GATEWAY
CONSTRUCTION &
ENGINEERING LTD.

Meeting Minutes

Project: 470 Henderson Ave
Date: April 8, 2022
Time: 4:00pm – 6:30pm
Location: 127 Cobourg Ave

Recorded by: Chantal Squires

Attendees: (included in distribution)

Taylor Wiebe	Gateway Construction
Jared Carrington	Carrington Holdings
Paul Davis	Flatland Property Co
Daniel MacGibbon	Articulated Design
Chantal Squires	Gateway Construction
General Public	See sign in sheet

Meeting Item	Notes	
Concern about parking raised by public, specifically about the ratio of parking.	Taylor responded that the city of Winnipeg has a 1 to 1.5 percent ratio for parking. The development will be complying with the cities parking requirements	
Sewers on the north entrance destroyed by construction companies. Now they are non functional. Worried about the traffic flow. The weight load on that. City hasn't resurfaced it as previously promised. Worried about the water capacity. Worried about street curb drains	Building to the North (eye sore) it is self managed it is a condo corp. no control over that. A study is done with our own engineers then consult with the city. Go with top tier trades. Underground – a study is done where we tie into, calculation is done (rain water) goes underground and slows it down. Storm flow, can't increase the flow so we are required to store the rain water on site underground (water trapped). Can't get a permit until we prove to the city we will not increase the water flow. Previously had to do sewer upgrades. Bring up to the city about the street curb drains. Not allowed to use anywhere else but our own property… we can't even use the street curbs. Stage one has a catch basin to tie underground. More money that goes into the city's pockets the quicker things get fixed.	
Anything that can be done with negotiation with the city to fix the boulevard and the curb	We can look at the north section of the property redoing the curb and storm drain and use that to see if the city can do the one on the south	
19 families doing what 2 families were doing		
Major concern is the look of the property to the North… the lack of cleanliness	make complaints to 311.	

Last year the sod was put down… never cut the grass.	Paul didn't want to kill it because of the warm dry season last year. There will be a good spring clean up. Professional landscape company will be hired.	
	Pet friendly building. No charge for pet deposit. Full faith in the quality of products.	
Every time the area is being dug there's a rodent infestation. (within two months of digging it became a problem)	Poulins is a contact for any infestation. Paul will take that into count.	
Phase 1 – all the heavy equipment going in front of the house turning around… have to pull onto Henderson from the North and construction vehicles always in the way. People clarly parking where it's a no parking zone. Young children no fences… how to protect the family and children from getting hit	Time line of the last project was longer because Covid –a good construction company to come in and do the majority of the work and get it done aster. Key is the right team in place… The less time theres actutal construction happening the easier.. right supervisors and team monitoring. Make sure daily site clean ups are happening. More hands on deck faster time line. Gateway's availability to come to site and there is a site office easier for monitoring.	
Parking? For visitors. Brayden is always full bus stop right in front.	Combining the lot for the visitors from phase 1.. go from one spot to three. Because of the shared property line. Card co op Bus right outside. One bedrooms bring in professionals.	
What is the time line. Hoping to start when?	Right now is the application process. Hoping to start this time next year. Process is about twelve months. There will be an official public hearing that the city will run. What was discussed today will be brought up.demo posting September / October ish. Gateway has processing to prevent damage to anyones property.	
	From single family use to multi family use.	
What secondary plan is this for the city.	Three different zoning documents that affect this.	
	City will present this as single family to multi family. A variant related to parking. Citys presentation will be more about the specifics.	
Will this increase the property value of the area	Go up slightly …. Just don't know with the market right now.	
