1465 Corydon Office Building Proposal

July 20th, 2022 Open House Report

Prepared by McGowan Russell Group Inc.



August 2022

01 OVERVIEW

As part of the 1465 Corydon Office Building Proposal, a public open house was held. A questionnaire was made available for attendees to provide their feedback.

The Open House was advertised with hand delivered flyers to the residences on both sides of the street on Niagara, Queenston and Brock, between Corydon and Grosvenor. The first 20 houses south from Corydon on Queenston and Niagara also received flyers inviting residents to participate in the public engagement for the 1465 Corydon Office Building Proposal. The flyers were also sent via email to the 13 residents that responded to the community consultation package delivered in 2020. The flyer provided information on time and location of the engagement. A phone number and email address were also included on the flyer if people needed more information about the Open House.

02 FORMAT

PUBLIC OPEN HOUSE

The public open house was held in person at River Heights Community Centre, 1370 Grosvenor Avenue on July 20th, 2022 from 7 – 9pm. There were 47 people that attended and signed into the event.

All drawings were provided in a large board format arranged in a clockwise direction around the room with members of our team available for questions and comments throughout the evening.
A questionnaire was also made available to participants after the meeting. Of The 47 people in attendance at the Open House, a total of 40 questionnaires were filled out and returned.

The drawings from the Open House were also made available via email to people that responded to the 2020 community consultation package but were not in attendance at the 2022 Open House.
Of the 13 people that responded to the 2020 community consultation package:

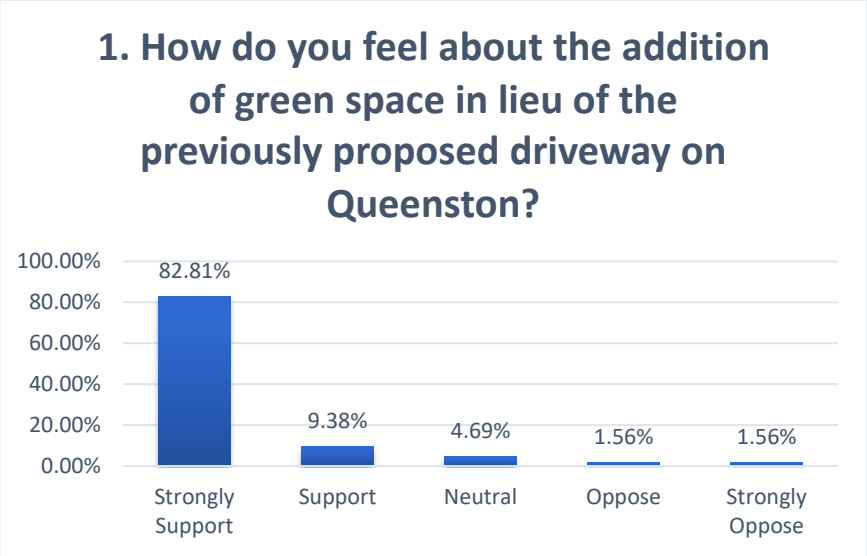
- 1 person attended the 2022 Open House
- 2 people do not want to be contacted anymore
- 2 emails bounced back
- 8 people were emailed copies of the 2022 Open House drawings.
- 1 person out of the 8 people that received email copies responded and returned a filled questionnaire

A total of 32 people that were unable to attend the 2022 Open House contacted us via email and were sent copies of the Open House documents. Of the 32 people drawings were sent to, 23 questionnaires were filled out and returned. In total, 64 questionnaires were filled and returned.

03 RESULTS

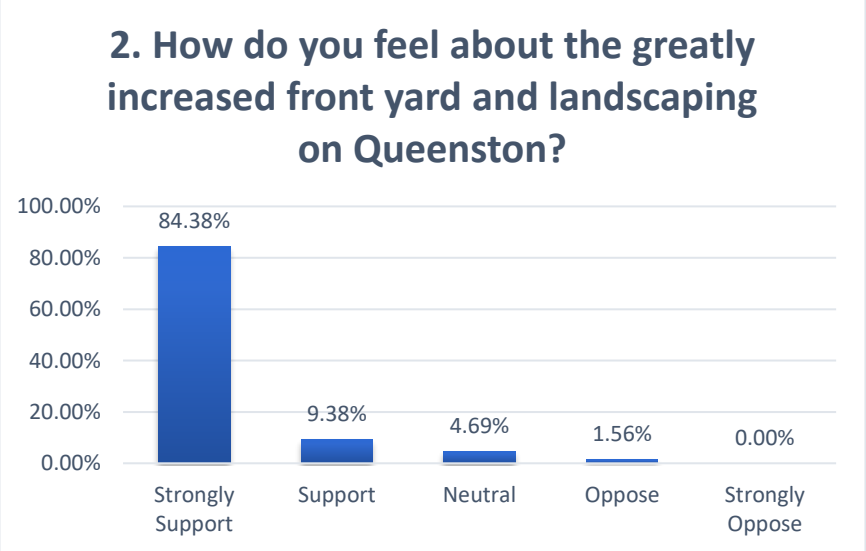
OPEN HOUSE QUESTIONNAIRE RECEIVED IN PERSON

The results of the questionnaires were favourable to a number of aspects of the project and provided guidance on possible plan modifications. Below are the results of the questionnaire:



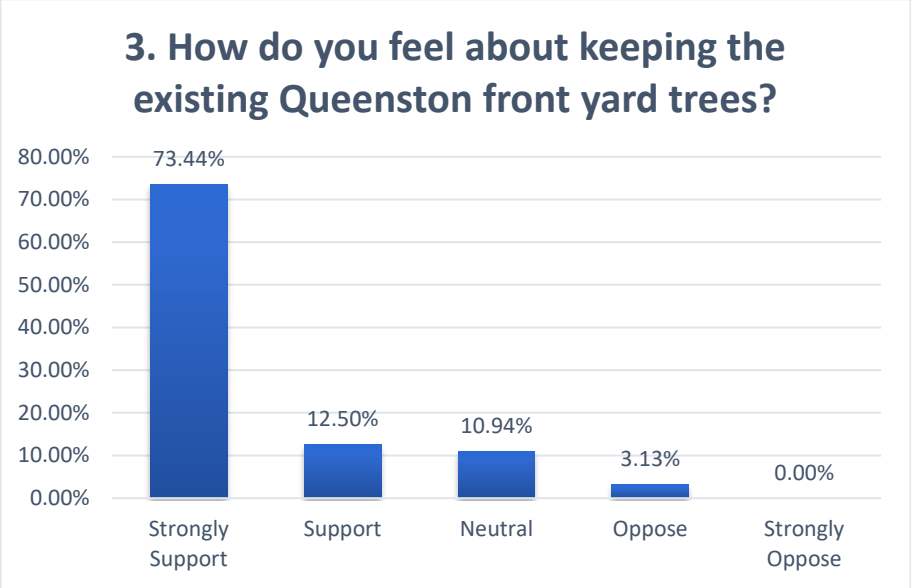
Q1. How do you feel about the addition of green space in lieu of the previously proposed driveway on Queenston?

Strongly Support, Support, and Neutral	96.88%
Oppose, Strongly Oppose	3.12%



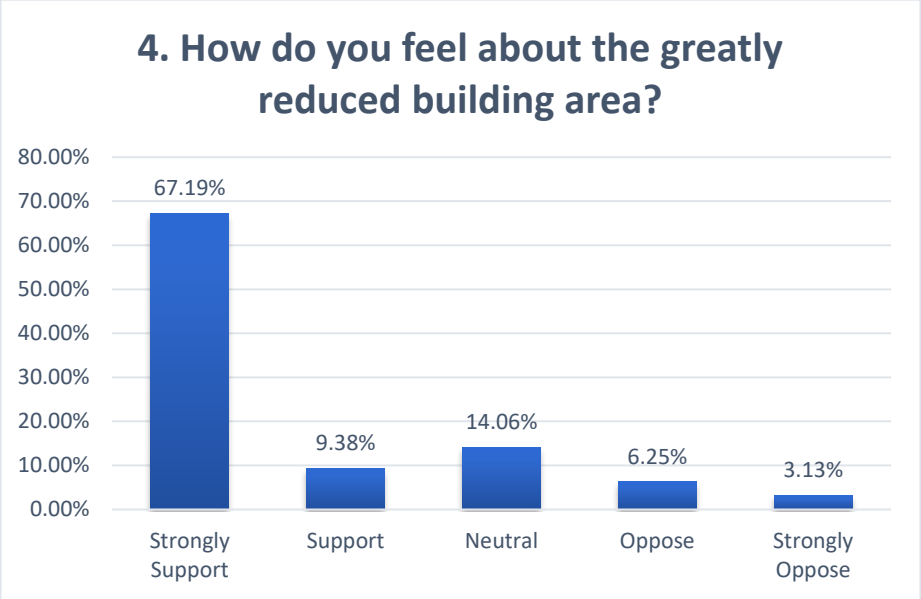
Q2. How do you feel about the greatly increased front yard and landscaping on Queenston?

Strongly Support, Support, and Neutral	98.4%
Oppose, Strongly Oppose	1.56%



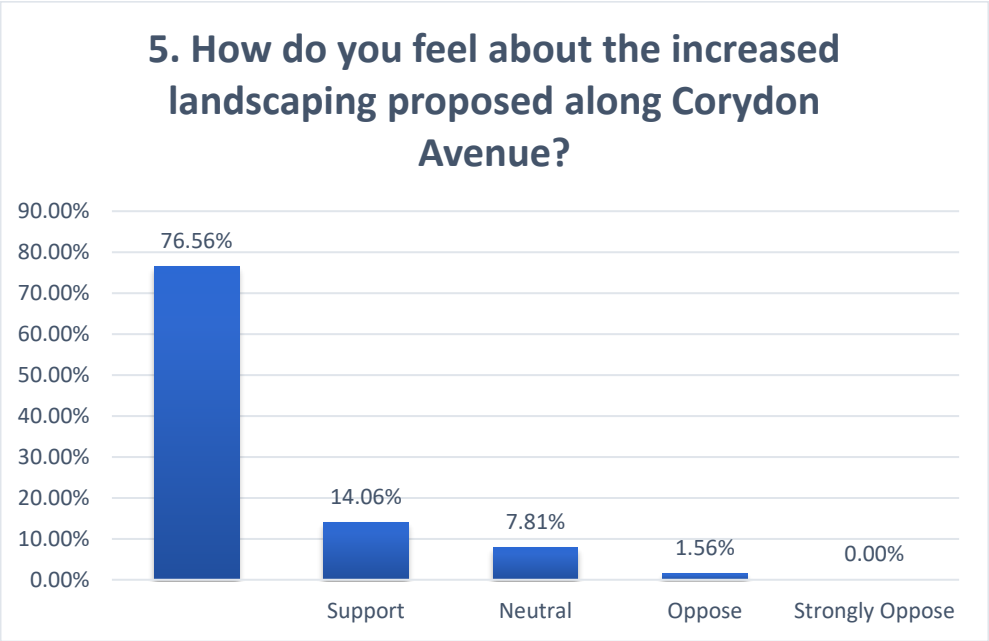
Q3. How do you feel about keeping the existing Queenston front yard trees??

Strongly Support, Support, and Neutral	96.87%
Oppose, Strongly Oppose	3.13%



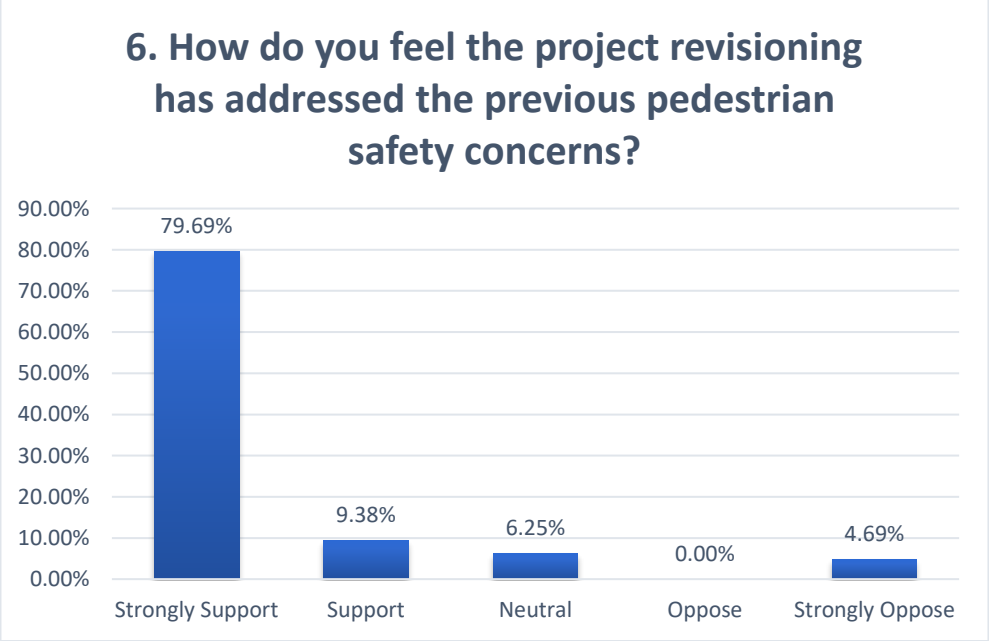
Q4. How do you feel about the greatly reduced building area?

Strongly Support, Support, and Neutral	90.62%
Oppose, Strongly Oppose	9.38%



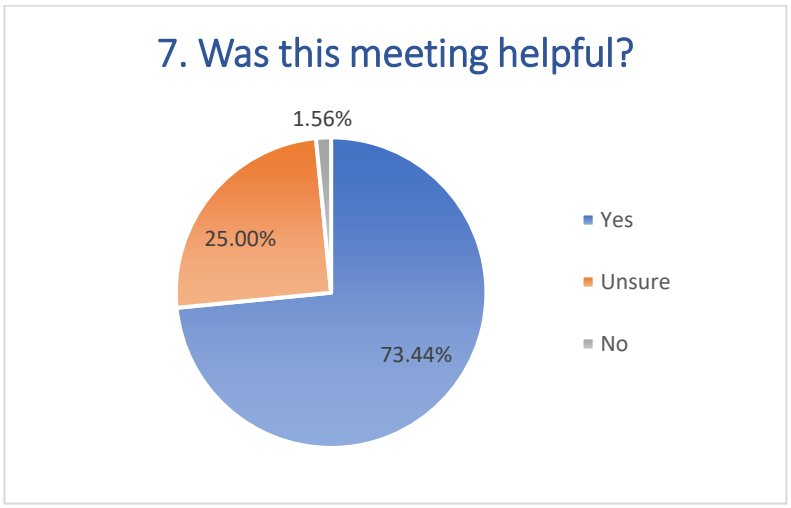
Q5. How do you feel about the increased landscaping proposed along Corydon Avenue?

Strongly Support, Support, and Neutral	98.4%
Oppose, Strongly Oppose	1.56%



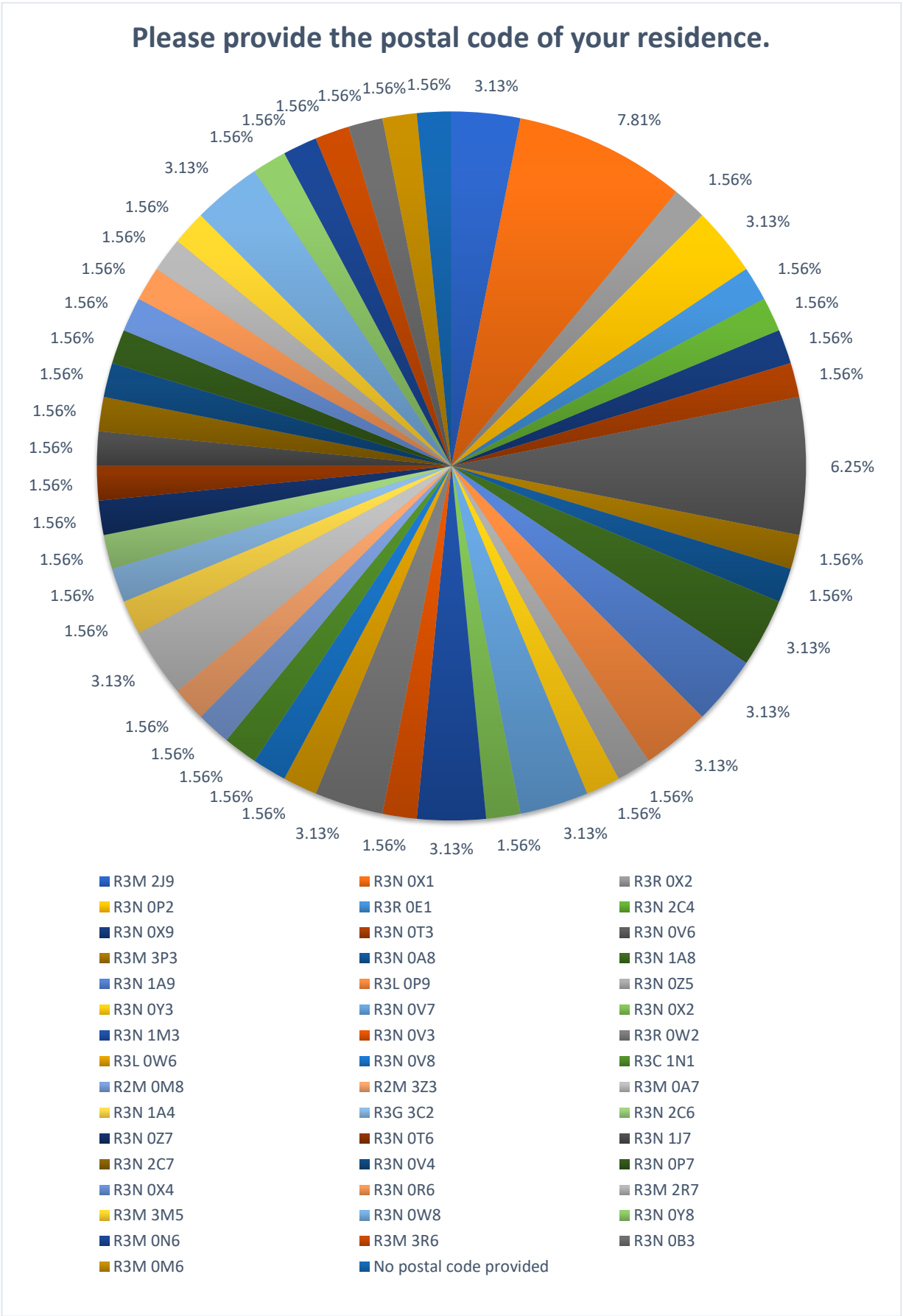
Q6. How do you feel the project revisioning has addressed the previous pedestrian safety concerns?

Strongly Support, Support, and Neutral	95.31%
Oppose, Strongly Oppose	4.69%



Q7. Was this meeting helpful?

Yes	73.44%
Unsure	25%
No	1.56%


Please provide the postal code of your residence.
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Q8. Please Provide us with any additional comments you may have

As an "actual" River Heights resident, I believe some improvements have been made to the plan. On the minus side, however the building is exceedingly, ugly, cube-like, too modern and does not fit in with the 'feel' of the neighbourhood, particularly on the Queenston side. Either more greenery, or natural wood to hide the grey modern look would be preferable. It just looks like one concrete block. Furthermore, I was just told (by George Depres) that I could get an on-site report or dilapidation report by a funded structural engineer to determine whether any damage (e.g. cracks to foundation and walls etc.) that my result from the demolition and construction (should this project proceed) before the project begins. This area, after all, is on a clay bed and many homes are older and more fragile an susceptible to construction/demolition damage.

Terrific design will be a great addition to the area

I fail to see any reason to oppose this project. The area is current commercial and will remain the same. A new modern building will replace an aged one. Probably increase in value will result in increased tax.

The new building will be an improvement to the local area. Traffic will not increase significantly and the new design will improve traffic control and accessibility. The redevelopment will be a great improvement to the area.

My concern is less with the attractiveness of the building and green space and more with the lack of visibility coming from the back lane turning onto Corydon. Cars park very close to the edge of the back lane and the congestion makes it very difficult to turn onto the backlane from Corydon and vice versa. Children are short and don't watch where they are going therefore we NEED more visibility there. More space to pass or pull over to allow others to get in and out of the lane is necessary. If those side parking stalls were STAFF assigned there would be less danger of congestion and visibility. Alternately, can you pull back the last stall to increase visibility? Would be happy to discuss in person.

Back lane traffic and visibility limited!!

Congestion concerns/safety still a major issue.

Great building design and important to have amenities in the neighbourhood.

The new building is an excellent way to improve the face value of the street and make this eye sore significantly more aesthetically pleasing. As someone who walks this area regularly I think this project will be a great improvement. As a River Heights resident, it will improve property values.

I believe this will greatly improve the existing building and location site.

This is going to make the area nice and modern.

The new building will be a welcome addition to the business area of Corydon. We must be renewing all areas on Corydon and this is a wonderful building.

I believe this project will greatly increase the attractiveness of Corydon and help modernize the street. The proposed plan (current) is lovely and a great idea and addition to the neighbourhood.

I think this is a fantastic proposal and ought to be approved by the City. It would be incredibly short-sighted not to approve the proposal. Turnbull Whitaker has addressed all of the previous concerns raised by local residents. There are a dozen similar sized commercial building with in a few hundred metres I strongly urge the city to support this.

As a local resident and a business owner I strongly support this. It will revive this corner and the existing building has limited longevity remaining. So this is needed in my view. In addition, we should be supporting the growth of businesses we have in our community.

Love the value and positivity this development could bring to the community.

I would very much appreciate not looking at a very sterile building. This will be the only street where residential faces commercial. I had no issue looking at a house front but this will change. I am also very concerned about how this will affect the value of my property. I would ask you strongly consider a different look to the side of the building on Queenston which is a bitter fit to the "residential" street.

We look forward to the new look and building.

The original proposal is a better solution. The private and Public interface is more consistent when the neighbourhood fabric and pattern, This is a great addition to our neighbourhood.

During construction, access to the back alley on Corydon should not be blocked or closed off. This is a safety issue. During construction, hauling of trucks during construction or demo should not travel down back alley or on Queenston to Grosvenor. Queenston has brand new paving and I do not think it can support continuous truck traffic. And minimize vibration to houses in the area. Concerned with the parking adjacent to the back alley underneath 2nd floor. A suggestion is to add mirrors to help see blind spots when backing out. I think the building will be a great addition to the community. Look great. My only concern is construction traffic and access through the back alley. Good luck with everything.

Thank you for listening to the 'Community Concerns' One concern remains - could you please move the balcony stairway from facing Queenston to facing the back Lane? That would increase safety and security on Queenston and would increase the esthetics from Queenston. It would also increase my overall rating.

This plan is far better than the previous. Thanks for listening to the neighbours concerns. One concern I have is the security of the fire escape (2nd floor) after hours.

This proposal is a huge improvement to our community. I feel that we need to promote growth in our neighbourhood. To stop this from moving forward would be a major set back in the betterment of our community.

Important to have visibility of local businesses supported by community.

The proposed plans look amazing. It is a definite improvement over what is currently there.

Regarding question 6. Still will great a busy back lane access. Questions 1-6 were quite slanted in favour of the project. These are the positive aspects of the proposal so they are agreeable. WE know someone who is situated extremely close toe the project and feel for them and their concerns with increased traffic. The renderings make this a more attractive project than the medical building on Waterloo because we are south of cory; don on Niagara this project will not affect us as directly but we are well aware that this is president setting. It does seem that you are listening to the residents concerns.

Regarding #4 either way is fine. Overall I feel that the parking can left like the original drawing expansion. The building would be a great asset. Overall, this would be extremely beneficial for the River Heights area. This business has been here for 60 years and the expansion exhibits growth. There are several buildings/businesses in close proximity that are3 successful. This would be a great assed for River Heights I strongly agree to the expansion. I encourage the project to move forward.

It is great to update an office and retail space in stead of relocating. The new floor plan looks nice and modern. I think this will be a good opportunity to revive River Heights and keep service close by.

As a 30 year resident of River Heights, I strongly support local HOMEGROWN neighbourhood businesses, especially one that has been in the neighbourhood even longer then I have. I will continue to business and spend my money in the neighbourhood. I support this company. Its nice to run errands with u have to get in the car. (I ride Bike/Walk) The building looks very attractive. Congratulations on work/homework well done. Good luck.

Thank you for having an info night, it was nice to see your plans. Also thank you for polling the residents.

I love the new office proposal. I think it would be a wonderful addition to the community.

Strongly support additional development in the Corydon area. Building will improve the area's looks compared to what is there currently. Satisfied with changes to accommodate concerns of residents on Queenston Ave. Green space and landscaping by the parking lot will look more attractive compared to the house/etc. that is there currently. Excited to see this project move forward.

The proposed changes to the buildings are a significant improvement, and demonstrate the owner's willingness to work with the community. The current design looks great, and is aligned with many other commercial buildings on Corydon. With the addition of green space and elimination of the through traffic parking lot. I see this as a big improvement over the current buildings.

I support the revitalization of this neighbourhood and Corydon Avenue. New development is necessary for any growing neighbourhood and this building would be a great addition. If the size of the building can be kept on the larger sided it's even better, as more retail,

office and services are eager to move to the area. Please note that the only reason the meeting wasn't helpful to me was that I was unable to attend in person.

We should support all projects like this for the neighbourhood that help to revitalize buildings and properties. The narrow mindedness of a small group should not impact these positive development that benefit the appeal and functionality of our neighbourhood.

We need more commercial space in the neighbourhood where small businesses can build their practice and survive. The building is in line with what else has built prior. The neighbourhood needs to have room for businesses to grow if we are to maintain our "premier" status within the city, as currently, private investment of all forms are being made in other neighbourhoods and making ours less desirable. I am also disappointed that the building shrunk. This was room for another small commercial business or for a business to grow when successful.

I am a resident as well as business owner in River Heights. There is a great need for good, planned commercial development. Turnbull has been a part of the neighbourhood and should remain and grow.

I think that it is amazing that local companies are setting up permanent roots in my area. I much prefer local to going to large malls. This is an excellent use of space and will make the community better!! Bookending busy streets with small scale commercial makes communities saver and better.

Great addition to the neighbourhood

Only unsure about helpfulness of meeting because he did not attend. I lived on Niagara my entire life. My family lives on the same street and uses this insurance firm. The proposal would significantly improve the look of the area. The existing building is old and outdated. Excited to see the new build and development in our neighbourhood.

I think that adding a new building in lieu of the existing office will be a wonderful addition to the neighbourhood and will further enhance the high-end character of the neighbourhood.

Only unsure about helpfulness of meeting because she did not attend. We are supportive of this local business improving their facility and remaining in our neighbourhood.

Not present at the meeting. Looking at the front of the building I see additional greenery by the parking lot area but I don’t think much has changed in the front of the building proper. I do greatly appreciate the changes made to remove the exit to Queenston. My concern as previous is with possible light pollution. I don't see any lighting in the back so I'm assuming the lights will not be visible to Corydon? Also the windows are large that should lights be left on at night, it will contribute to the already too bright street.

The addition of the proposed building should be accepted by the City. Winnipeg needs businesses to invest in the community. The current building is dated and too small to effectively service customers. There is no logical reason as to why the proposed plan should not have full plan approval and backing from City Planners and Councillors. The building is exactly what Corydon needs.

Not present at the meeting-not sure for meeting helpfulness. I am supportive of this type of commitment and investment by a local business.

Not present at the meeting-not sure for meeting helpfulness. I am supportive of this type of commitment and investment by a local business. The proposed development is beautiful and refreshing to see along Corydon. The are although mainly residential needs strong commercial properties and businesses along areas such as Corydon, Grant, Academy etc. We should be encouraging and supporting businesses like this and are doing good for the community. NOT fighting them on ridiculous and unnecessary things. It is an embarrassment that this is even being debated.

The Turnbull-Whitaker project will be a welcome addition to the area. We have no concerns about this project.

The project looks great. The parking is hidden behind the building and the structure is built right to the sidewalk. Great built form. I wish more projects took more consideration on how a building interacts with neighbourhood.

We appreciate the effort that went into making this an attractive development.

Thanks for the opportunity to review the landscape plan. I think the property's layout looks great, keeping the frontage on Queenston, while allowing space to keep employee and patron cars off the street. I'm in favour of updating this commercial building and think the plan is respectful of the neighbourhood while functional for the business. I'd imagine with Wellington Crescent effectively shut down, traffic has moved to Academy and Corydon respectively. Through this and as the neighbourhood has evolved, Corydon is even more of a thoroughfare, and we should nurture those who want to put substantial money into beatifying the area. There have been many recent examples of new builds along Corydon and Academy, which, in my opi9nion, have improve the area. These include 1425 Corydon and, more recently 1108 Corydon. I'd imagine that if this proposal were declined, this business would find a different area to build, and River Heights will be left with the current rundown building that is unlikely to be updated by a homeowner, because families do not want to sink substantial money into a build to live on a high traffic main street. Thanks for your consideration.

This City needs to be developed in order to create a future for those younger then us. Sustainable environmental practices. Inclusive services for those with disabilities. The vocal few, should not be able to stop the growth of the majority.

I am support of this project 100%. I think it is great to see businesses investing in the neighbourhood and we should be encouraging this.

I was not able to attend the meeting in person but I strongly support all the proposed changes as outlined in "Summary of Changes" pdf that I was provided with via email.

Appendices:

Advertising Flyer
July 2022 Open House Questionnaire