
3. Person 32: How do you address the security issue if a underground parking garage door became faulty at night?
4. Person 3: Could you show the view again from Kingsway and wellington?
5. Anonymous Attendee: How many participants were on today?
6. Person 3: Do you have a view from Kingsway and back lane?
7. Person 3: Interested in seeing rendering of back driveway to underground parking and view from Kingsway.
8. Anonymous Attendee: How many visitor parking spots?
9. Anonymous Attendee: What is the intended sq feet of each unit?
10. Anonymous Attendee: Where do overflow visitor's park? i.e. repair, cleaning help
11. Anonymous Attendee: Can we obtain copies of the presentation?
12. Anonymous Attendee: How does the underground access work onto Kingsway and compete with the lane traffic?
13. Anonymous Attendee: Can we have any certainty that this is what will be presented at the rezoning hearing
14. Anonymous Attendee: Do you know of the sewer and sanitary lines are combined or separate?
15. Anonymous Attendee: Well run. How many attendees at this meeting?
16. Anonymous Attendee: Is the upper left portion common area for all units or for the adjacent unit only

Saturday March 14th questions and comments

1. Person 7: Last month most of the people objected to multifamily and preferred to stay R1 single family. If you listened to us, why are you proceeding with multi and not three single family units. Why are you steaming ahead ignoring community sentiment?
2. Person 33: With 2 units on each floor, how are they going to be laid out?
3. Person 27: Does the layout plan and set back numbers, and shadow studies, referenced reflect the 2000 or 3000 sq ft option?
4. Anonymous Attendee: Could multifamily be 3 units? Row housing - New York style!
5. Person 15: You mentioned that you are designing so that this building fits into the neighbourhood. There is no building that looks like this in the neighbourhood. The only one close is the condo at Stafford & Harvard, which 92% of residents said they did not want to see at 514. Can you make a further effort to match the surrounding neighbourhood?
6. Person 15: The strong black/white combination is particularly jarring in this neighbourhood. Can you change the colour scheme?
7. Person 7: What will you do if you do not get a zoning change?
8. Anonymous Attendee: Well done! Very impressed with the design by Prairie Architects
9. Person 15: There is a big difference between "referencing" the local style and fitting into it. Can the design & colouring work more toward fitting in than "referencing"?
10. Anonymous Attendee: Why was the parking access moved from the original entry on Wellington to entry along Kingsway? That section of Kingsway is used a lot by residents (we spend a lot of time in our front yards and our kids often play out front as well), it is used by students at Kelvin and St. Mary's for parking and pick up/drop off, and it is also the location of the private school bus pick up and drop off. I am concerned an eight-unit condo building - with two parking spaces per unit and additional guest parking per unit - will increase traffic significantly along that section of Kingsway. Would it be possible to keep the parking entry/access on Wellington?

11. Person 34: Where is the guest parking?
12. Person 7: Do all your participants live in the area? How do we know you do not have your friends praising the project when you are to be consulting with the neighbourhood?
13. Person 34: Is there space for handicapped parking?
14. Person 35: Where would snow removed from the parking access driveway be moved to?
15. Person 36: Has there been any assessment of construction of a 4-story building on the foundations of neighbouring properties?
16. Person 27: Will layout plan change if 3000 sq ft size option is selected? Will footprint size expand?
17. Anonymous Attendee: Beautiful plan but would rather see something of this size in another neighbourhood. This was a planned residential area in the days of Enderton - and would still like to see Single Family homes planned for the neighbourhood where we bought a grand heritage home.
18. Anonymous Attendee: What material is the fascia and soffits? And the surround around the dormer?
19. Anonymous Attendee: High end materials and finishing - What is the projected cost of a unit?
20. Person 36: I would like to echo the comments of a previous participant. Although the design is aesthetically pleasing and well thought out, given the nature of the neighbouring, I continue to support this property to remain single family dwelling.
21. Person 15: I will send pictures of neighbourhood buildings via email

Monday March 15, 2021 questions and comments

1. Person 2: The Gordon Home was 2 1/2 stories, four stories is significantly larger!
2. Person 11: Why are there only two guest parking spaces given that there are 8 residents? Our fear would be the excess guest parking requirements would end up spilling into the surrounding neighbourhood.
3. Person 2: Why have you have never surveyed the neighbours about how they feel about 3 single family homes or a condo with three units?
4. Person 11: What is the anticipated selling price per unit?
5. Person 20: As mentioned, Wellington Crescent is a busy road. As a pedestrian, you are playing with your life crossing in front of parents picking up their kids at the end of the school day, leaving St. Mary's. Traffic is also bottled necked at this time. Do you expect this to be an issue with the roundabout in the front? I almost was hit by the Senator leaving one day!
6. Person 1: HVAC noise and increase to the neighbourhood is an issue especially with the height you are proposing and the number of suites. Single family has only one system this unit would have 8 systems. Definitely increase in noise
7. Person 1: Sight lines are referring to the balconies at the back of the building
8. Person 37: What are the accessibility or barrier free features of the proposed site?
9. Person 1: The earlier morning time will shadow the next door neighbour
10. Anonymous Attendee: Why did you go to the expense of providing two underground parking spaces for each unit when the city only requires 1?
11. Person 2: The residents of a building such as this will not expect their guests to arrive by transit. It is unreasonable to think that there will only be two guests per evening for 8 units!!
12. Person 2: The fact that the current owners have not made good financial decisions for this property should not affect the outcome for the property. Zoning changes are not granted to alleviate financial distress of the property owner!
13. Person 2: The building was in mint condition when it was purchased! <<The Proponent>> asked the neighbours if he could build 8 condos and he was told no!! If you are going to tell us the history of the site, get your facts straight!!
14. Anonymous Attendee: Well done and kudos to the design team
15. Person 31: Have you considered naming the building?

16. Person 37: Will you seriously consider residents' concerns regarding rezoning to multi family?
17. Person 31: Thank you!
18. Person 38: What was the EAVE height of the heritage building that was there?
19. Person 2: The Gordon House was 2 1/2 stories
20. Person 2: This process has been very frustrating as you are not here to get our views, you are only trying to sell your idea!
21. Person 31: Are the windows Richardsonian like those found in the exchange?
22. Person 31: Thank you. I appreciate that.
23. Person 2: Community consultation should involve asking the neighbourhood what they want to see on a property. Why has the exercise with 514 Wellington Cres mostly involved repeated efforts to promote a multifamily building when the zoning and neighbourhood do not want that??
24. Person 2: A four-story multifamily building like this is completely inconsistent with the character of this neighborhood.
25. Person 38: There is no barrier free access shown. Will you be redesigning to provide that?
26. Person 1: Please show the location and size of your HVAC/ Heating system plans.
27. Person 1: The balconies and sight lines do not respect the privacy of the R-1 neighbours nor does this design look like an R-1 house as per your first presentation.
28. Person 2: The Gordon Home was 2 1/2 stories, four stories is significantly larger!
29. Person 1: You are not showing the morning shadows that would actually shadow the property next to our design. Early morning has a lot more shadows that would be significant
30. Person 39: A four-story multifamily building like this is completely inconsistent with the character of this neighborhood and as a resident of the area I would like to add my voice to the chorus of others who oppose this development. The suggestion that this design "respects and honours" the Gordon House is laughable. There has been nothing respectful or honourable about this development.
31. Person 38: So, no barrier free for visitors arriving at the front. Hmm.
32. Person 2: This continues to be a huge discussion about a multi-family building that none of the homeowners in the neighbourhood want nor support.
33. Person 2: This adds to the list of concerns because you are creating an apartment block in place of an R-1 home. This is still an R-1 property and when you purchase and R-1 property you should be prepared to live an R-1 property.
34. Person 1: So then how do you cool the 8 suites?
35. Person 1: So then there will be 11 or more heating/ cooling systems not just 8
36. Anonymous Attendee: You are still able to build a single-family home It is R-1

Round Two Pre-Engagement Session Question and comments

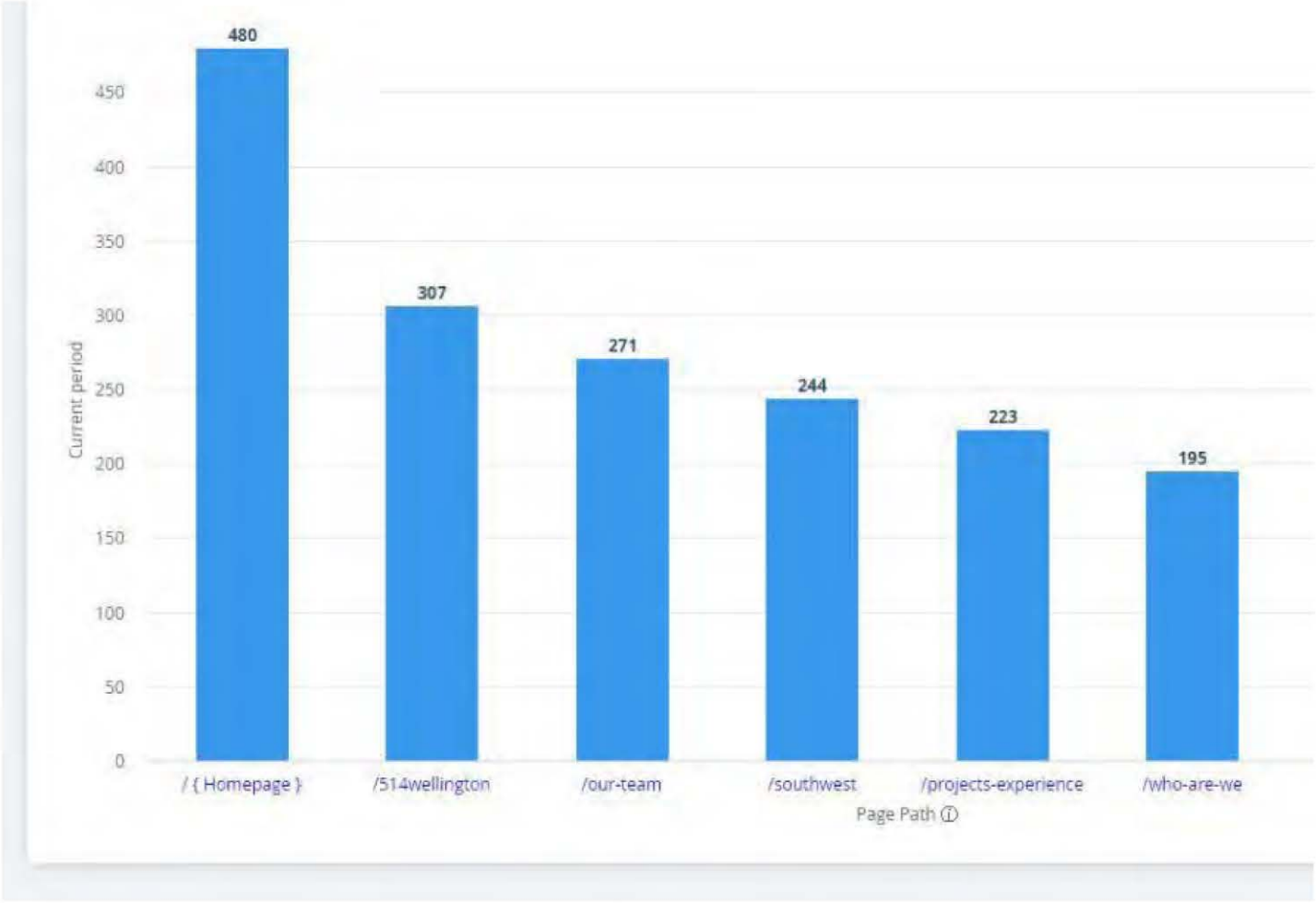
1. Person 3: What will you be sharing with us during these sessions that is different from what was shared in Round 1
2. Person 40: Love to see the plans
3. Person 7: The last session was pretty disappointing because nothing was said and it seemed you were setting us up for a significant multifamily development.
4. Person 27: What is the average size of the condos being proposed?
5. Person 27: How many bedrooms are anticipated for the condos?
6. Person 27: What price point is anticipated for the condos?
7. Person 27: What is the size of the building footprint you are working with when you said in the first open house that it would not be significantly bigger than the former Gordon House footprint? I do not understand how 12 condos fit in that footprint?
8. Person 27: What size condo is the developer proposing for himself and his family?
9. Person 27: Is the building anticipated to have an elevator?

10. Person 27: Can we please receive a copy of the presentation and the Qs and As for all 3 sessions? All meeting attendees are likely to appreciate knowing what else was asked in other sessions and how it was answered. This would assist with your community engagement
11. Person 41: Yes. I am interested in seeing the whole plan

Round Two Post Engagement Session Comments

1. Person 42: Excellent presentation! I think you are offering the community a beautiful building that fits in quite nicely. Thanks for all your hard work and patience in communications

Attachment J - Website Stats
February 4 to March 15, 2021



Attachment K - Engagement Summary Map


R+W
RICHARD WINTRUP
514 Wellington Cres.
Engagement Summary
Open House Attendance
Round 1 Only (71 people)
Round 2 Only (34 people)
Both Rounds (17 people)
500m
1000m
2000m
514 Wellington Crescent
Downtown
St. Boniface
River Heights
Palmerston Ave
Academy Rd
Kingsway
Wellington Cres
Harvard Ave
Ruskin Row
Polk Rd
Stafford St
Avonherst
Arlington St
Dromore Ave
Harrow St
Guelph St
Cambridge St
Oxford St
Yale Ave
Grosvenor Ave
Dorchester Ave
Wentworth St
Lilac St
McMillan Ave
Corydon Ave
Jessie Ave
Warsaw Ave
Mulvey Ave
Fleet Ave
Cockburn St N
Hugo St N
Daly St N
Gertrude Ave
Wardlaw Ave
Stradbrook Ave
Nassau St N
Wilmot Pl
River Ave
Blanchard Ave
East Gate
Middle Gate
West Gate
Cornish Ave
Roslyn Cres
Roslyn Rd
Evergreen Pl
Osborne St
Maryland St
Sherbrook St
Furby St
Langside St
Spence St
Rockwood St
Wilton St
Harvard Ave
Kingsway
Yale Ave

Attachment L - Community Emails Submitted

April 19,2021

To: Matthew Robinson, MCP, B.Sc. (C.Eng.), RPP, MCIP

Richard+Wintrup planning & Development.

Re: 514 Wellington Crescent – RMF-S rezoning and 8 – unit multifamily development

My Name is Jeremie Rivard and I live at 54 Yale Ave. I am supportive of the 8- unit multifamily development as presented at the community consultation open house.

Thank You

Jeremie Rivard

54 Yale Ave

Winnipeg, Manitoba

R3M0L6

April 14, 2021

To: Matthew Robinson, MCP, B.Sc (C. Eng), RPP, MCIP

Richard + Wintrup Planning & Development

Re: 514 Wellington Crescent – RMF-S rezoning and 8 – unit multifamily development

My Name is Doug Lochhead and I live at 405 – 380 Wellington Crescent. I am supportive of the 8 – unit multifamily development as presented at the community consultation open house.

Thank you,



Doug Lochhead
405-380 Wellington Crescent
Winnipeg, MB
R3M 0B7

Emails sent directly to the development team from community members

*personal information has been removed to respect the privacy of the community member

From:
Sent: Sunday, March 21, 2021 7:34 PM
To: Matthew Robinson
Subject: 514 Wellington Crescent

Hi Matthew,

I am the owner of <<Address Removed>> which is the adjacent property to 514 Wellington Crescent. Based on the community consultation you provided and the two options we are faced with, my comments are as follows:

Option 1 - 3 Residential 52' wide single family building lots - I am opposed to 3 residential 52' widebuilding lots. 52' wide lots are far too narrow for this part of Wellington Crescent and I am very concerned the homes would be shoe horned onto these building lots.

Option 2 - 8 unit small multi family complex - I will support an 8 unit multifamily small complex based onthe renderings presented to me which has the structure occupying less then 25% of the land keeping perimeter trees, grounds and fencing.

From:
Sent: 18 March 2021 14:31 To: Chris Gibson
Cc: <<The Proponent>>
Subject: RE: 514 Wellington - Open House Round 2

Hi Chris,

My apologizes for your Round 2 presentation, fortunately I was able to contact Jeff directly to get a recap yesterday.

As a home owner of <<address removed>> and our proximity to Wellington Cres we realize that we would be directly impacted with any redevelopment that would be within our neighborhood. This being said, I am fully supportive of the development of the proposed 8 luxury condominium residences and its complimentary architectural components that reflect our beautiful neighborhood.

Kindly keep me informed on the rezoning process and how I can be of assistance to bring this exceptional project to fruition.

From:
Sent: Sunday, February 21, 2021 10:34 AM
To: Matthew Robinson
Subject: 514 Wellington Crescent

Hello Matthew,

We live at <<Address Removed>> and we listened to your Wednesday virtual open house.

We are concerned with street parking and traffic with 12 additional families in the area. During the day there is no parking on Ruskin Row and Kingsway because of two schools and the hospital in the near vicinity. Currently we can never park in front of our house during the day because of that. You say therewill be underground parking for visitors but realistically there won't be enough and it will spill out onto the already congested streets. <<Name Removed>>, a lawyer who lives on Ruskin has been working on getting a time-limited parking ban on the street

because of the lack of parking during the day for home owners.Twelve or even eight new families would certainly exacerbate the parking problem.
Our first option would be to abide by the current zoning for 3 single lots.

If that does not happen then 8 units- not more- and if the condominium proposal becomes the decision,then I would hope that <<The Proponent>> will live up to his promise that it will be a low rise condominiumthat fits in with our heritage district. Most neighbours do not trust his word as I am sure you are aware.

From:
Sent: Sunday, February 21, 2021 3:35 PM
To: Matthew Robinson
Subject: 514 WellingtonHello Matthew,

I attended the open house for 514 Wellington on Saturday. My husband signed up to attend the sessionon Sunday (which was, unfortunately, cancelled).
We live just down the street at <<Address Removed>> and still have some questions and concerns regarding the proposed designs for 514 Wellington.

Are the 3 single family homes and the large multi family building the only 2 options? I think many neighbours would prefer one single family home, a duplex, or a small 3 or 4 unit building occupying thesame footprint as the original house. Twelve units seems much too large!

The only option presented during the open house was for the multi family building. Can we please see some renderings for the three separate single family houses? Or, preferably, for a single family home, duplex, or a smaller unit building on the same footprint as the original house? It is difficult to present feedback when all the options are not equally presented.

The traffic along Kingsway can get quite busy during peak hours. Many people cut through Kingsway on their commute to work, students from Kelvin and St. Mary's use Kingsway for parking, and the school busses for the private schools in Winnipeg drop off and pick up on Kingsway and Ruskin. Where will the parking and/or parking entrance to the multi unit buildingbe? I am very concerned with the increased traffic on Kingsway and the congestion this may cause if a twelve unit building is put up.

The original building/lot wasn't taken care of or maintained and squatters ended up living in the house, destroying and/or removing many of its historical features, and frequenting the back alley and neighboring houses. How can we trust that the lot will be cared for and maintained before, during, andafter construction?
Will the units in the large multi family building be condos, rentals, or allow for subletting? We are concerned about high turnover, lack of pride of ownership, and neglected maintenance of the building,units, and lot.

My husband and I moved to Winnipeg a couple of years ago from Vancouver BC specifically to be able tobuy, live in, and raise our family in a charming character home in a beautiful historic neighborhood. We appreciate that the houses are set back on the lots, that there is a lot of green space, and that there are tree lined boulevards down all the streets. We also greatly value the period architecture in, and historic significance of, this area. While we do generally support urban densification, we do not want to see the unique features of this special neighborhood slowly eroded over time by developers tearing down the historic houses and building large multi unit condos.

In Vancouver, we experienced first hand what happens to a neighborhood when too many houses are converted into multi family units. While we lived there, many houses on our street were purchased by developers and converted into duplexes with basement suites and laneway houses. This significantly increased traffic congestion, caused serious parking issues, decreasedpride of ownership, and drastically reduced the tree canopy and green space. It totally changedthe look and feel of our neighborhood.

We appreciate that time is being taken to consult with the residents of this neighborhood as this decision will greatly impact us. We aren't exactly clear on what all the options being considered for 514Wellington are. However,

with the information that has been provided to us so far, we strongly opposebuilding a large multi family building on the site of 514 Wellington at this time.

Thank you,

From:
Sent: Monday, February 22, 2021 8:48 PM
To: Matthew Robinson
Subject: 514 Wellington

Mr. Robinson,

I live in the Crescentwood neighborhood and had attended one of the virtual Open Houses that you hosted to solicit feedback from neighbors regarding the development of the property at 514Wellington Crescent.

You presented two ideas:
Abiding by the current zoning to construct single-family houses on each of the 3 lots thatcurrently comprise the property at 514 Wellington Crescent; or Seeking re-zoning approvals to allow the construction of a 12-unit condominium complex.

This email is to state clearly that I would strongly oppose any re-zoning application to build a12-unit condo (option 2). I would support a project where the developer abides by the currentzoning which allows the constructing of single-family houses (option 1 above). Our Crescentwood neighborhood is unique, and we wish to conserve the look and character of it. You have indicated that you are aware that the property at 514 Wellington Crescent is withinthe boundary of the proposed Crescentwood-Enderton Park Heritage Conservation District. You should not be surprised that many in this neighborhood, including myself, would oppose a 12-unit condominium complex because it would have a negative impact on the uniquecharacter of this historic neighborhood.

From:
Sent: Wednesday, February 24, 2021 12:01 PM
To: Matthew Robinson
Subject: 514 Wellington
Good morning,

Thank you for your invitation to the virtual open house. Unfortunately I was engaged during those session hours, but would appreciate you addressing one question for me.

What are the proposed design plans for this site?

I understand from others that the pictures provided were non-specific, and did not give a reasonable representation of what is being proposed. The design of the building and site is critical to maintaining the historic nature of this neighborhood and is of utmost value, not only to myself, but to most of theresidents. There are few locations with the character of Crescentwood, and the demolition of that (gorgeous) historic home was devastating to many. Replacing it with a property that does not reflect the heritage of this area would be disrespectful to the community and its history, not to mention a short- sighted real estate venture.

Would you say these concerns are being considered and take some weight in the mind of thedeveloper?
I would appreciate your impressions and look forward to receiving details from you.

From:
Sent: Wednesday, February 24, 2021 2:38 PM
To: Matthew Robinson
Subject: 514 Wellington

We would hope that the new development be the 3 homes originally pitched / better for theneighborhood if they have traditional facade.

We already have no parking on Kingsway for our guests so would oppose any more units.