2architecture Inc.
Unit 1006 - 213 Notre Dame Ave
Winnipeg, MB R3B 1N3

November 19, 2021

145/149 Spence St
Spence Street Apartments
APPLICATION FOR REZONING, VARIANCE, AND SUBDIVISION.

Public Consultation

We have included a summary below from our project consultant, David Danyluk, regarding the steps that were taken to ensure proper community consultation occurred for this project. In addition to the correspondence noted below we have attached letters of support from David who is a community member himself, Edward Carriere, and the West Broadway Community Organization. Attached to this document you will find the brochure that was circulated throughout the community, the open house presentation, minutes from the open house and our response to the concerns and issues raised by the public.

SUMMARY BELOW:

Hello Mackenzie,

Please accept this summary of the neighbourhood engagement process, thus far. As a resident at 115 Spence since 2007, most neighbors are well known to me and most communication is personal in nature. Support for the project conveyed to me has been through additional, personal communication. Some neighbours may not want other neighbours to be aware of their support formally or widely shared.

I have offered to undertake further engagement, beyond an informational open house opportunity, to actively solicit any concerns, incase residents wish to disclose any privately, about the redevelopment of 145/149 Spence. In particular I wanted to canvass the residences nearest the project and sharing the back lane. These include residences from 115 Spence north to Broadway, 80 Balmoral north to Broadway and two properties on Broadway.

Responses to my personal calls, emails or conversations have resulted in acceptance of the information, support, no concerns raised, or concerns about the relocation of tenants and any assistance which can be afforded to them. Two have suggested that it would be nice to have low-income housing included.

During the week of October 18-22, the following owners of the properties were personally called by me and I described the redevelopment plans and gave an invitation to the Open House details of which would be delivered by hand to mailbox by October 22nd.

- 114 Balmoral, Said he understood that it was time to redevelop and supports it.
- 106 Balmoral, accepted the information - short discussion.
- 104 Balmoral, short discussion about the plan.
- 98 Balmoral, discussed the plan and they thought it was good.
- 82 Balmoral, just moved-in this summer. Took the information.
- 150 Spence, 162 Spence, emphatic support.
- 141 Spence, emphatic support.
- 129 Spence, emphatic support
- 121 Spence, no comments

October 22, (2:30 PM)

- All tenants at 145 and 149 Spence were provided the Open House flyer and a note from the Owner indicating their intention to redevelop both buildings. My contact number was provided for any questions as the Owner was unavailable until the 26th of October. This generated one call from a tenant asking if there would be any studio units available. I stated they would be one or two bedroom units, and explained that construction would take 8 or 12 months so relocation was necessary.

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Open House Flyers Delivered To:

- 586 Broadway (in person to owner),
- 588, 584 Broadway belong to the Owner (skipped)
- All properties from Broadway to the south-east end of Spence Street (114-32) by hand, this included multiple flyers at several duplex and multi-unit buildings.
- All properties on Spence (east and west side) from Broadway to Balmoral delivered Spence
- 136 Spence (28 unit block) delivered 28 flyers to caretaker. (Slater- Sussex)

October 23, 2021

- 14 Balmoral/76 Spence (20 unit block) delivered 20 flyers to the caretaker. (Houston Properties)

October 24, 2021

- 580 Broadway (18 unit block) delivered 18 flyers to the caretaker (James)

November 3rd 2021 (10:00 AM)

- Email sent to Broadway Spence Neighbours group with digital copy of the flyer and request to send as a reminder notice of the open house that evening to their members.

November 3rd 2021 (6:00 PM) Open House held virtually. November 13, 2021

- Personal email to each owner of the following neighbours to again verify if they had any concerns or comments, if they wanted to express support the project, and described the open house in case they had not attended. Shared one issue raised at open house (sunken plaza) and that it was acknowledged by the architect for future landscape design considerations.

- 114 Balmoral, No reply
- 106 Balmoral, received but did provide specific comments.
- 104 Balmoral, No reply
- 98 Balmoral, No reply.
- 86 Balmoral, All for replacing them, brother lived in 149, asked about construction schedule, if any accommodation for existing & long term tenants
- 82 Balmoral, strong support
- 80 Balmoral, asked for flyer again for wife to see.
- 150 Spence, 162 Spence, emphatic support.
- 141 Spence, emphatic support.
- 133 Spence, raised concern for existing tenants relocation, nice if project had affordability and accessibility, suggested solar panels.
- 129 Spence, emphatic support
- 121 Spence, No reply
- 108 Spence, Supports the project, no concerns

David Danyluk

Thank you for your time,

Mackenzie Swope
2 Architecture Inc.

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Open House Minutes:

145/149 Spence Street – Open House – November 3, 2021

Attendees:
Eduard Carriere
David Danyluk
Anna Lemky
Nicholas Mercury
Connery Friesen
Tiffany Leong
Chris Gilmour
Mackenzie Swope

Chris Presentation: Chris Gilmour, Principal at 2 Architecture Presents Information Session (Attached)

Comments/Questions:

Q: What is the height of the existing buildings? - Nicholas
A: We have not measured yet – in between 2.5 and 3 storeys

Q: Concerned about potential graffiti tagging - Danyluk
A: We will have a multi-layered approach – finding the right material that works with graffiti coating and making sure cladding changes occur at proper heights, etc. One possibility is having the soft plank at a decent height so that it doesn't encourage someone to easily tag it.

Q: Will 2 Architecture keep them in the loop with updated plans and changes? - Nicholas
A: What has been presented is a concept package – there will actually be an updated set for zoning and then there is a plan approval stage – we can not provide a no or yes answer but one thing we can do is reach out to the owner and Danyluk to see if there is a way to balance information sharing. We don't want to be constantly providing updates because it would be an enormous administrative task but there will be opportunities at the important stages that the owner can share information within the community.

C. I like the bike parking, not much population change, modern approach to downtown living - Eduard
A: Bike parking as an amenity – We believe it is better to go above and beyond and provide more than just a couple of bike racks

Q. Regarding the front area. Could it be minimized or sloped to discourage people from sitting/sleeping. - Nicholas
A. We are trying to really create a defined entry plaza, one of the things we looked at was at first just retaining the difference in grade – there could be an opportunity to change the design to sloped instead of drop offs that could mitigate undesired users.
A. The sunken plaza dimension could be less than 2' maybe it is only 1'
A. In our approach to the landscaping will be to look at the roof height, building systems and landscaping and how they all come together

End meeting

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Community Consultation Response

The owners and 2 Architecture are fortunate to have found mostly positive responses to the proposed development at 145/149 Spence St. The two concerns from the community we did receive were able to be addressed as follows.

1. In response to a community member's concern about potential building graffiti we have incorporated lighting around the building for security, we have specified a high quality cladding material and we have been diligent with the design of the cladding to discourage tagging.
2. In response to a community member's concern about transients using the sunken plaza as a location for loitering or sleeping we have ensured that the space will be well lit, we have removed the benches in the plaza and we have changed the design to include sloped retaining walls.



Spence Street Apartments Proposal
145/149 Spence St.

2 Architecture is inviting neighbours and community members to attend an open house to discuss a proposed residential development at 145/149 Spence Street, Winnipeg.

Location: Virtual Meeting Via Zoom
Zoom Invite: https://us02web.zoom.us/j/84464963490
Meeting ID: 844 6496 3490
(or email info@2architecture.ca for a google doc invitation to the zoom meeting)

When: November 3, 2021 - 6:00 - 7:00 pm

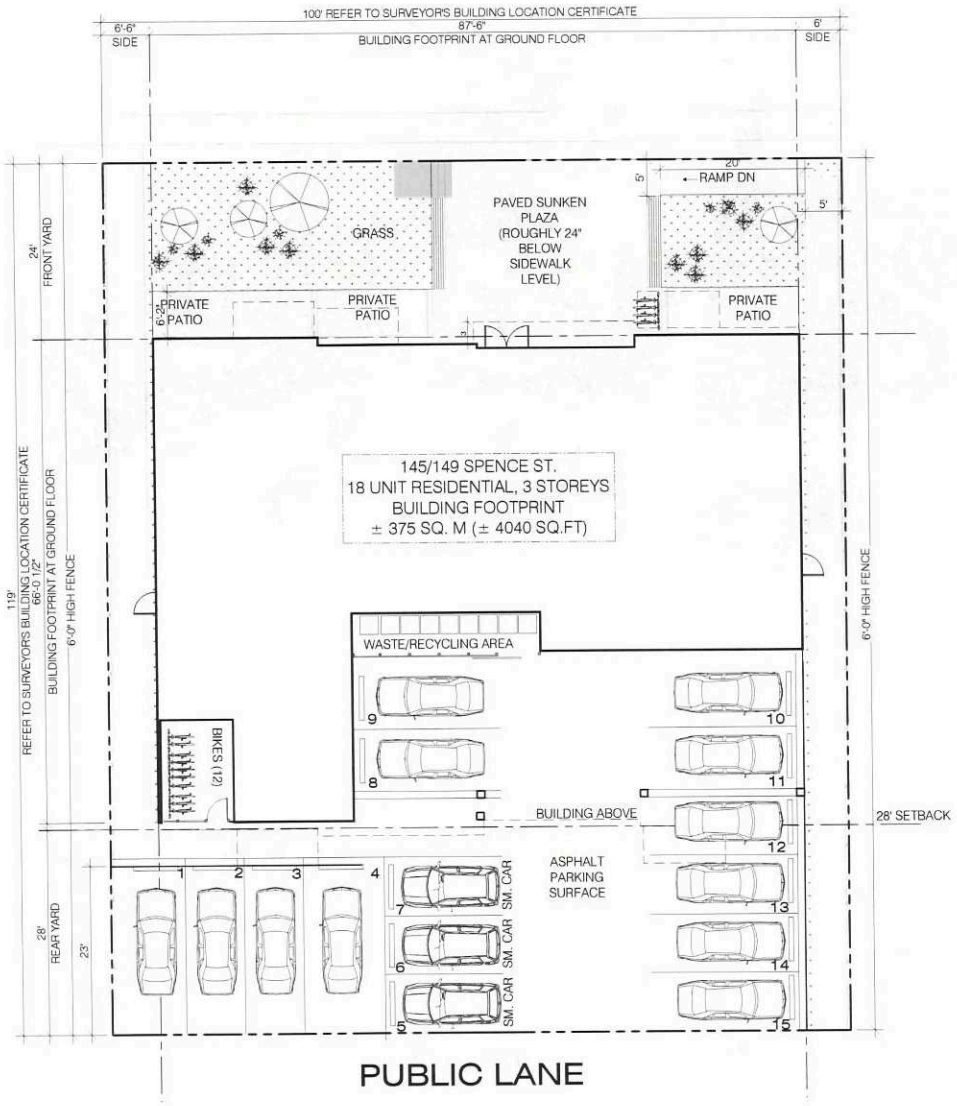
The development proposes a new three-storey building on the sites of 145 and 149 Spence Street. The design consists of 18 apartments situated within four distinguishable townhouse style masses. The four volumes of varying heights provide a well-articulated and "broken up" facade, reflecting the rhythm and proportion of the homes on Spence, while softening the building's height and width. The facade design utilizes ground floor translucent cladding, strategic window placement and unique balcony configurations to create a building identity that fits the unique corner location and promotes character along the street. Exterior lighting and sunken plaza at the building's entrance creates a welcoming environment that enhances the pedestrian friendly neighborhood. Parking stalls have been provided off the back lane within a partially fenced area as reflected in the attached site plan.

An appropriate, inclusive, well designed and engaging building is our long term goal for this project. Our proposed design incorporates the most important aspects of urban development and is guided by the principles laid out by the City of Winnipeg.

The existing two lots currently house 14 units. The concept shown proposes to increase the unit density by four more homes, and as a result, requires lot consolidation and rezoning. We welcome questions, comments and look forward to your participation in the open house on November 3rd.

Chris Gilmour
2 Architecture Inc.

SPENCE STREET



PUBLIC LANE

