Crescentwood-Enderton Park HCD Plan

Public Engagement Summary

July 2022

Background

A heritage conservation district (HCD) is a tool that helps to conserve and commemorate Winnipeg's built heritage. Designation of an HCD ensures that the heritage values and character-defining elements of a neighbourhood can be conserved over the long term and that new development follows objectives and policy directions jointly created by the community and the City of Winnipeg (City).

An area can be designated as an HCD if it is architecturally and historically significant and at least 50 percent of the proposed character-defining elements are over 40-years old.

The Crescentwood-Enderton Park area has widespread heritage values. The area was established in the early 20th Century as a residential neighbourhood within a garden-like setting, and several of its buildings are architecturally significant. More of the area's unique history is outlined in the HCD Study.

History

On June 6, 2019, the Director of the Planning, Property & Development Department nominated Crescentwood-Enderton Park area for HCD designation.

A draft Crescentwood-Enderton Park HCD Study was prepared over the next year and received as information by the Standing Policy Committee on Property and Development, Heritage, and Downtown Development in January 2021. The HCD Study proposed that certain character-defining elements be identified as contributors to the heritage value of the HCD. It also set out a draft list of work that would and would not require a heritage permit should the HCD be designated.

The project team then began work on a HCD Plan with the help of the community. The HCD Plan will provide more details about all the work that requires a heritage permit.

Engagement

To help develop the HCD Plan's policies and design guidelines, public engagement took place between June 22, 2021 and March 25, 2022. During that time, the City held a virtual information session, two virtual workshops, and conducted an online survey.

At the virtual information session, the City presented an overview of the HCD Study. The session also provided an update of the HCD process, a refresher on what an HCD is, and what it means for property owners and residents. Property owners were encouraged to begin thinking about policies and design guidelines for the HCD Plan.

The main objective of the first virtual workshop was to have attendees break into smaller groups to brainstorm policies and design guidelines for the HCD Plan based on four key topic areas: streetscapes and parks; private yards; demolition and infill development; and alterations to buildings.

During the second virtual workshop, break out groups were formed to review draft policies and guidelines based on four key topic areas that were slightly modified from the previous workshop. These topic areas included streetscapes, parks, and private yards; protection from demolition; infill development; and alterations to buildings (heritage buildings vs. non-heritage buildings). Participants were able to express whether or not they supported proposed policies and design guidelines and/or propose suggested changes to these.

An online survey immediately followed the final virtual workshop which allowed individual participants to review each proposed policy and guideline, to rate their level of support, and/or to propose suggested changes. The survey was available from March 11-25, 2022.

To learn more about the Crescentwood-Enderton Park HCD Plan, please visit winnipeg.ca/crescentwoodHCD

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Promotion

Public engagement opportunities were promoted using the following methods:

- Project webpage – winnipeg.ca/crescentwoodHCD
  - June 2021 – notice of virtual information session
  - October 2021 – notice of virtual workshop #1
  - February 2022 – notice of virtual workshop #2
  - March 2022 - notice of online survey
- Email to project subscribers (144 recipients)
  - May 2021 – notice of virtual information session
  - September 2021 – notice of virtual workshop #1
  - March 2022 – notice of virtual workshop #2
  - March 2022 - notice of online survey
- Invitations mailed to all property owners within the HCD (112 units)
  - June 2021 – notice of virtual information session
  - October 2021 – notice of virtual workshop #1
- Invitations delivered door-to-door to properties within the HCD (112 units)
  - February 2022 – notice of virtual workshop #2


View of Enderton Park, City of Winnipeg. 2019


Houses along Kingsway, City of Winnipeg. 2021


Wellington Crescent Streetscape, City of Winnipeg. 2021

To learn more about the Crescentwood-Enderton Park HCD Plan, please visit winnipeg.ca/crescentwoodHCD

What We Heard

The focus of the engagement opportunities were to develop the HCD Plan's policies and design guidelines based on key topic areas. The following tables summarize the input received from participants in the engagement process, organized by topic. Notes from each event along with detailed survey results and responses can be found in Appendices A-D.

Table 1: Streetscapes, Parks, and Private Yards

What We Heard	How it Was Considered
Public parks (Enderton and Munson) and streetscapes within the HCD, including grassy boulevards, sidewalks, boulevard trees, and generous front, side, and corner-side yard setbacks in private yards, including those with mature trees and heritage fences, should be conserved.	These features have been identified as character-defining elements (CDEs). Policies and guidelines related to conserving these will be included in the HCD Plan. Any alterations to these will require a heritage permit, with some exceptions noted below, and are to be consistent with these policies and guidelines. Trees on public property, including parks and boulevards, are regulated by the City's Urban Forestry branch. There is existing policy concerning these. Thus, a heritage permit will not be required for the removal and replacement of these trees. The HCD Plan will refer to this policy. Alterations to boulevards are regulated by the Neighbourhood Liveability By-law's section on Non-Standard Boulevard Treatments. The HCD Plan will refer to this bylaw.
Existing front yard driveways should remain narrow (limited to single vehicle width). New front yard driveways should not be permitted by any means.	To retain the pedestrian-oriented nature of the neighbourhood and to retain the characteristic higher ratio of soft-scaping (i.e. grass) to hard-scaping (i.e. pavers) in a front yard, the City agrees that there should be restrictions on front yard driveways. However, in some cases, a new front yard driveway may be required. For instance, if a property is split into multiple lots and does not have back lane vehicular access, it may require a front yard driveway. The City is proposing that a front yard driveway would only be permitted if it met the criteria in the Zoning By-law and the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* and that the design of

	the new driveway follows the policies and guidelines from the HCD Plan.
Alterations to rear yards, including accessory structures that are visible from a back lane should be regulated.	The back lanes themselves are not character-defining of the HCD and are quite typical of all other mature residential neighbourhoods. A revision to the description of the CDEs from the HCD Study is required to clarify this. In most cases, work that is visible from a back lane would not be regulated unless the work occurred to a building or corner-side yard that was identified as a CDE.

Table 2: Protection from Demolition

What We Heard	How it Was Considered
The principal and accessory buildings that were identified as heritage buildings should be conserved and those identified as non-heritage buildings should have less restrictions placed upon them. The inventory of heritage buildings needs to be updated for accuracy. A heritage building should only be permitted to be demolished if it meets certain criteria.	The City has revised the maps and inventories of heritage and non-heritage buildings for accuracy. Policies and guidelines related to building demolitions will be included in the HCD Plan.
Concerns were raised about how the determination of a building being structurally unsound is made.	The City is proposing that a structural engineer's report be submitted. If necessary, the City will also require the submission of a second report from a third-party structural engineer.
The HCD Plan should include maintenance requirements for heritage buildings.	Building maintenance standards are regulated by the Vacant Buildings By-law (for vacant buildings) and the Neighbourhood Liveability By-law (for occupied buildings). Introducing these standards in the HCD Plan would create redundancy.

Table 3: Infill Development

What We Heard	How it Was Considered
New infill development should meet the proposed policies and guidelines related to this.	Policies and guidelines related to infill development will be included in the HCD Plan.
Only single-family residential use should be permitted in the HCD.	The HCD Plan will not regulate zoning issues or density. Furthermore, the City's development plan sets a 50 percent intensification target for mature neighbourhoods. Thus, the City would support increased density in the community, in accordance with the Zoning By-law and the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities.*
No new development with a flat roof should be permitted to be constructed.	Most of the mid to late 20th century buildings that have been identified as character-defining elements have flat roof lines. Flat roof lines would not be uncommon in the area. Thus, a new development with a flat roof line could be supported as long as it met other criteria from the HCD Plan.
The materials palette for new infill development should not be limited and modern materials are more readily available and cost effective.	The City has agreed to not limit the material palette for new infill development. The guidelines will note that brick, stone, cement stucco, and natural wood would be acceptable, but other materials may also be acceptable based on the review process established by the HCD By-law and Plan.

Table 4: Alterations to Buildings

What We Heard	How it Was Considered
Alterations to both heritage and non-heritage buildings should meet the proposed policies and guidelines related to these.	Policies and guidelines related to alterations to heritage and non-heritage buildings will be included in the HCD Plan.
Painting masonry walls should be permitted for heritage buildings.	The City will revise this guideline from being mandatory to encouraged.

To learn more about the Crescentwood-Enderton Park HCD Plan, please visit winnipeg.ca/crescentwoodHCD

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Table 5: HCD Advisory Committee

What We Heard	How it Was Considered
Out of 39 survey responses received and based on a scale of 1-10 (from not interested to interested), 18 expressed a high degree of interest (7-10) in serving on the HCD Advisory Committee while 11 participants expressed a medium degree of interest (5-6). The remaining 10 expressed a low degree of interest (1-4).	Since more than half of respondents expressed an average to high degree of interest in participating in an HCD Advisory Committee, the HCD Plan will set out an HCD Advisory Committee terms of reference that will include two local citizen members who would be appointed by Council through the Boards and Commissions process and would serve up to a three-year term.
Concerns were raised about members of the HCD Advisory Committee lacking expertise.	In addition to the two citizen members, the HCD Advisory Committee would also include three members of the Council-appointed Historical Buildings and Resources Committee (HBRC). The citizen members would offer a local perspective on matters while the HBRC members would offer expertise in heritage conservation. The three members of the HBRC would include an architect, a landscape architect, and a member of either the Province of Manitoba or Government of Canada that has expertise in heritage conservation matters.
Concerns were raised that the HCD Advisory Committee would delay projects and drive up costs.	The City's designated employee would facilitate the design review process with the HCD Advisory Committee. The City's benchmark time frames for permit application review would be adhered to. The HCD Advisory Committee could consider costs as a part of a permit application when deciding on suitability.

Table 6: General Comments

What We Heard	How it Was Considered
More clarity is needed on the meaning of the term 'visible from the street' pertaining to certain policies and guidelines and work that requires a heritage permit. This could be easily misinterpreted.	The City acknowledges the challenges with the term 'visible from the street' and has since deleted it from the draft HCD Plan. Instead, the City has created restricted location diagrams on a private property that pertain to certain types of work. These diagrams will be included in the HCD Plan and certain policies and guidelines will reference one or more of these diagrams as required.
Traffic needs to be calmed or redirected. Introduce a crosswalk across Wellington Crescent at Kingsway.	The HCD Plan does not have the authority to regulate traffic or crosswalks. Instead, the HCD Plan is concerned with the conservation of physical elements and aesthetic changes that would impact its heritage value.
The HCD Plan would be an infringement on property rights and that HCD designation was not supported.	An HCD Plan sets parameters for how properties may change, and these fall under the purview of the City as authorized by the Province's City of Winnipeg Charter Act. HCDs are also cited in OurWinnipeg as a tool to manage change in our established neighbourhoods. The City acknowledges that not all property owners in the HCD will support designation. All property owners will be notified in advance of the SPC-PD meeting, and they will be able to submit in writing or appear in delegation to express opposition. The SPC-PD will consider the HBRC's and the Public Service's recommendation and may also consider the views of meeting participants.

Next Steps

In July 2022, the City will post a summary of the draft Crescentwood-Enderton Park HCD Plan on the project webpage.

In fall 2022, the HBRC will hold a meeting to review and make recommendations as to whether or not the HCD Plan should be approved.

Council will make a final decision on whether or not to approve the HCD Plan. All property owners will be notified in advance of this process, and they will be able to submit in writing or appear in delegation to express support or opposition to the recommendations.

If approved, a historic property notice will be registered as a caveat on the titles of all properties within the HCD.

All property owners within the HCD will be notified of Council's decision with respect to the HCD Plan.

Appendices A-D

Includes –

- Appendix A - June 2021, Information Session Postcard & Summary
- Appendix B - October 2021, Virtual Workshop #1 Postcard & Summary
- Appendix C - March 2022, Virtual Workshop #2 Postcard & Summary
- Appendix D - March 2022, Online Survey Summary

To learn more about the Crescentwood-Enderton Park HCD Plan, please visit winnipeg.ca/crescentwoodHCD

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Appendix A

June 2021, Information Session Postcard & Summary

Crescentwood-Enderton Park Heritage Conservation District Plan

Virtual Community Information Session

The Crescentwood-Enderton Park Heritage Conservation District (HCD) Plan is now underway, and we are seeking input from area property owners to help us prepare this plan. We are inviting you to participate in a Virtual Information Session to review the HCD Study and to learn more about how your input can help shape the HCD Plan. There will be additional opportunities beginning this fall to provide input through community workshops, which we hope to be in-person events.





For more information, visit
winnipeg.ca/crescentwoodHCD

We hope to see you there!

Crescentwood-Enderton Park Heritage Conservation District Plan

Virtual Community Information Session

Tuesday, June 22, 2021 6:30 - 8:00 p.m.

To register for this meeting, please email **crescentwood@htfc.ca** or call **204-944-9907**.
A meeting link will be emailed to you prior to the meeting.

Please let us know if you cannot make the meeting but want to receive future property owner communications. If you are not active online but still would like to participate, please call the phone number above and we will accommodate you.

For more information, visit
winnipeg.ca/crescentwoodHCD

We hope to see you there!

Virtual Crescentwood-Enderton Park HCD Information Session

June 22, 2021

16 participants, 14 by the final Q&A

Do regulations stop the use of “radical” exterior paint colours?	Answer.- best practices entail matching new colour to original colour but paint is reversible (except on masonry)
Is there a difference between HCD protection and designation of a building and is it allowed?	Answer - you can apply for evaluation of your property beyond the HCD, which is related to the neighbourhood, streetscapes, etc. rather than specific buildings
Have there been any archeological assessments done? What about cemeteries?	Answer - that is a provincial activity through the Historic Resources Branch. Only have Armstrong’s Point and there aren’t any known cemeteries within its boundaries.
What are the criteria for permitting demolitions?	Answer - that’s what we will be working on with the neighbourhood for the Plan
Does the HCD protect trees on private property	Answer - it can, again that will be what is worked on in the Plan
Will an Inventory of all the buildings within the HCD be created?	Answer - yes, as an Appendix. - not as extensive as the Inventory for Armstrong’s Point. - we do have research on many of the buildings that can be combined into an Inventory
Was the R.R. Rostecki book used as a source?	Answer - Yes
Can owners opt out?	Answer - No
Will there be a minimum standard of upkeep in the Plan?	Answer .- That is not part of an HCD By-law, but other by-laws do address this issue

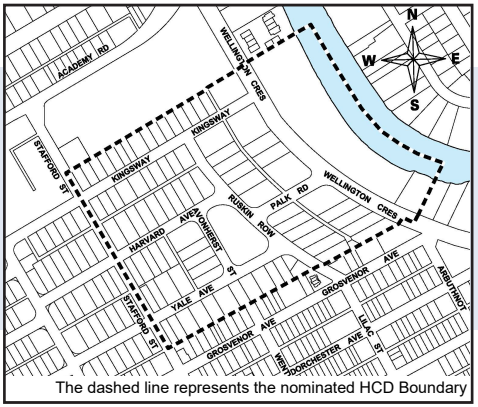
Appendix B

October 2021, Virtual Workshop #1 Postcard & Summary

Crescentwood-Enderton Park Heritage Conservation District Plan
Community Consultation Workshop #1

Dear Property Owner,

You are invited to participate in a virtual workshop to help guide the Crescentwood-Enderton Park Heritage Conservation District (HCD) Plan. The workshop will focus on developing design guidelines for alterations to properties within the nominated HCD boundary.



The dashed line represents the nominated HCD Boundary

Virtual Community Consultation Workshop #1

Date: Wednesday, October 13, 2021

Time: 6:30 p.m. – 8:30 p.m.

Format: Zoom Meeting

RSVP: Email **crescentwood@htfc.ca** or call **204-944-9907** by no later than **4:30pm on Wednesday, October 6, 2021.**

Prior to the workshop, registered participants will be emailed a meeting link and a Workshop Primer information package.

For inquiries, or for those who require alternate formats or interpretation to participate, please email crescentwood@htfc.ca or call 204-944-9907.

For more information, visit us online at: **winnipeg.ca/crescentwoodHCD**

Winnipeg

CEP HCD Plan – Workshop #1 Feedback Summary

Streetscape & Parks		
Theme	*Feedback*	*Group #*
Parks	Peanut Park has the feel of an English Garden Park as intended. Volunteer group restored both inside and outside the oval, moved play structures to help keep heritage feel of the park. Pathways should be kept as gravel/crushed limestone material. Permits would be good to assess future alterations	4
Parks	A thematic plan for Munson Park is recommended to be developed to retain the park and manage its development over the next 10 years.	4
Parks	Community Volunteer Groups important for future management of parks in District	4
Parks	Sightlines from Peanut Park is important	
Parks	Must have clear guidelines to protect parks and natural spaces – as important as buildings	2
Parks	Minimize pavement in parks, granular paths are supported	3
Trees	Community to work with City arborist for tree removals, re-planting programs (succession replanting to ensure not all trees are lost at once), and species selection.	4,2
Trees	Tree diversity important for disease protection	1
Trees	Desire for large canopy trees when replacements required – Canopy is important to character of district	2,1
Trees	Removal of large historic trees should not be allowed	3, 2
Trees	Encourage well-treed areas	3
Boulevards	Grass boulevards are part of neighbourhood character and should be maintained	4
Boulevards	Support for garden planting in boulevard and around boulevard trees	3
Boulevards	Consistency through neighbourhood with boulevard treatment is important	2
Crosswalks / Sidewalks	Crosswalk recommended for Wellington Crescent at Kingsway to link park to neighbourhood and allow for better and safer pedestrian access to Munson Park	4
Pedestrian & Vehicular infrastructure	New pedestrian and vehicular infrastructure might be needed/considered in district for traffic management and improved safety (ie. Sidewalk on west side of Ruskin Row). Guideline to use gentlest means possible when implementing	4
Driveway Approaches	Discourage new driveways onto street - disrupts character of neighbourhood and is dangerous for pedestrians. Provide guidelines to ensure special care in amount of approaches are allowed (if any). Back lanes to be used	4,2
Driveway Approaches	If vehicle approach needed/allowed, important to have 'softness' to it (ex. Curve around existing trees).	2
Backlanes	Backlanes are an important character feature of the neighbourhood. Must be retained & repaired (ie. Kingsway backlane)	3
Backlanes	Backlanes are difficult to access	2
Traffic Calming	Support for stop signs, speed bumps/parking bump-outs to reduce traffic speeds and cut through traffic, particularly around Enderton Park want traffic to be discouraged (or for residences only)	1
Bike Lane	Supportive of bike lane on Wellington	1
Intersection	Desire to go back to original Grosvenor / Wellington Intersection which permitted left turns	1

Demolition & Infill		
Theme	*Feedback*	*Group #*
Demolition	Demolition would be acceptable for buildings that do not exhibit the CDE's/heritage values	4,3

Demolition	Demolitions but should be not permitted for 1900s and 1970's historical homes	3
Demolition	Catastrophic fire and structural damage were acceptable criteria for demolition with a caveat.	4
Demolition	Strong definition as what constitutes an acceptable demolition agreed to by all stakeholders must be established to justify a demolition	4
Demolition	Better stringent abiding to the Vacant Building By-laws and enforcement are needed to avoid demolition by neglect of character defining buildings within the HCD	4
Demolition	Important to review what the new replacement building would be before demolition is approved.	4
Infill	New infill buildings must be compatible with HCD look and feel; consider lot coverage, setbacks, softscaping, window sizes, material quality, massing, lintel rhythms to support harmony of neighbourhood (ex. Old Montreal)	4,3
Infill	Infill buildings constructed up to property lines is strongly opposed – lot coverage/massing are key criteria for new infill	4,3
Infill	Infill building setback is important when viewed from the back lane/ backyard. Infill buildings with smaller rear set-backs disrupt site lines and are undesireable	3
Infill	Avoid "overbuilding"	4
Infill	Infill properties should be permitted to be 2.5 storeys to fit with character of neighbourhood	2
Coach house/ Garages	Indifferent to demolishing coach houses as long as new build is similar in size	3

Buildings		
Theme	*Feedback*	*Group #*
Additions	Additions must exhibit a similar scale, massing, and character of the main building, but remain visually subordinate to the main building	4
Additions	Scale and proportion of openings to the original building are important to be consistent and carried through to the addition	4
Additions	Cornish Library was cited as a good example of a new modern addition	4
Materials	Guidelines should speak to the spirit of the look rather than the specific materials. Some flexibility in material type (similar look and feel rather than exact replica)	3
Materials	Owner should ultimately have decision make material changes to suit budget and aesthetics	3
Materials	Consideration about replacement of materials on the exterior. Leaning toward replicating the original	3
Additions	Approve addition to a coach house (for example) if addition has same feel. Don't support removal entirely for something different. Would prefer the historic coach houses stay even if only visible from backlane	3
Garage Setbacks	Garages must be subordinate and recessed. No garages should protrude past principal building	2
Building Height	Height of buildings (infill or additions) to be permitted to go beyond 2 stories. Concern that houses exceeding 4 stories will shadow neighbouring properties.	2
Roofs	Flat roofs are undesirable	2
Roofs	Matching rooflines is important	2
Garages	Planner should be consulted before new garage constructed	1
Building Design	Discourage "fads" (ie. black box design, unique rooflines, colours)	1

Painting	Don't mind painting brick & masonry, but concerned with colour choice. Historical colours are acceptable - resources could be linked in guidelines	1

Private Yards		
Theme	*Feedback*	*Group #*
Back Yards	Allow for flexibility and fewer guidelines pertaining to backyards as they are a semi-private place. More concerned with maintaining overall lot coverage of new buildings and sightlines.	3,2
Backyards	Guidelines for backyard would be nice to encourage compatability with district character, but not considered a "must"	1
Fencing	Heritage Permit should be required for front and side yard fences, not backlane fences	1
Fencing	Fences in backyard to be compatible	2
Fencing	Fencing in backyard important for security and privacy	1
Fencing	Discourage suburban style big wooden wall/fence. In favour of transparency/light fencing	1
Pillars/ Fencing	Pillars and wrought iron are important to character	1
Front & Side Yards	Prioritize visible parts of private yards like front and side yards (backyards more private)	2
Trees	Use HCD to guide tree management and protection on private properties (front & back). Trees shade homes and contribute to cooling	4,2,1
Trees/ Driveways	Prioritize protection of trees when aligning driveways (ie. curve driveway around trees to avoid removals)	2
Driveways	Consider prohibiting driveways – application turned down in past b/c driveway impacted look of neighbourhood. Backlanes to be used	2,1
Driveways	Driveways shouldn't necessarily be not allowed. Softscaping is important but so is access	2
Driveways	Driveways and car parking is undesirable in front yard	2
Setbacks	Setbacks to be consistent and in line with other buildings	2
Setbacks	Buildings should not be to the lot lines	1
Setbacks	Spacing between houses integral to character of district. Side Yard is very important	1
Lot coverage	Provide mandatory guidelines for building to greenspace property ratio	3
Lot Coverage	Main concerns for front and side yards	2
Lot Coverage	Buildings should not max out the current lot for lot coverage	2
Hardscape coverage	Consider % requirement for softscape vs hardscape coverage to allow creativity in design features	2
Hedges	Hedges contribute to character as a "mature" community. Consider height of hedges permitted; balance owner privacy with desire to view of character home	1
Hedges	Height of hedges should not be limited but must be pruned to not impede sidewalk	1

General Comments		
Theme	*Feedback*	*Group #*
Language	Make guidelines extremely clear to ensure they are adhered to. Mandatory doesn't have to be bad	2
Boundary	There are a lot of unique homes that are being left out of boundary (west side of Stafford to Cambridge, St. Mary's Academy)	2
Guildelines	Armstrongs Point Guidelines [for buildings] are great. Cornish Library is a good example for additions	2,1

Appendix C

March 2022, Virtual Workshop #2 Postcard & Summary

Crescentwood-Enderton Park Heritage Conservation District Plan Community Consultation Workshop #2

Dear Property Owner,

You are invited to participate in our final Crescentwood-Enderton Park Heritage Conservation District (HCD) Plan virtual workshop. This interactive workshop will continue to focus on developing policies and design guidelines for managing change within the HCD.

Virtual Community Consultation Workshop #2

Date: Wednesday, March 9, 2022

Time: 6:30 p.m. – 8:30 p.m.

Format: Zoom Meeting

RSVP: Email **crescentwood@htfc.ca** or call **204-944-9907** by no later than **4:30pm on Wednesday, March 2, 2022.**



Prior to the workshop, registered participants will be emailed a meeting link and a **Workshop Primer** information package.

We hope you can join us!

Please see the reverse for more information on other ways to participate.

Winnipeg

Crescentwood-Enderton Park Heritage Conservation District Plan
Community Consultation Workshop #2

Take the Survey!

Following this workshop (see the reverse for workshop details), we will be posting a survey about the draft policies and guidelines to the project website at: **winnipeg.ca/crescentwoodHCD**. The survey will be available from **March 11-25, 2022**, and you are invited to complete it.

If you are unable to attend this workshop but would like to share your feedback, you may still participate in the online survey. We would like to hear from you!

If you would like to join the project email list to receive updates and notification of events, please email **crescentwood@htfc.ca** or visit our project website at: **winnipeg.ca/crescentwoodHCD.**

Winnipeg

Crescentwood-Enderton Park HCD Draft Policies & Guidelines:
Workshop #2 - Mural Sticky Notes & Group Discussion Notes
Updated March 10, 2022

* Group 1 comments
** Group 2 comments
*** Group 3 comments

PARKS, STREETSCAPES, AND PRIVATE YARDS:

1-Mandatory: Retain existing public park spaces, grassy boulevards and sidewalks, boulevard trees, and park trees. Boulevard and park trees will be managed by other City policy.

- *** sounds great

2-Mandatory: Minor modifications, such as the addition of plantings and pathways, to boulevards may be permitted, but only if they are aligned with other City policy.

- *** good

3-Encourged: Encourage community efforts to beautify parks.

- *** great. all 3 of us are super involved

4-Mandatory: On private properties, retain mature trees, hedges, and heritage fences. Tree removals may only be permitted if deemed diseased by an arborist, or they provide a risk to the structural integrity of building.

- *** I like that

5-Mandatory: Restrict the introduction of a new vehicular approach from the street to a private yard.

Facilitator notes
- Maintain a narrow width (`10')
- Maintain a level, continuous, and accessible sidewalk
- The approach could be unit pavers

    - * Do not allow new front driveways or new garages from the front street
    - * It dominates the yard
    - *** Would like this to be even stricter than this "avoid at all costs"
        - Discussion: Not saying it can't happen, but there are certain instances it might be required, even if we don't have it to happen. Keep the sidewalk level, vehicular approach be finished with a unit paver, make it a pedestrian friendly. This is one of the points that is really important.
        - I can't see any reason why any house needs a driveway. We all have lanes. The beauty of the area is that you don't have cars parked in the front yards

everywhere. Think it should be stricter now. Made the curb cut twice as big as it needed to be. I feel very strongly about this one.

- You raise a good point, what that should say "avoid them as much as possible". It related to the infill guidelines. Think this is a restrict, rather than a avoid all together. if there is a lot split or rezoning, don't have control of that if the lot split existing. Or if there is not back lane. so then if that's the case we don't want to add some tight restrictions on what should be. strong wording for sure.
- Avoid at all costs. One of the most important aspects of the area.

6-Mandatory: Maintain the narrow width of existing front yard driveways and permit features that increase safety measures such as a small turning pad.

- *** This looks good
  - Discussion: - a turning pad as a safety feature.
  - Other commenter - My thought of that is at Armstrong point, they have driveways because there is a river. We don't have the long driveways.
  - There are some properties that don't have a back lane.

7-Mandatory: New fences that are visible from the street must be no more than 3.5 feet high, have a high degree of transparency, and constructed with high quality materials (ie. avoid PVC).

- *** Good

8-Mandatory - New fences along corner-side yard may be up to a maximum of 6.5 feet with a higher degree of opacity for increased privacy. However, greater transparency is encouraged.

- *** Balance privacy and aesthetics.
  - Discussion: this is acknowledging the corner side yards are often people's back yards.
  - Commentor - Why do we suddenly need them now, if they weren't there before?
  - Property owners change over time.
  - Commentor - It does change the nature of the streetscape. If the purpose is to make a privacy fence then it is not going to be transparent.
  - There are some corner properties, some with privacy fences along the corner. 12 Kingsway, has a stone and brick fence, high quality and durable. Avonhurst and Harvard, and Yale, in the future families with children might move in and want some privacy.
  - Maybe we need to think about this a bit. balance privacy with aesthetics. Getting wooden privacy walls, etc.

9-Mandatory: Front yards shall have a greater proportion of soft to hard landscaping.

- *** Great

10-Encouraged: Hard landscaping should be permeable (ie. unit pavers).

- *** pavers as opposed to concrete. it is an encourage one. there is a cost difference. it is in the front only, not in the backlane.

PROTECTION FROM DEMOLITION

11-Mandatory: Demolition of a principal or accessory heritage building is not permitted unless:

- **it no longer embodies the heritage values of the HCD and the design of the new building which will replace it follows the infill guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee; or**
- **there is evidence that it is structurally unsound**

- * Clearly define what would make a building structurally unsound or environmentally unsound. Concrete rubric to help with the decision-making process to help homeowners weigh investments vs demolition. What is the heritage value?

- * In addition - if you are purchasing in the heritage district that the building be maintained in its current state.

- * Could be a required City inspection on change of hands to ensure structural integrity.
    - Discussion: Need to make sure we know what's in keeping with the neighbourhood, but how do you know what no longer embodies the heritage characteristics.
    - Need to make most certain when demolition would be required (e.g. condemned structurally, black mold, etc). Define what would make a home not embodying the characteristics of the districts. Weighing costs to repair etc. Concrete rubric to help with decision making process related to demo.

- ** This has to have some teeth to prevent it from happening, by using a questionable engineer's report
- ** There must be some way (such as a penalty) to prevent someone from buying and then neglecting a property to the point where it needs to be demolished
- ** Should have to meet very severe criteria before demolition is permitted
- ** HCD basically certifies that all buildings in area are currently in good condition or salvageable
- ** #5 Ruskin Row – for sale and had an engineer's report indicating foundation problems – would this meant they have permission to demolish? Even included a sheet inside the house showing what kind of new development would be permitted on the lot

- *** Make it clear that infill guidelines apply in both cases
- *** Need tougher enforcement on owners who purposely let properties deteriorate
    - Discussion: why the "or" clause? If they choose that is structurally unsound then can they build what they want? it sounds like it exempts it from following the HCD. Look at the language so it clearer.
    - What about if the owner lets the property "go". is there anything we can do about that? If there is evidence of the building deteriorating. A citizen can put in a complaint to the city to have the property inspected. It is a matter to have eyeballs on the property. Would you have the teeth?
    - City would forward it to the enforcement. The 1st would be to issue order to compel people to make people changes.

12-Mandatory: A determination of a building being structurally unsound must be supported by an engineer's recommendation and, in some cases, an independent 3rd party engineer, at the request of the City but at the expense of the property owner.

- * Is one engineer's recommendation sufficient? There needs to be protection for new buyers, and when property changes hands. In some places there were very specific building caveats. Need to more clearly define caveats on the title.

- ** Demolition has to meet very very severe criteria. Must be maintenance standards
- ** protection from neglect. It should not be allowed for property to be purchased and allowed to deteriorate and ALLOW it to fall into disrepair and be structurally unsound
- ** strengthen points on demolition. These are too weak.
- ** an independent 3rd party engineer review retained by the city at owners expense for a fair, second opinion
- *** The trouble with engineering reports is that every old house in the district might be deemed "structurally unsound" - the houses are 100 years old.

13-Mandatory: Demolition of a non-heritage building is only permitted if the design building which will replace it follows the infill guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee.

- * Good
- ** This is fine as it is

14-Encouraged: The retention of non-heritage (principal) buildings is encouraged as these may develop heritage value over time.

- * Differs from home to home, certain ones do not add value to the neighbourhood.
- ** Good. No comments

15-For non-heritage accessory buildings that are not visible from the street, there are no restrictions on demolition and the design of the new accessory building.

- * Don't like this one, don't want secondary suites. If garages are torn down, doesn't matter, but they can re-build what's existing.
    - Discussion: Vancouver - building laneway homes.
- * Want some guidelines (e.g. for the new structure to match the house) but demo is okay. (note: Els seemed to try to steer the group towards only street-facing stuff, but the conversation didn't go that way)

- ** perhaps delete this guideline. We want to encourage guidelines that make it a better HCD.
- ** Focus on view from front, a garage is not as important but this is a slippery slope. At what point is a heritage permit required?
- ** must determine what the benchmark is
- ** If a building permit is required, it should require a heritage permit. Even if this is an accessory garage behind the building
- ** need to really identify the benchmark for what is visible from the front - consider trees and garages. Want to avoid loop holes
    - Discussion: re. whether or not garages should come to the HCD committee for review
    - Trigger may be if it requires a development permit (over 100 sq.ft), or if visible from the street
    - Back yard trees are equally important to front and side yard trees (covered in HCD) because tree loss there also affects the overall neighbourhood.
    - Trees in back yard also potentially visible from the front street so should be covered by recommendations
    - Granny suites/expansion of garage may mean that garage is no longer subordinate to the principal building
    - Need to identify what is the benchmark for what is visible from the front re. trees, garages, want to close potential loopholes

INFILL DEVELOPMENT AND SUBDIVISIONS

16-Mandatory: Retain the characteristic generous front, side, and corner side yard setbacks as much as possible.

- * Why does it say “as much as possible”. Want qualifiers to be reduced, get rid of “as much as possible”.
- * But original footprint would generally be good. Compare this with abutting properties as well?

- ** Need to quantify ”generous” as will mean different things to different people
- ** Delete “as much as possible” – too vague and is a loophole

17-Mandatory: Retain the building footprint-to-lot area ratio that is characteristic of the district; lot coverage shall be compatible with abutting properties.

- * Good – compatible with abutting properties
- * Good
  - Discussion: Infill implies greater density, so how do we protect the characteristic density?
  - 514 Wellington: this was the basis of the residents’ complaint about new development
  - Ensure generous yards are retained in new builds
  - HCD document should guide infill in this area first, then general infill guidelines apply second

18-Mandatory: Avoid the loss of mature trees and hedges that are visible from the street as much as possible when planning for a new infill development on a property. Setbacks should be adjusted to prevent damage/removal of these. Should these require removal to accommodate a new infill development, replace these with new trees in other, suitable locations.

NOTE: this point indicated as Mandatory in presenters’ notes, but did not have black box on presentation slide

- * Feel strongly that this should be mandatory (can’t replace 100 year old oak)
- * Difficult because some of the larger tree roots run through the foundations or sewer lines. Might not know how long those trees would survive. New infill on Harvard destroyed trees.
- * require arborist report with plans? It must be included?

- ** Should say “no tree loss”, not “avoid the loss”
  - would like the removal of trees to be not allowed. Mandatory guideline. No trees are to be removed on private property
- ** Potential for ‘fake’ arborist report

    - Consider tree size in this. Focus on mature trees. Don't forget about small trees - these can be relocated frequently!
- ** HCD only affects trees in front or side yard – what's visible from the street, but trees in backyard are also potentially visible

19-Mandatory: The design of a new infill development, including an accessory structure that is visible from the street, must not visually dominate or obscure other buildings on a block or streetscape.

- * What are the parameters to visually dominate? Further clarification.
- * Protecting views
- * Also consider shadow and light - roof height definition that impacts shadow imprint on nearby properties
    - ** Will this be clarified how to ensure it is subordinate. setback? height etc
    - ** Height of infill properties is a concern. Even if setback requirements are met, the height can still be intrusive.
    - ** Taller infill buildings may intrude on privacy of neighbours – ability to see into adjacent yards, windows

20-Mandatory: Attached or detached garages or accessory buildings that are visible from the street are to be visually subordinate to the principal building.

- * Add "and visible from the back lane"
    - ** Not much of an issue at the moment, but could be in the future.
    - ** Still concerned that this is a concern with big garages in front for new builds/alterations

21-Mandatory: The design of a new infill development must be visually compatible with other buildings on a block or streetscape with respect to its massing, scale, form, and proportions. Consider and take cues from heritage buildings in the HCD, such as the rhythm of windows and material texture, colour, and articulation.

Facilitator Notes
Form: refers to the building's orientation, scale, massing, composition, proportions, colour, and texture. A building's exterior form is also related to its surroundings, which includes spatial relationships with other buildings, plazas, or natural features, views, climatic considerations, and circulation for vehicles and pedestrians (Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 129).
Proportion: the relationship of two or more elements in a design and how they compare with one another. Proportion is said to be harmonious when a correct relationship exists between the elements with respect to size or quantity. Good proportion adds harmony,

symmetry, or balance among the parts of a design. (Source - https://visscom.wordpress.com/2013/04/14/principle-of-proportion/) Mass or Massing: refers to the size or physical bulk of a building, and can be understood as the actual size, or size relative to context.

Scale: is not the same as size, but refers to relative size as perceived by the viewer. It means that something is being compared with something else. This relation is typically established between either familiar building elements (doors, stairs, handrails) or the human figure. Scale may be manipulated by the architect/designer to make a building appear smaller or larger than its actual size. Multiple scales may exist within a single building façade, in order to achieve a higher level of visual complexity.

Rhythm: the reoccurrence or repetition of architectural elements, shapes, structural bays, windows, etc. establishes a rhythm, which may be regular or complex. A static building possesses a rhythm, while the movement of inhabitants through a building may also establish a pattern or rhythm of human movement.

Articulation: how building surfaces come together to define form is often described as "articulation." The treatment of edges, corners, surface articulation of windows (horizontal, vertical, static field), and the visual weight of a building all contribute to the articulation of the form.

Texture & Colour: both texture and color are inherently linked to materials, and can be used to alter the perception of any given form. Material texture and colour can alter the visual size and weight of a building.

- * Okay with this.
- * If more and more of beautiful homes go to infill, and all choose to build modern homes, does the place lose the heritage feel?

- ** Good - No concerns

22-Encouraged: A new infill building should represent the time in which it was designed; avoid creating a false sense of history.

- ** Desire to remove this guideline
- ** The guidelines already ask for compatibility with neighbourhood buildings. So this guideline seems contradictory.
- ** Design of the building should be similar in nature to what is existing already.
- ** Desire for buildings to be compatible and comfortable in the neighbourhood. If it respects scale, massing, material, form etc... would it not be "heritage-like"? Architecture borrows from eras forever - so "fake-history" seems superfluous. Could be a red herring to have a completely incompatible property constructed.

- ** This conflicts with everything else. Looking at new developments in Winnipeg - show home architecture - this would look out of place in the neighbourhood. Is there a problem if the architect/designer doing infill development wanted it to look like a heritage building?

23-Mandatory: The orientation of front entrance should match others along the street in most cases.

- * Good. Agree with orientation matching others along the street.
- ** Leave out "in most cases". Just have it match others along the street. Language like "in most cases" invites change

24-Mandatory: Use exterior building materials that are common in the HCD – brick, stone, cement stucco, natural wood; others such as metal, fibre-cement board, concrete may be acceptable based on the advice of HCD Advisory Committee. Avoid manufactured stone veneer and vinyl products.

NOTE: this point indicated as Mandatory in presenters' notes, but did not have black box on presentation slide

- * Manufactured stone can mimic real stone which may be aesthetically more appropriate in comparison to other materials.
- * Stucco can be asethetically pleasing and unpleasing - techniques/application of materials.
- * Replica that could be more fake versus an architecturally beautiful, modern home.
    - Discussion Some caveats would resolve this. Some manufactured stone facades can be pretty great. So need to be more specific.
    - Els: would rather have good quality modern than poor quality old (seems fake)
- ** This should be Mandatory
    - **Make sure the advisory committee approves this. There are new materials coming out that are quite nice and maybe shouldn't be not allowed. Like the direction of this, but be careful on being too rigid. Perhaps "general recommendation based on review" to allow for case by case review
    - ** No vinyl!

ALTERATIONS TO BUILDINGS

Heritage Buildings

25-Mandatory: Retain and restore as required the form, arrangement, and original materials of the heritage building as much as possible.

- *** makes sense, I agree too (two people commented)

26-Mandatory: New additions must be subordinate to and visually and physically compatible with, and distinguishable from the heritage building and must not obscure it or cause irreversible damage to the street-fronting façade(s).

- *** Insurance companies like to use the most available material as close as possible to the original. We will get to the materials – there is a policy for materials later on.

27-Mandatory: For a new addition visible from the street, use exterior building materials and colours that are common in the HCD and complementary to the heritage building; others may be acceptable upon HCD Advisory Committee review

Facilitator Notes

A. That the material palette for exterior-facing building materials is derived from other Type A Buildings. Materials that are encouraged to be used for exterior-facing building materials include common clay brick and natural stone masonry, wood, and cement stucco. Rationale - these materials are considered to be repairable, durable, and long lasting as long as measures are taken to protect and maintain them.

B. Exterior-facing building materials that are discouraged to be used include concrete and concrete masonry, fibre-cement board products, acrylic stucco, metal products, and porcelain, clay, or stone tiles. However, exterior-facing building materials that are discouraged may be accepted if deemed suitable, based on the advice of the HBRC or HCD Advisory Committee. Rationale - there is little evidence of use of these materials within the HCD; however, these materials are common and readily available and are somewhat durable and repairable or replaceable.

C. Exterior-facing buildings materials that should be avoided include manufactured stone veneer, vinyl, and vinyl composite products. Rationale - there is little evidence of use of these materials within the HCD. Furthermore, these materials are considered to be less durable and less repairable than the ‘encouraged’ materials and would likely require replacement if damaged.

D. It is encouraged that all exterior walls or portions thereof that are visible from the public fronting street or corner side street employ the exterior-facing building materials that have been identified as those that are encouraged.

E. The use of polyvinylchloride (PVC) windows and doors is discouraged, especially if these are located on exterior walls or portions thereof that are visible from the public fronting street or corner side street.

- * Possibly the recommendation of a colour palette.
- *** have this has mandatory, but not showing up that way on mural. When does the Committee weigh in – it is at permit time. Encourage applicants to come in at a preliminary. This should be black lined. Agree with it

28-Mandatory: New or enlarged windows and door openings, if required, shall be located off the primary façade or done in a manner that is compatible with the primary façade.

- ***good. I like it too.

29-Mandatory: Avoid removing original cladding materials unless these are beyond repair. Replace these with materials that match in-kind to the originals.

- ***can add as much as possible to this, as we know not all original building materials are available

30-Mandatory: Avoid painting exterior masonry (brick and stone) walls.

- * Maintenance of brick is difficult, grouting is hard to match. Maintain brick as much as possible without painting it. Aesthetics of repairs versus painting.
- * Painting can rejuvenate and make it look like it's not beyond repair.
- ***I am with you on that. there is a house on Kingsway that has been painted white.

31-Encouraged: Paint colours should match the original colours as much as possible or be representative of paint colours from the restoration period.

- * Need further clarification for this one. More guidelines around this one.
- * Should be “Replace” not “match”
-

– ***Make mandatory
– ***Look into what the permit would be – only permit for changing the color (vs. repainting the same color as current)?
    - Discussion: Would like to see this with stronger language. There seems to be a tendency to paint building black.
    - Would rather have this as mandatory.
    - How do you know what the original colour was?
    - In the heritage world – we ask folks to do a paint scraping, to find out the original layer that way. At least have the colour be representative of the time period the building was built in. There are heritage paint colour fan decks.
    - I’m hearing with stronger language and making it mandatory.
    - What we don’t want a ridiculous colour.
    - Would you need a permit for the same colour? We would have to decide whether painting would require a permit.
    - My vote would be to encourage it. why can’t you not require a permit if you’re keeping to the same colour

32-Mandatory: Support code, accessibility and energy efficiency upgrades but in ways that do not damage the building.

- * House on Dromore had aluminum covers for wires, so up to code but doesn't feel heritage
- **Care more about general aesthetic compatibility than specific materials
- ** what about solar panels. there are great building materials that provide heritage look and efficiency upgrades. IE solar shingles

- ***Add "and alter the appearance" at the end of the sentence.
- ***Make it mandatory?
- ***Consider also requiring a permit for this.
    - Discussion: think this one is supposed to be encourage according to my notes. we want to make sure that it is done in a way that doesn't damage the heritage building.
    - How do you ensure that if they don't have to come in for a heritage permit?
    - There can be some ghastly ramps. Maybe we do want this to be mandatory. Add it to one that requires a permit.

33-Encouraged: Routine maintenance, making repairs by following conservation best practices, and to recreate missing elements based on evidence.

- *** Clarify language to make sure what routine maintenance means.

34-Encouraged: Attempt to retain original doors and windows and repair these as much as possible. Replace these only if beyond repair with ones that match in kind to the originals.

- ** Disagree with this, but would like to retain the original LOOK (proportions etc)
- ***Should require permit for changing windows, but keep rule fairly flexible.
    - Discussion: There is a heavy sales pitch for people to replace their windows. I've met neighbours who think "gee I should replace them". I think this should be a permit, get a chance to talk to them and tell them how it is going to look. you're against a hard sell right now.
    - Window replacement is the most contentious issue I encounter on a regular basis. In Armstrong's Point, this is an encourage statement.
    - Aren't there a lot of replica wood windows?
    - Typically, with new wood windows you're looking at a cost premium, significantly higher than PVC or fiberglass. I do think if you make people replace the wood windows, there might be a pushback on it because of the cost. Maybe you come in for a permit, but make it flexible. Make people aware. The big addition we did on the back upstairs, the wood windows are extremely expensive. I agree we would like everyone to have wood

windows. We don't want to make sure that we're too restrictive. Windows are very much part of the look of the house. At least have a conversation about the best match possible.

35-Encouraged: Avoid PVC doors/windows in a heritage building, especially within a solid masonry wall, as these will become a maintenance issue over time.

- * Need clarification on maintenance issue regarding PVC and masonry.
- * People have pvc windows that are just fine after 15 years…
    - ** don't define this too tight. Don't need to specify "PVC" because this is captured already with the requirement that the look is maintained. Sometime in the future there may be a new material that does not conform but is not specifically indicated which causes confusion and inconsistency
    - ** "do not use this material" potentially opens the door to a worse material
    - ** Avoid material specifics and focus on general intent, cohesive look of the neighbourhood
    - ***we do have data, from a building envelope specialist, about PVC windows on masonry walls.
    - ***Flag this for further discussion. Committee could offer some advice on windows. Maybe they go to the advisory committee to get information, maybe they don't need a permit. The process would be they would ask the heritage planner, a permit would be submitted, and then go to the Committee.

<u>Non-Heritage Buildings</u>

36-Mandatory: New additions visible from the street must be visually and physically compatible to the building and streetscape. Use materials that are complementary to the building.

- ***good

37-Encouraged: Support code, accessibility and energy efficiency upgrades.

- ***hearing no objections

38-Encouraged: Retain original cladding as much as possible. If required, replace these with materials that match in-kind to the originals. Avoid the use of manufactured stone veneer and vinyl products.

- ***all good

39-Encouraged: Make modifications to doors and windows in a way that is compatible with the building.

- ***sounds good

Both Heritage & Non-Heritage Buildings

40- Mandatory: Avoid the loss of mature trees and hedges that are visible from the street as much as possible when planning for a new addition to a building. Should these require removal to accommodate a new infill development, replace these with new trees in other, suitable locations.

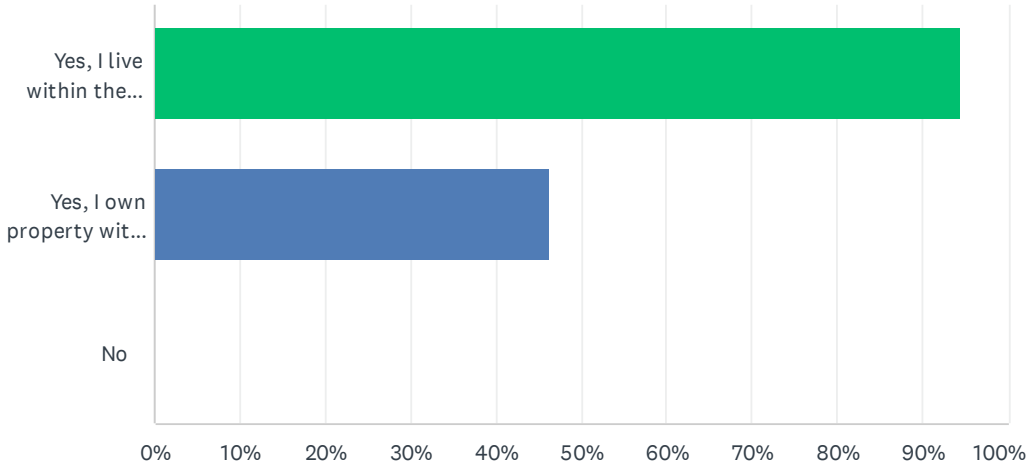
- ***Agree.
    - Discussion: Need a permit. The intent here is if you're doing an addition you do need a permit.
    - We have some guidelines specific to trees, in the parks and streetscaping section. There is a huge difference between a mature tree and a new tree.
    - We would as the Committee to weigh in on this. the trees aren't killed immediately. The dying took two years because the crown and roots were damaged. Get an arborist to assess the situation whether the trees would be damaged. that's all you can do

Appendix D

March 2022, Online Survey Summary

Q1 Do you live or own property within the HCD boundaries outlined on the map? (select all that apply)

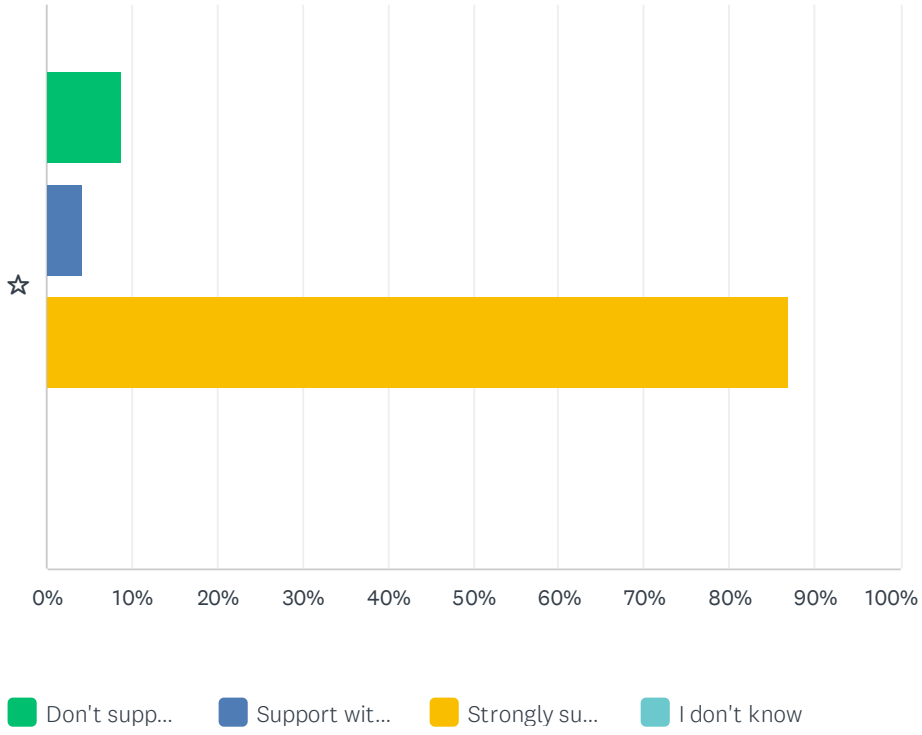
Answered: 54 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I live within the boundaries	94.44%	51
Yes, I own property within the boundaries	46.30%	25
No	0.00%	0
Total Respondents: 54		

Q2 Retain existing public park spaces, grassy boulevards, sidewalks, boulevard trees, and park trees. Boulevard and park trees will be managed by other City policy. (Mandatory)

Answered: 46 Skipped: 8



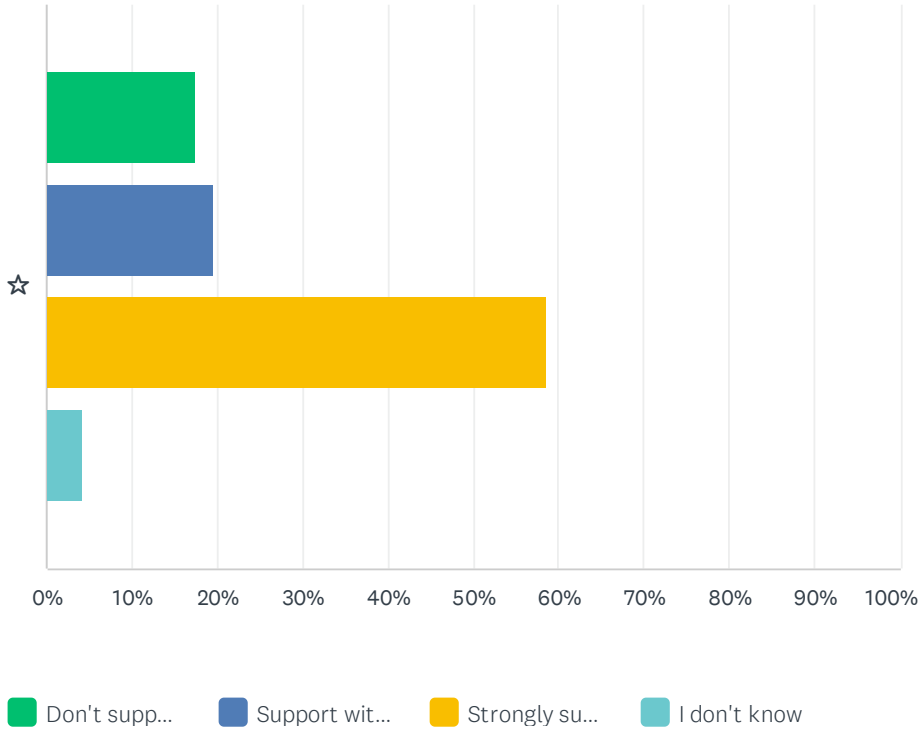
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	8.70% 4	4.35% 2	86.96% 40	0.00% 0	46	2.78

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	planting of new trees to replace dying ones needs to have residential support for watering blvd trees	3/25/2022 12:34 PM
2	Strongly support	3/21/2022 5:07 PM
3	i support existing city policies	3/14/2022 11:04 AM
4	I strongly support but my computer is not enabling me to just click on that option.	3/12/2022 1:18 PM
5	Spend city resources to improve boulevards and Peanut Park	3/11/2022 9:35 PM
6	I strongly support this.	3/11/2022 4:17 PM
7	City MUST cntribute to maitenance of existing public park spaces, grassy boulevards, sidewalks, boulevard trees, and park trees. This area is used by residnets of other parts of teh city. Pytting the burden of maintenance of these spaces on residents of the area is unreasonable. For example, Peanut PArk and the adjacent boulevards are sued by the City to store snow removed from other areas. When the snow melts, road grit for the stored snow remains on the grass. We resdinets have been power brooming the park and the boulevards in	3/11/2022 1:07 PM

	the spring, but we are getting too old to continue this practice. Leaving the road grit kills the grass.	

Q3 Minor modifications (such as the addition of plantings and pathways) to boulevards may be permitted, but only if they are aligned with other City policy. (Mandatory)

Answered: 46 Skipped: 8

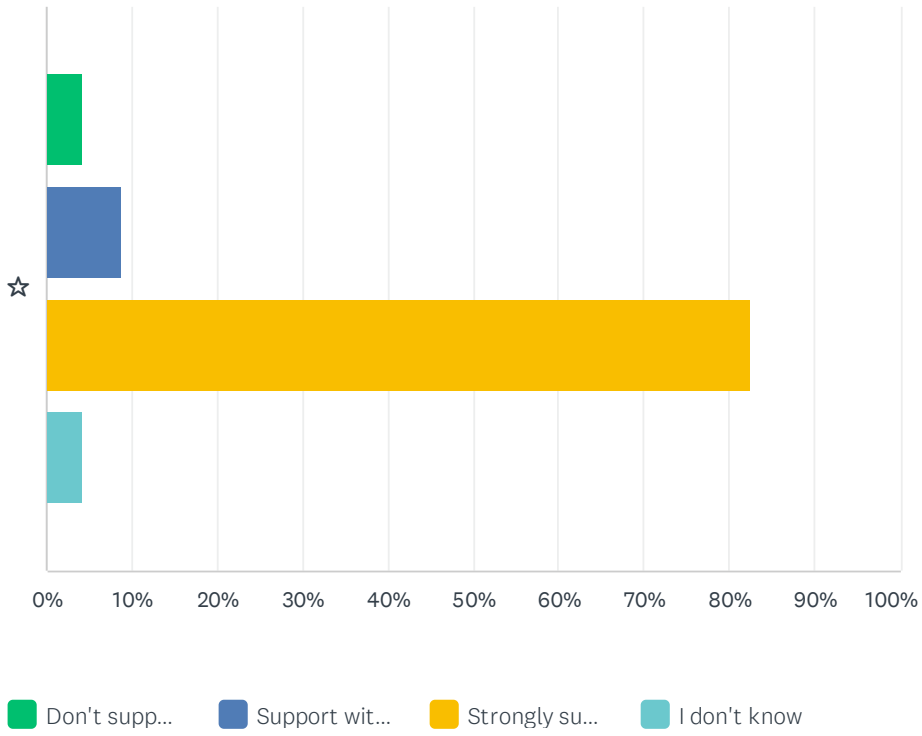


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	17.39% 8	19.57% 9	58.70% 27	4.35% 2	46	2.43

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	Creates a hodge podge and is subjective which may detract rather than enhance. It also lends itself to having City abandon responsibility for the boulevards	3/15/2022 2:41 PM
2	i support existing city policies	3/14/2022 11:04 AM
3	Don't think this needs a specific policy	3/12/2022 2:27 PM
4	Again I strongly agree but the computer is not enabling me to only select that option, so I am stopping with this survey.	3/12/2022 1:18 PM
5	Not sure what exactly is contemplated here.	3/11/2022 4:17 PM
6	I suggest adding the words "HCD and" to the sentence as follows: "...only if aligned with HCD and other City policy"	3/11/2022 10:08 AM

Q4 Community efforts to beautify parks will be encouraged. (Encouraged)

Answered: 46 Skipped: 8

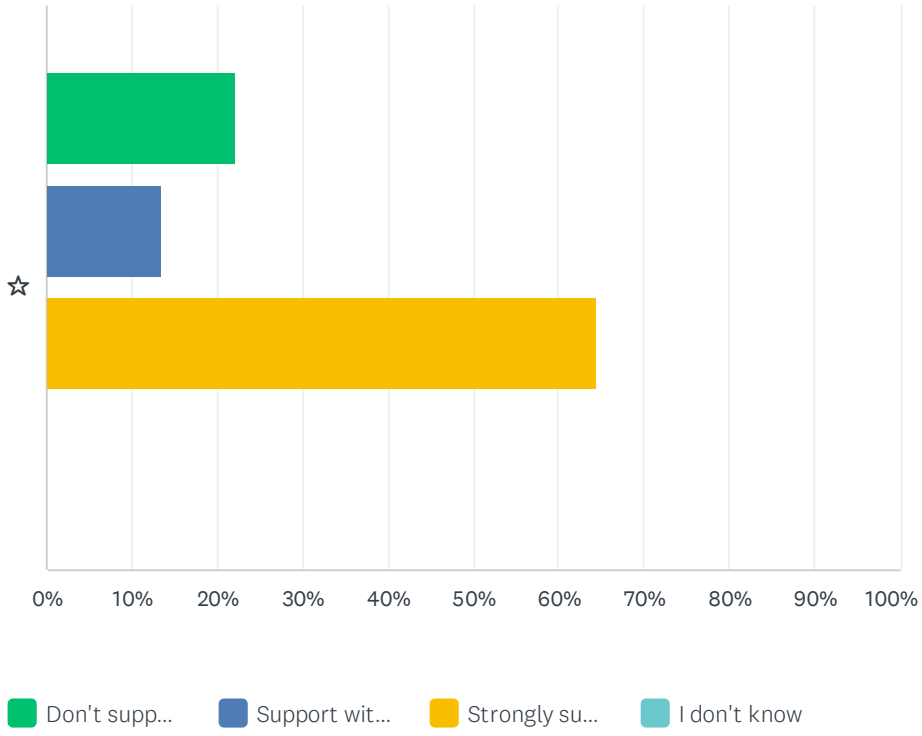


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	4.35% 2	8.70% 4	82.61% 38	4.35% 2	46	2.82

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	Taxpayers of the City of Winnipeg, like the Crescentwood Community should ALL be contributing NOT requiring 'Friends of Peanut Park' to raise money for what EVERYONE enjoys.	3/25/2022 7:09 PM
2	i support existing city policies	3/14/2022 11:04 AM
3	We already plant trees in Peanut Park and on the boulevards of adjacent streets in the neighbourhood.	3/11/2022 1:07 PM

Q5 In private yards visible from the street, retain mature trees, hedges, and heritage fences. Tree removals may only be permitted if deemed diseased by an arborist, or they provide a risk to the structural integrity of an adjacent building, and as per the advice of the HCD Advisory Committee. (Mandatory)

Answered: 45 Skipped: 9

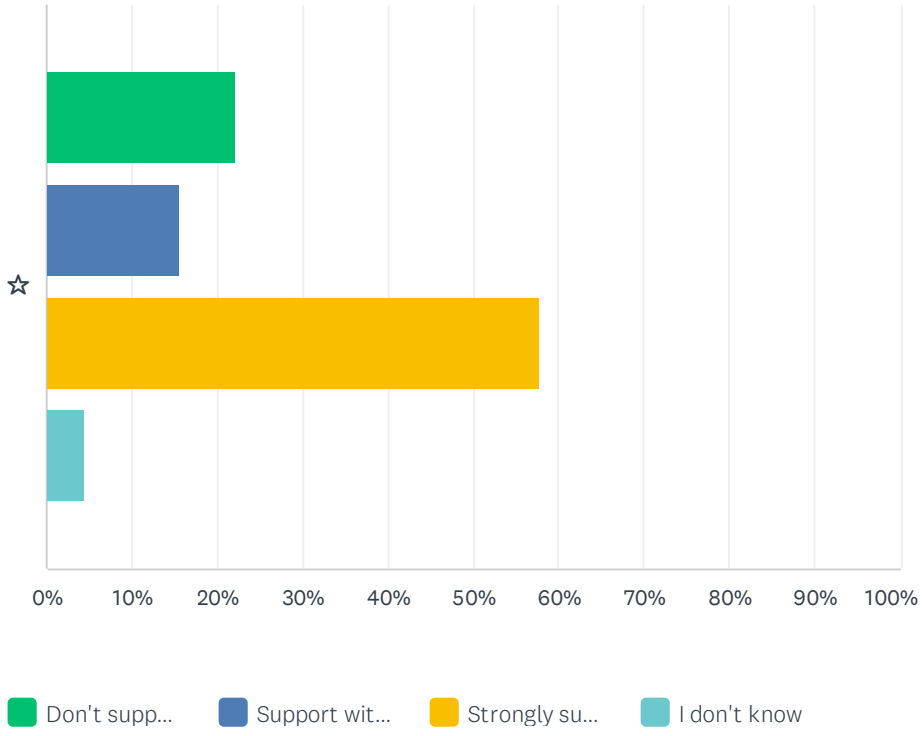


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	22.22% 10	13.33% 6	64.44% 29	0.00% 0	45	2.42

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	People should be allowed to decide on what they want to do with trees on their own property.	3/29/2022 9:13 AM
2	Will need to create an inventory of trees; treat them like assets	3/15/2022 12:55 PM
3	I do not support this, as trees are digging into existing sewer piping, resulting in expensive repairs. It is unlikely this would be a sustainable option in the long run as trees might be causing property damage (such as roofing) and need to be addressed swiftly.	3/15/2022 10:58 AM
4	i support existing city policies	3/14/2022 11:04 AM
5	Ensure there are proper and efficient process that would not delay removal of a tree if necessary (e.g. it is diseased).	3/13/2022 11:28 AM
6	This is fine, as long as there's a clear and NOT TIME CONSUMING process established.	3/13/2022 11:16 AM
7	Trees must be protected	3/11/2022 1:37 PM

Q6 The introduction of a new vehicular approach from the street to a private yard will be restricted. (Mandatory)

Answered: 45 Skipped: 9



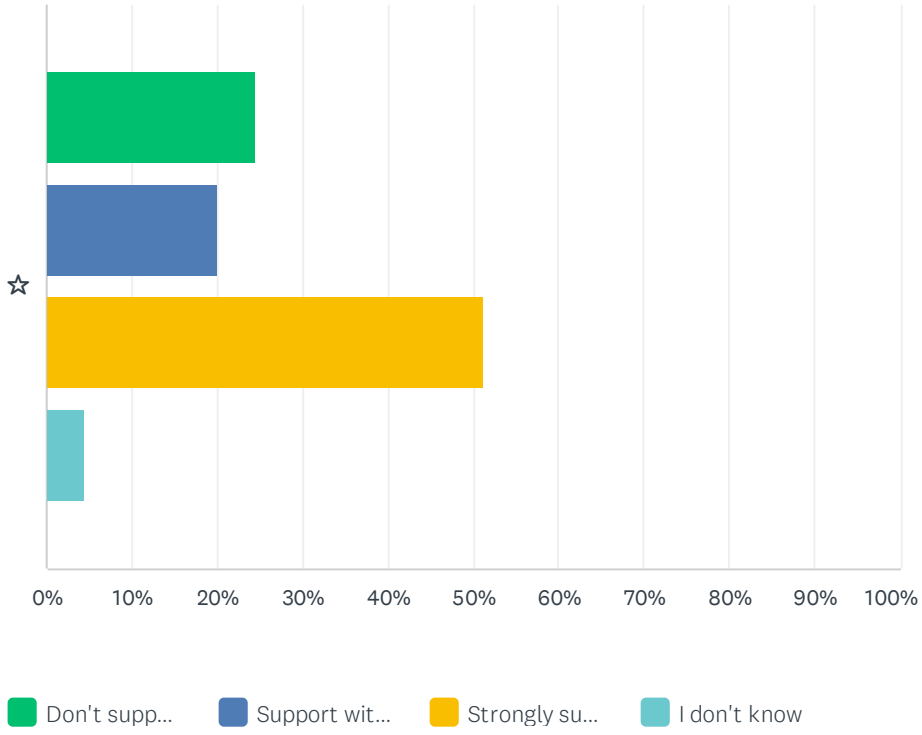
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	22.22% 10	15.56% 7	57.78% 26	4.44% 2	45	2.37

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	This is directed squarely at the multifamily development at 514 Wellington Crescent	3/29/2022 9:13 AM
2	Access to [redacted] should NOT be permitted to use the backlane of Ruskin Row, through HDC zone, as their 'new vehicular approach'.	3/25/2022 7:09 PM
3	City should improve the backlane on the north side of Kingsway to make it convenient and efficient, thereby discouraging residents to choose front drives.	3/15/2022 2:41 PM
4	New vehicular approaches should be restricted but should allow for modifications of existing driveways. This should be a recommendation, but not require a level of permitting.	3/15/2022 10:58 AM
5	should be a public works decision nothing else, why is this included at all?	3/14/2022 11:04 AM
6	What does this have to do with preserving a community's heritage buildings?	3/13/2022 11:16 AM
7	Should be allowed if adds to the beauty of the community, like a tasteful driveway	3/12/2022 2:27 PM
8	should be left to the city bylaws	3/12/2022 11:22 AM
9	Restricted means no new driveways. I feel strongly that no new driveways should be allowed. This is what makes this area unique. Suburbs yards are filled with vehicles. We don't want that and there is no need for a driveway if the house has a back lane.	3/11/2022 5:58 PM

10	Ban it when there is a back lane	3/11/2022 3:46 PM
11	No more new front drives	3/11/2022 1:37 PM
12	No vehicle approaches to property should be allowed. Where they exist, the surface of the approach should be hard, not gravel.	3/11/2022 1:07 PM

Q7 Maintain the narrow width of existing front yard driveways and permit features that increase safety measures such as a small turning pad. (Mandatory)

Answered: 45 Skipped: 9

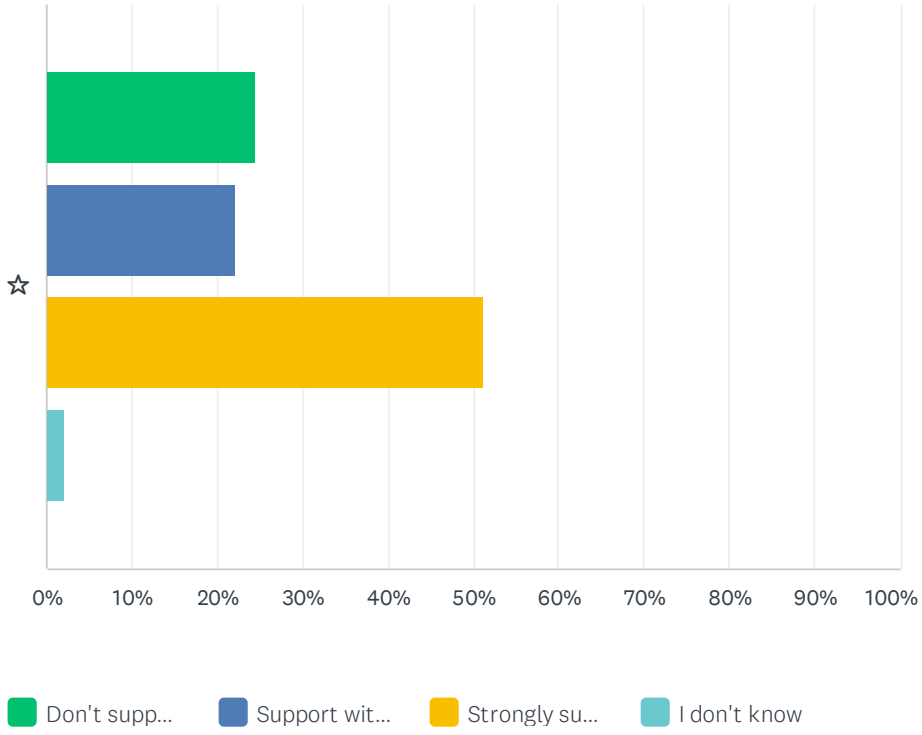


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	24.44% 11	20.00% 9	51.11% 23	4.44% 2	45	2.28

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	This is directed squarely at the multifamily development at [redacted]	3/29/2022 9:13 AM
2	Turning pad would be best allowed in the backyard only.	3/15/2022 7:07 PM
3	As above, City needs to improve backlane on north side of Kingsway.	3/15/2022 2:41 PM
4	Not sure about turning pad; could take up much of the front yard	3/15/2022 12:55 PM
5	Existing driveways should be allowed to be modified. This should be a recommendation, but not require a level of permitting.	3/15/2022 10:58 AM
6	should be a public works decision nothing else, why is this included at all?	3/14/2022 11:04 AM
7	ugly. Certainly not when there is a back lane	3/11/2022 3:46 PM
8	Only support if the turning feature not in front yard	3/11/2022 1:37 PM

Q8 New fences that are visible from the street must be no more than 3.5 feet high, have a high degree of transparency, and constructed with high quality materials (e.g. avoid PVC). (Mandatory)

Answered: 45 Skipped: 9



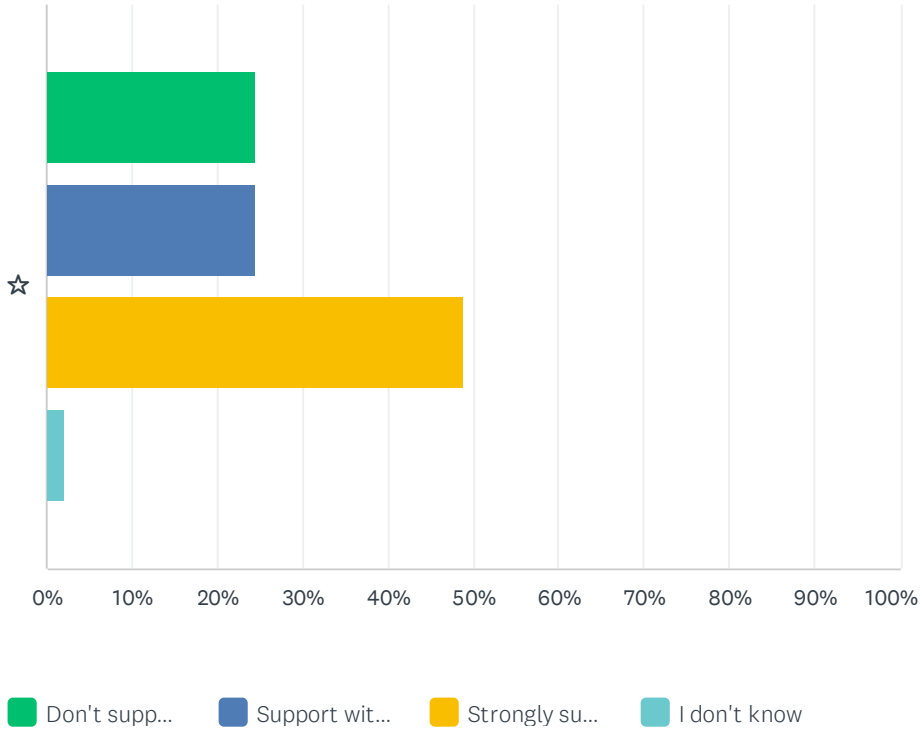
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	24.44% 11	22.22% 10	51.11% 23	2.22% 1	45	2.27

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	In keeping with the house materials	3/23/2022 7:22 PM
2	Different streets will have different applications, ie. Wellington Crescent	3/22/2022 2:07 PM
3	Agree with height but City and HCD should not dictate new materials that are entering the market for fences. Some PVC is attractive and low maintenance - which looks better than an old wooden fence.	3/15/2022 2:41 PM
4	They should match designs of the 1900's.	3/15/2022 12:55 PM
5	New fencing should not have to go through HCD approval. This should be a recommendation, but not require a level of permitting.	3/15/2022 10:58 AM
6	What does this have to do with preserving a community's heritage buildings? Don't over step with these policies.	3/13/2022 11:16 AM
7	This requires clarification for houses on corners where the back yard is visible from the street. Back yard fences should be 6' and not transparent.	3/12/2022 2:27 PM
8	This should not apply to the Wellington Crescent portion of the district	3/12/2022 11:22 AM

9	The new fence should be allowed to duplicate an original fence that may be taller than 3.5’	3/11/2022 1:37 PM

Q9 New fences along corner-side yards may be up to a maximum of 6.5 feet with a higher degree of opacity for increased privacy. However, greater transparency is encouraged. (Mandatory)

Answered: 45 Skipped: 9

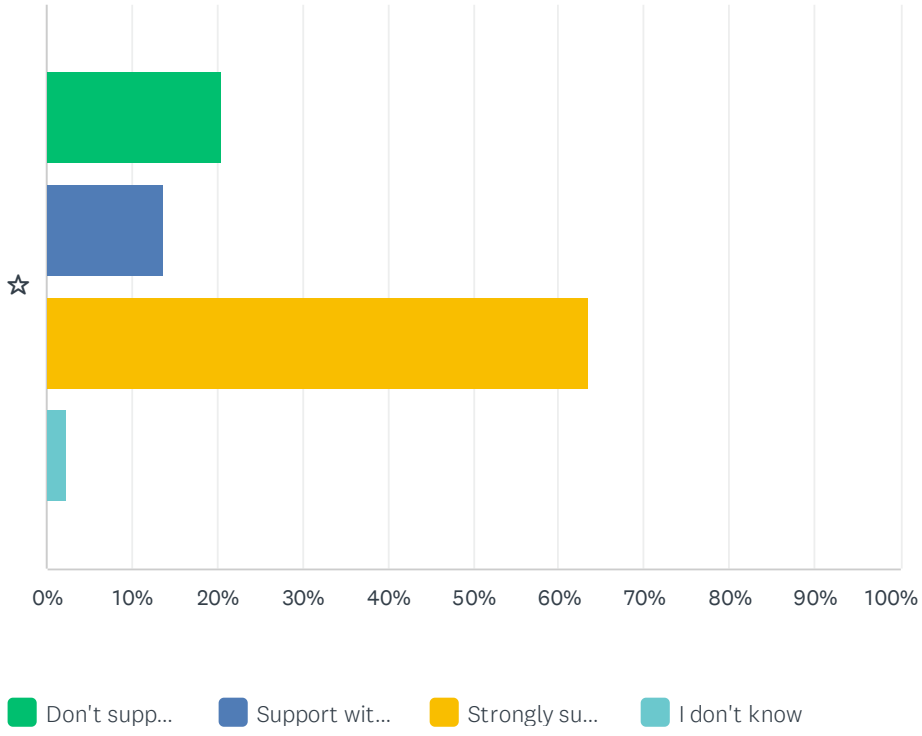


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	24.44% 11	24.44% 11	48.89% 22	2.22% 1	45	2.25

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	Back yard privacy should be maintained	3/23/2022 7:22 PM
2	Privacy walls on corner side yards haven't been necessary for the past 100 years; they will look out of place	3/15/2022 12:55 PM
3	New fencing should follow all other permitting of city of Winnipeg	3/15/2022 10:58 AM
4	The guideline should not include the last sentence as privacy should be paramount.	3/13/2022 11:28 AM
5	What does this have to do with preserving a community's heritage buildings? Don't over step with these policies.	3/13/2022 11:16 AM
6	Transparency should NOT be encouraged	3/12/2022 2:27 PM
7	A new fence should be able to replicate an original fence on peiperty	3/11/2022 1:37 PM

Q10 Front yards shall have a greater proportion of soft to hard landscaping (e.g. more grass than paved areas). (Mandatory)

Answered: 44 Skipped: 10

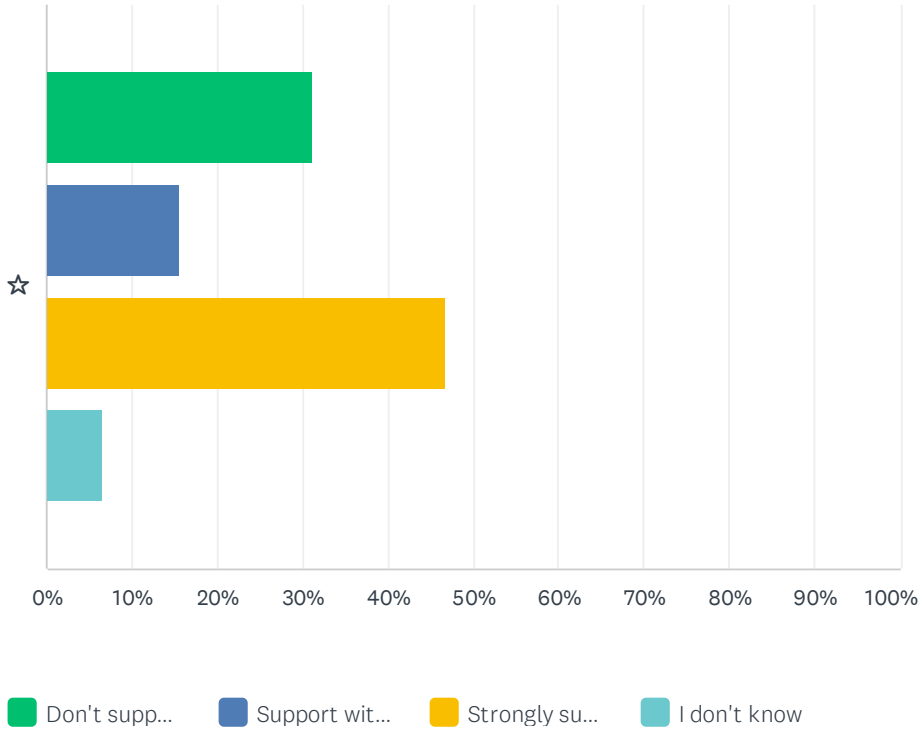


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	20.45% 9	13.64% 6	63.64% 28	2.27% 1	44	2.44

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	This is directed squarely at the multifamily development at [redacted]	3/29/2022 9:13 AM
2	rather than grass - encourage bee friendly ground cover	3/25/2022 12:34 PM
3	This should be a recommendation, but not require a level of permitting.	3/15/2022 10:58 AM
4	What does this have to do with preserving a community's heritage buildings? Don't over step with these policies.	3/13/2022 11:16 AM
5	Front yards should be mostly soft landscaping	3/11/2022 1:37 PM

Q11 When possible, hard landscaping should be permeable (e.g. unit pavers). (Encouraged)

Answered: 45 Skipped: 9



	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	31.11% 14	15.56% 7	46.67% 21	6.67% 3	45	2.17

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	This is directed squarely at the multifamily development at [redacted]	3/29/2022 9:13 AM
2	we have gravel driveway and paver walkway. wouldn't use concrete ever	3/25/2022 12:34 PM
3	Should be in keeping with the house design	3/23/2022 7:22 PM
4	decorative stone and mulch are popular and attractive. Should not be restricted.	3/15/2022 2:41 PM
5	This should be a recommendation, but not require a level of permitting.	3/15/2022 10:58 AM
6	If the goal is aesthetics, this look can also be achieved through other means (e.g. stamped concrete). If the goal is to increase green infrastructure, that should be stated as a purpose in the guideline.	3/13/2022 11:28 AM
7	What does this have to do with preserving a community's heritage buildings? Don't over step with these policies.	3/13/2022 11:16 AM
8	This is ridiculous to specify what hard scaping can be permitted on private property	3/12/2022 2:27 PM
9	Permitting crushed gravel driveway	3/11/2022 10:26 PM
10	The homeowner knows what is within his/ her budget.	3/11/2022 4:17 PM

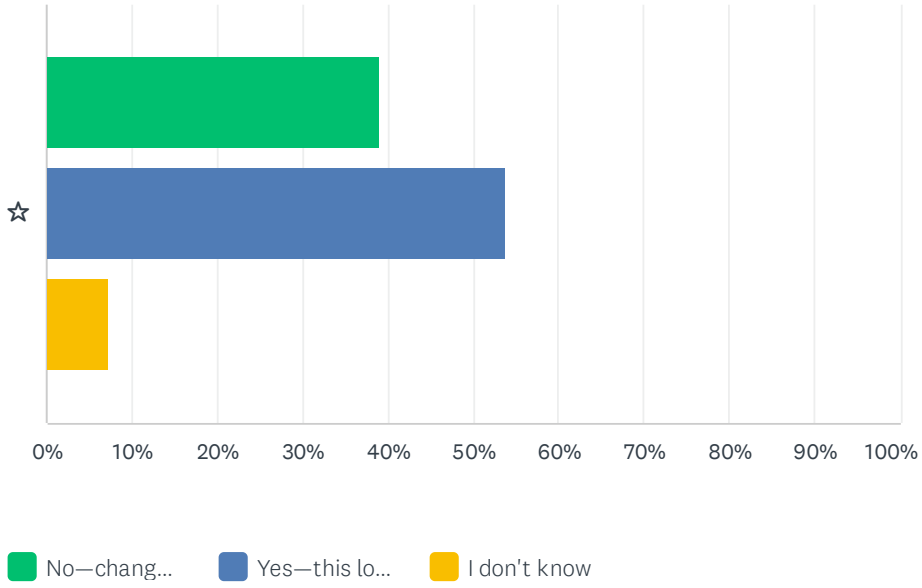
Q12 Is anything missing from this set of guidelines related to parks, streetscapes & private yards?

Answered: 14 Skipped: 40

#	RESPONSES	DATE
1	These are new guidelines that have been put in place to impact the new multifamily development at [redacted]. Not acceptable in any form.	3/29/2022 9:13 AM
2	Need to move away from grass blvds and encourage plantings / ground cover that requires less watering. new trees need to be planted with resident support for watering	3/25/2022 12:34 PM
3	Front yard setback is to be respected and structures should not be built in the front yard area.	3/23/2022 7:22 PM
4	Planting boulevard trees on the property owner side of the sidewalk should be encouraged; This was part of the planting in the past, and they provide back-up to the boulevard trees.	3/15/2022 12:55 PM
5	These conditions are completely arbitrary and unacceptable. There is no public works position on any of these proposed guidelines.	3/14/2022 11:04 AM
6	Do not over step with the rules and regulations.	3/13/2022 11:16 AM
7	No permits should be required for work on private yards	3/12/2022 2:27 PM
8	Avoid changes to overhead lighting that is too bright/blue white	3/11/2022 10:26 PM
9	I think it is complete and well done	3/11/2022 5:58 PM
10	No solar screens facing front street	3/11/2022 3:46 PM
11	Back yard trees that are visible from front or side street should comply with frint yard rules	3/11/2022 1:37 PM
12	no	3/11/2022 1:08 PM
13	Mind your own business and leave your neighbours make their own choices as to what to do with their private property.	3/11/2022 10:02 AM
14	I am in support of requirements and changes made to parks and public places, however I do not believe that the City should limit and restrict what homeowners to on their own property.	3/11/2022 9:09 AM

Q13 Do you agree that the heritage properties identified on the map and in the list accurately reflect all of the heritage buildings in the Heritage Conservation District?

Answered: 41 Skipped: 13



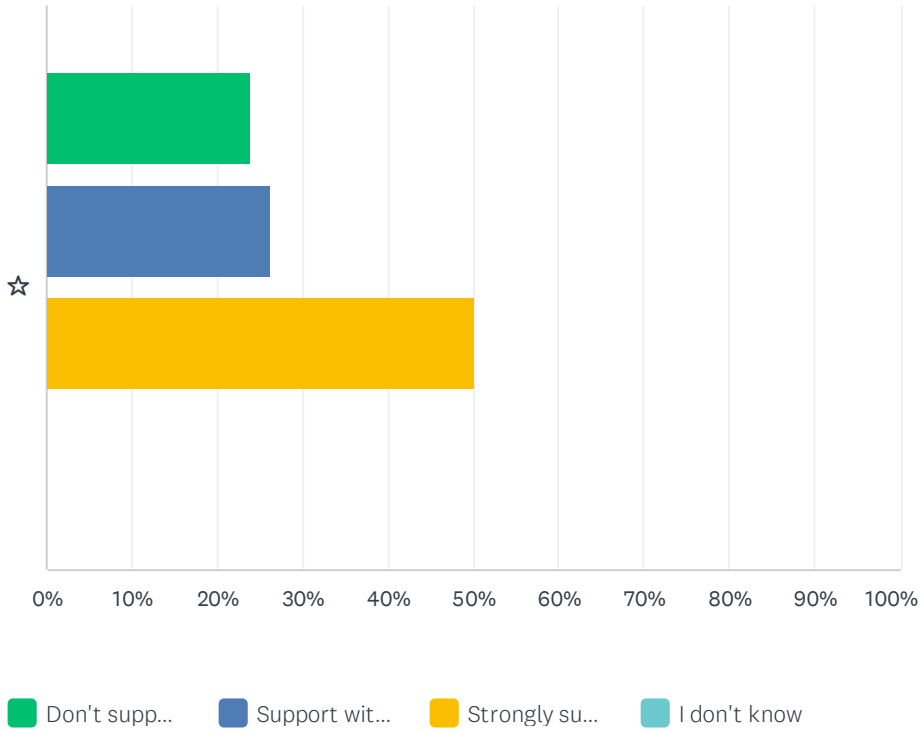
	NO—CHANGES ARE NEEDED	YES—THIS LOOKS ACCURATE	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	39.02% 16	53.66% 22	7.32% 3	41	2.16

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	? Heritage Property building is missing on 'vacant lot behind[redacted]??? Why is [redacted] not a heritage building? - esp when it has 'character' defining features.	3/25/2022 7:22 PM
2	Building identification looks accurate, but why the bump in on Grosvenor between the heritage buildings? Also, wouldn't [redacted] be a heritage building?	3/25/2022 7:19 PM
3	Q: what is the "heritage accessory building" at [redacted]? The carport?	3/24/2022 8:46 AM
4	Properties on Stafford should be included so as to not start a precedent for further destruction into the neighbourhood	3/23/2022 7:30 PM
5	Need community consultation on this issue.	3/23/2022 5:19 PM
6	There a new build on the north side of Harvard near Avonhearst that is both blue in the map above and yellow in the map below.	3/21/2022 12:18 PM
7	There is a new house on Harvard built in the past 3 years that is probably not a heritage building. I don't know the exact street number by heart. It looks out on Enderton Park. It is depicted in your map below.	3/17/2022 2:46 PM
8	When defining heritage building, consideration needs to be given to condition of the home in addition to the era built. In fact, the era built and its structural condition may put maintaining the home in jeopardy, reduce the value of the property, limit its marketability for resale. If the purpose of Heritage designation is to eliminate re-development, these factors need to be taken into consideration.	3/15/2022 3:04 PM

9	rewove all the buildings located on wellington crescent.	3/14/2022 11:04 AM
10	There are new houses that have been constructed that are still included as heritage (e.g. on Harvard Ave).	3/13/2022 11:28 AM
11	[redacted] should not be considered a Heritage Building. The document notes that it was built in 1929 with exterior alterations in 2016. This is incorrect. The house was completed redone (outside and inside) with an addition on the back to modern day standards. [redacted] should not be a heritage building as it clearly does not look like the heritage or executive house.	3/12/2022 8:33 AM
12	[redacted] show as being built between 1900 - 1920. It was in fact built in 1977. Similarly, [redacted] is a brand new construction.	3/11/2022 1:18 PM
13	Not all properties listed have heritage principle buildings.	3/11/2022 10:09 AM

Q14 Demolition of a principal or accessory heritage building is not permitted unless: it no longer embodies the heritage values of the HCD and the design of the new building which will replace it follows the infill guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee; or there is evidence that it is structurally unsound (see the following guideline). (Mandatory)

Answered: 42 Skipped: 12



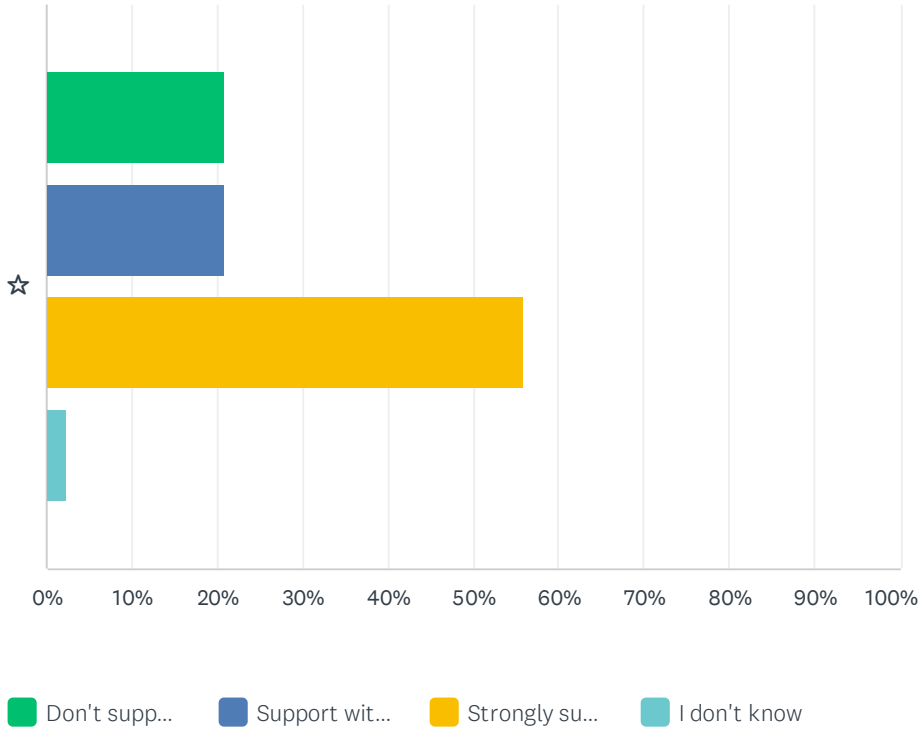
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	23.81% 10	26.19% 11	50.00% 21	0.00% 0	42	2.26

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	? Vacant and lack of maintenance should NOT be tolerated...for the purpose of deterioration / or structurally unsound.	3/25/2022 7:22 PM
2	Something in place which would not allow an owner to allow a house to become structurally unsound through lake of maintenance. IE - developer buys a property and lets it get unsound/unsafe on purpose.	3/25/2022 7:19 PM
3	The second bullet should be amended by adding that the new building replacing it should follow guidelines from the HCD plan, based on the advice of the HCD Advisory committee	3/23/2022 6:48 PM
4	Structurally unsound suggest a building being condemned. There are homes in the district that may be structurally sound but in need of costly repairs such as complete replacement of foundation. More clarity is required to determine under what circumstances a demolition could be undertaken - in addition to meeting infill guidelines.	3/15/2022 3:04 PM

5	As someone who ves n a home that has NOT been dent f ed as not hav ng defin ng e ements, t wou d be good to know what we can do to make ou home mo e vab e. We have extens ve foundat on ssues so between that and just exter o updates, we' e ook ng at 150k+ befo e we even get sta ted on ns de. What type of suppo t and gu dance wi we get f om the HCD to ensu e we can ve comfo tab e n ou neighbou hood without hav ng to break the bank to appease the HCD. We want a beaut fu home, we' e just unsu e f we can affo d t under these HCD gu del nes...	3/15/2022 11:27 AM
6	home owners shou d have the ght to do what they want with thei p ope t es.	3/14/2022 11:04 AM
7	If a house s d ap dated even though t s st uctu al y sound, an owne shou d have the opt on to ebu d.	3/13/2022 11:28 AM
8	[redacted] was st uctua y sound and shou d neve have been demo shed [redacted] shou d be pe m tted to on y ebu d a s ng e fam y home on the same ot.	3/12/2022 2:38 PM
9	Exc ude	3/12/2022 8:33 AM
10	Inf to be s ng e fam y dwel ng	3/11/2022 10:39 PM
11	Owne shou d be penal zed fo ett ng a prope ty un down n o der to get a demo pe m t	3/11/2022 3:48 PM
12	Th s s a ve y oose statement. If a bu d ng s deemed to have he itage va ues, that won t change un ess someone a te s the house. The HCD des gnat on s to p event changes that wou d cause a bu d ng to ose ts he itage status. Bu d ngs shou d on y get demo t on o de s after mu t p e unb ased tho ough nspect ons.	3/11/2022 1:55 PM
13	Tea down the de e ct 100 yea homes f the property owne wants.	3/11/2022 10:09 AM

Q15 A determination of a building being structurally unsound must be supported by an engineer's recommendation and, in some cases, an independent 3rd party engineer, at the request of the City but at the expense of the property owner. (Mandatory)

Answered: 43 Skipped: 11



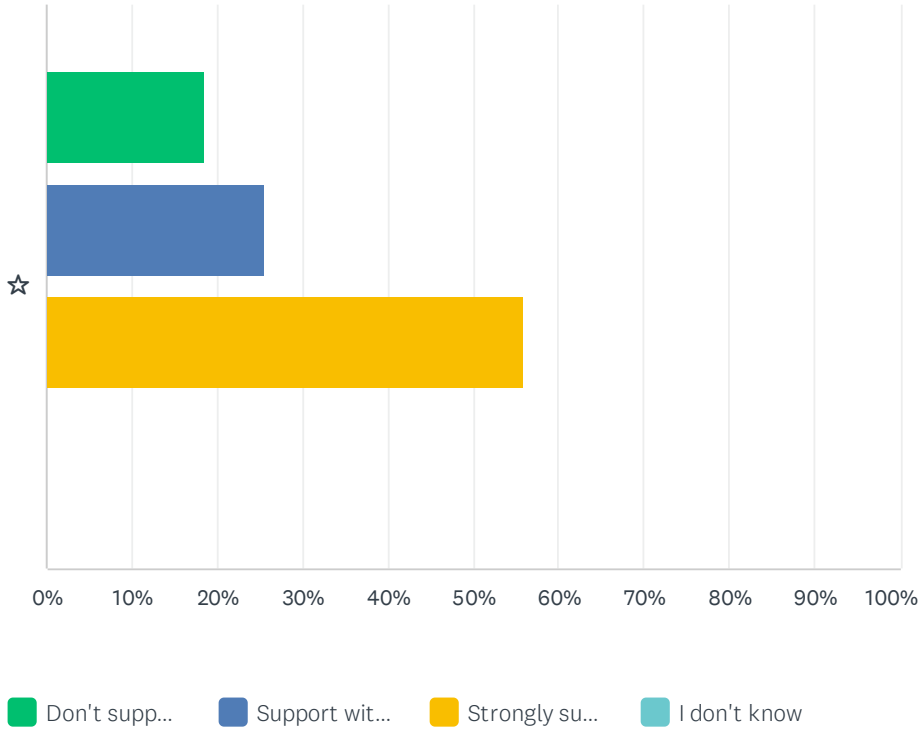
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	20.93% 9	20.93% 9	55.81% 24	2.33% 1	43	2.36

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	Comment above	3/25/2022 7:19 PM
2	Could the HCD Advisory Committee have any role in requesting that the City require a 3rd party engineer's report?	3/24/2022 8:46 AM
3	Should be at least one to two 3rd party engineers.	3/23/2022 5:19 PM
4	An independent 3rd party engineer from the city should be required.	3/15/2022 7:12 PM
5	An Engineer's report in addition to an assessment of practicality of undertaking costly repairs should be part of the determination.	3/15/2022 3:04 PM
6	The engineer should be one with experience in heritage buildings. And we need to ensure that unscrupulous owners don't let a building get run down so that it becomes "unsound".	3/15/2022 1:03 PM
7	This should only apply to the heritage buildings	3/15/2022 11:03 AM
8	The owner should be able to undertake their own request at any time using their own engineer.	3/13/2022 11:28 AM

9	There must be extensive reviewing of a homes condition prior to the issuance of a demolition permit. The neighbourhood HCD Committee must be involved. Property owners who buy a home and let it deteriorate will be fined and coukd have property taken away	3/11/2022 1:55 PM
10	Please add "heritage" in front of "building" in the sentence.	3/11/2022 10:19 AM

Q16 Demolition of a non-heritage building is only permitted if the design of the new building which will replace it follows the infill guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee. (Mandatory)

Answered: 43 Skipped: 11



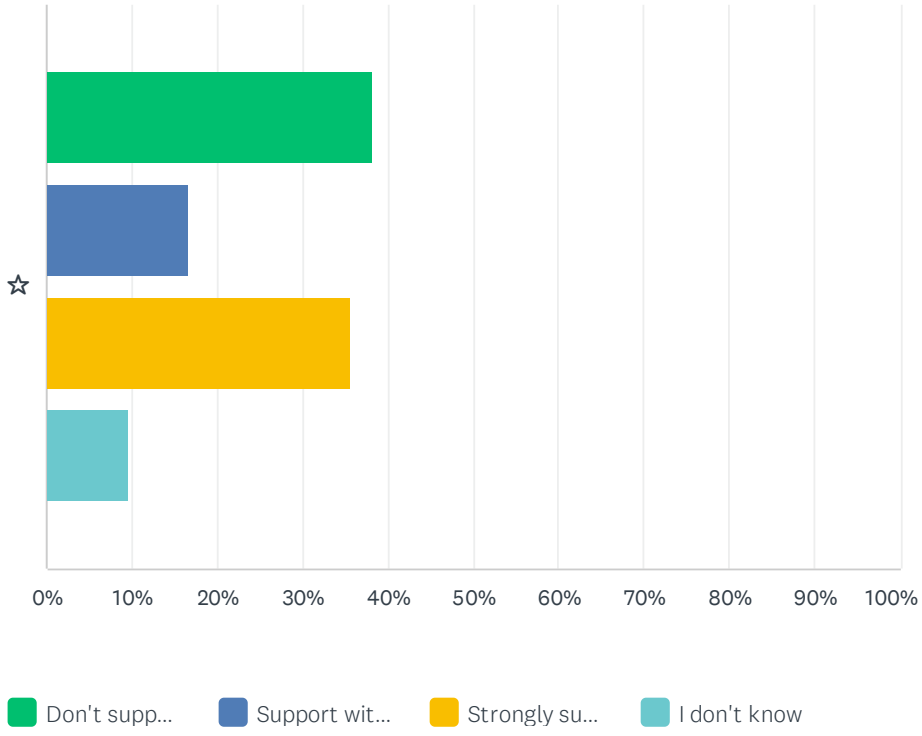
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	18.60% 8	25.58% 11	55.81% 24	0.00% 0	43	2.37

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	This is not fair to home owners as they will have strangers with no financial interest tell them what they can build on their property.	3/29/2022 9:14 AM
2	There should always be the opportunity for appeal of the interpretation as to whether there is conformity	3/23/2022 5:19 PM
3	Infill is only to be for single family dwellings	3/21/2022 5:17 PM
4	The role and decision making criteria of the HCD Advisory Committee needs to be finalized before being implemented - for both Heritage and non-heritage. Such committee also needs to be constituted appropriately with differing views represented and a voting structure.	3/15/2022 3:04 PM
5	See comment above - the HCD has to be reasonable with what people can effectively afford, or provide better guidance and support on how to go about things.	3/15/2022 11:27 AM
6	Design should be recommendation, and should not required consultation with the HCD Advisory Committee	3/15/2022 11:03 AM

7	i do not support an advisory committee this will make for an impossible situation for any home owner looking to build a house to their own taste	3/14/2022 11:04 AM
8	More information is needed about the approval process for such plans.	3/13/2022 11:28 AM
9	This point puts too much onus on the home owner. Construction costs are increasing and it may not be feasible or cost effective to build a home in the present day to look like the past.	3/12/2022 8:33 AM
10	Infill to be single family dwelling	3/11/2022 10:39 PM
11	Infill guidelines allow for multi fsmily dwellings. In our neighbourhood we would inly allow a home to be replaced with a similar large Single Family Home.	3/11/2022 1:55 PM
12	Private property. Owner can build as they wish.	3/11/2022 10:09 AM

Q17 The retention of non-heritage principal buildings is encouraged, as these may develop heritage value over time. (Encouraged)

Answered: 42 Skipped: 12

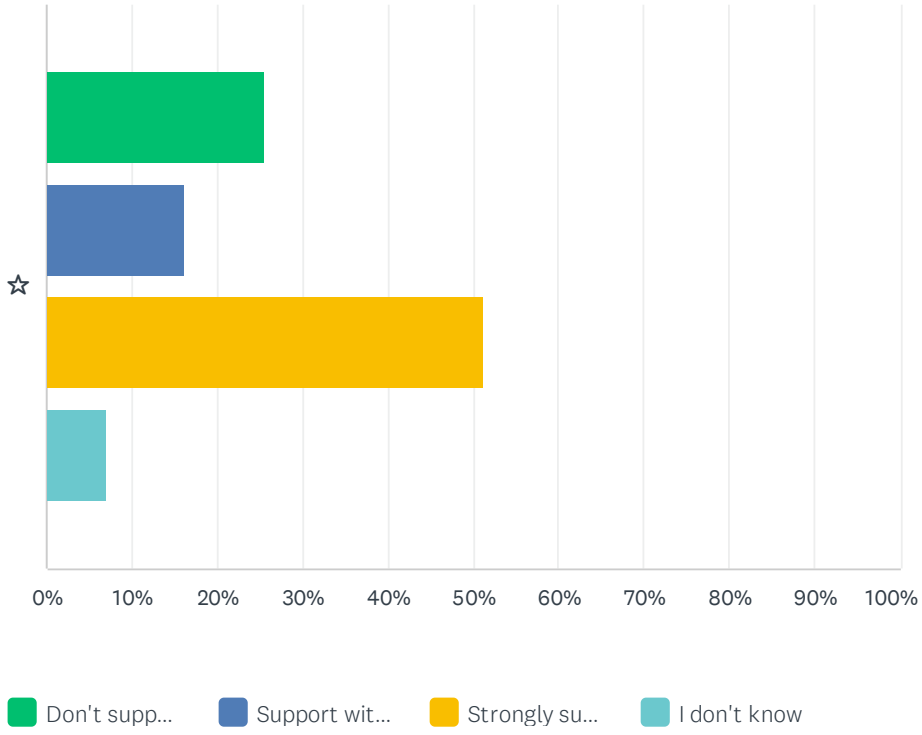


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	38.10% 16	16.67% 7	35.71% 15	9.52% 4	42	1.97

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	We infill should be guided by defined building caveats for the entire area so new construction will fit into the neighbourhood	3/23/2022 7:30 PM
2	Evaluated on a case-by-case basis.	3/15/2022 3:04 PM
3	If the plan for a new building suits the neighbourhood better than the old one did...	3/15/2022 1:03 PM
4	New homes can equally develop heritage value over time, and could reflect architecture standards that are emerging in the City of Winnipeg	3/15/2022 11:03 AM
5	This is unnecessary	3/12/2022 2:38 PM

Q18 For non-heritage accessory buildings that are not visible from the street, there are no restrictions on demolition and the design of the new accessory building.

Answered: 43 Skipped: 11



	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	25.58% 11	16.28% 7	51.16% 22	6.98% 3	43	2.27

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	Without restriction some unfit accessory buildings may emerge.	3/25/2022 7:19 PM
2	Rear buildings should be in keeping with the heritage neighbourhood house construction caveats	3/23/2022 7:30 PM
3	clarity for heritage and non-heritage needs to be given to what is meant by 'not visible from the street'. Most accessory buildings can be seen from the front street, back lane or next street between houses. Clarify the intention of this.	3/15/2022 3:04 PM
4	Our back lanes are special. It is sad when an old garage is replaced with a black box. At least a modern garage should fit the look and feel of the lane.	3/15/2022 1:03 PM
5	the rules should be as the current city guidelines read.	3/14/2022 11:04 AM
6	This is unnecessary	3/12/2022 2:38 PM
7	Accessory buildings should be required to maintain the character of the main building	3/11/2022 1:55 PM

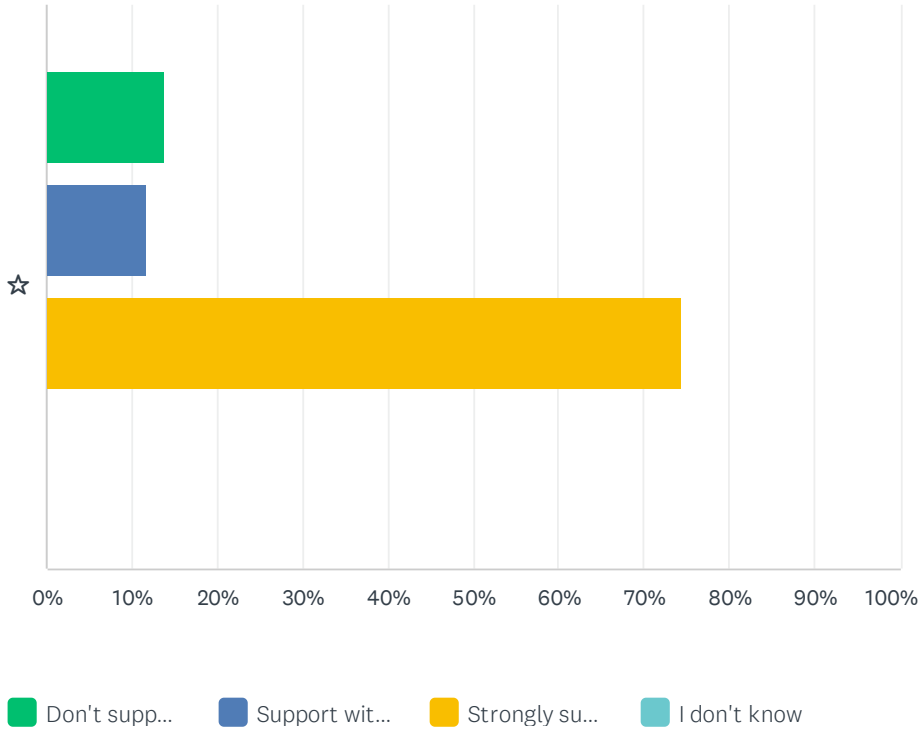
Q19 Is anything missing from this set of guidelines related to protection from demolition?

Answered: 10 Skipped: 44

#	RESPONSES	DATE
1	These guidelines take away a homeowners fundamental rights and are not acceptable to me.	3/29/2022 9:14 AM
2	A strong building code defined by the city for infill building requirements.	3/23/2022 7:30 PM
3	Managing the "design of the new buildings" will be critical to maintaining the character of the HCD, as will retention of the trees on the lot.	3/15/2022 1:03 PM
4	Just that the city needs to be aware that not everyone who lives in this area is a millionaire. Having a rich community means supporting and encouraging diversity in all it's various forms.	3/15/2022 11:27 AM
5	Non-heritage properties should not require permitting/approval from HCD. The boundary of HCD should change to only encompass heritage buildings, for example, the homes that are highlighted in yellow reflect more the architectural style of the Grosvenor area, which was excluded from the HCD in earlier consults.	3/15/2022 11:03 AM
6	What is the make up of the advisory committee? is this a legal entity ?	3/14/2022 11:04 AM
7	Really the whole point of this process was to save [redacted], but now that it has been demolished these proposed changes mainly penalize existing owners	3/12/2022 2:38 PM
8	I can’t think of any	3/11/2022 6:03 PM
9	Demolition by neglect is the greatest threat to our heritage homes	3/11/2022 1:55 PM
10	Let property owner make their own decisions. We don't want and/or need an HOA in this area.	3/11/2022 10:09 AM

Q20 Infill development shall retain the characteristic generous front, side, and corner side yard setbacks as much as possible. (Mandatory)

Answered: 43 Skipped: 11

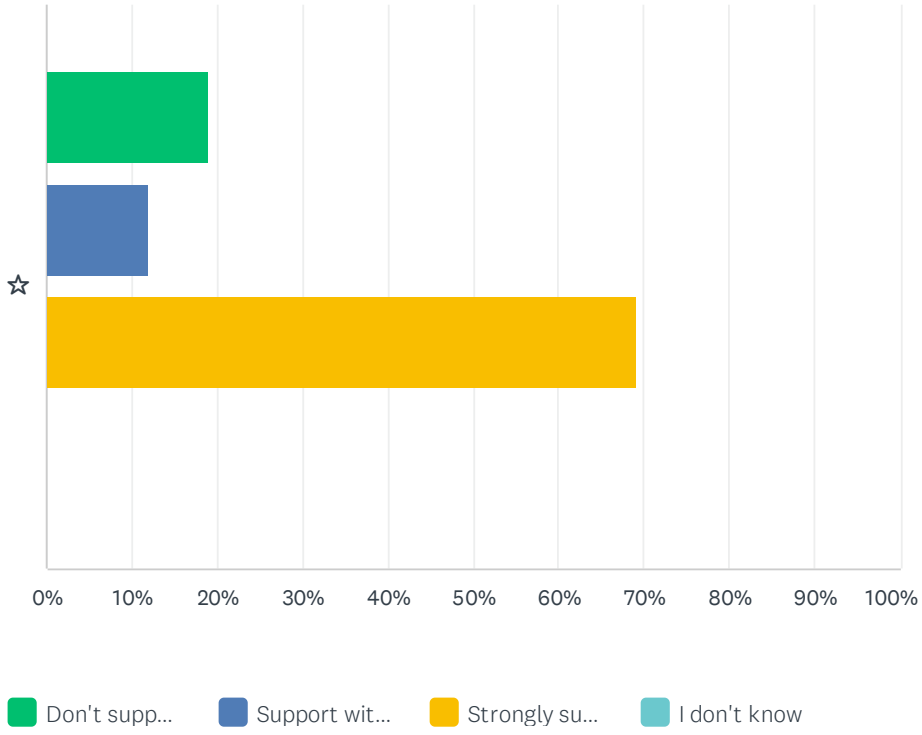


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	13.95% 6	11.63% 5	74.42% 32	0.00% 0	43	2.60

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	Changing these characteristics for an infill affects surrounding conforming properties. Ie - We are set back 60'. Infill doesn't - the alignment between buildings doesn't work.	3/25/2022 7:29 PM
3	the current trend to build mcmansions with little yard has detrimental impact on the aesthetic of the neighbourhood and enviroment	3/25/2022 12:41 PM
4	Must have same proportion of lawn yardage as area average	3/23/2022 5:50 PM
5	Park-like setting	3/15/2022 3:12 PM
6	Not just the setbacks, but also the trees and shrubs in sideyards	3/15/2022 1:14 PM
7	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
8	Infill means a new single family house?	3/11/2022 6:07 PM
9	Remove….”as much as possible”! We want historic set backs maintained	3/11/2022 2:06 PM

Q21 Infill development should retain the building footprint-to-lot area ratio that is characteristic of the district; lot coverage shall be compatible with abutting properties. (Mandatory)

Answered: 42 Skipped: 12

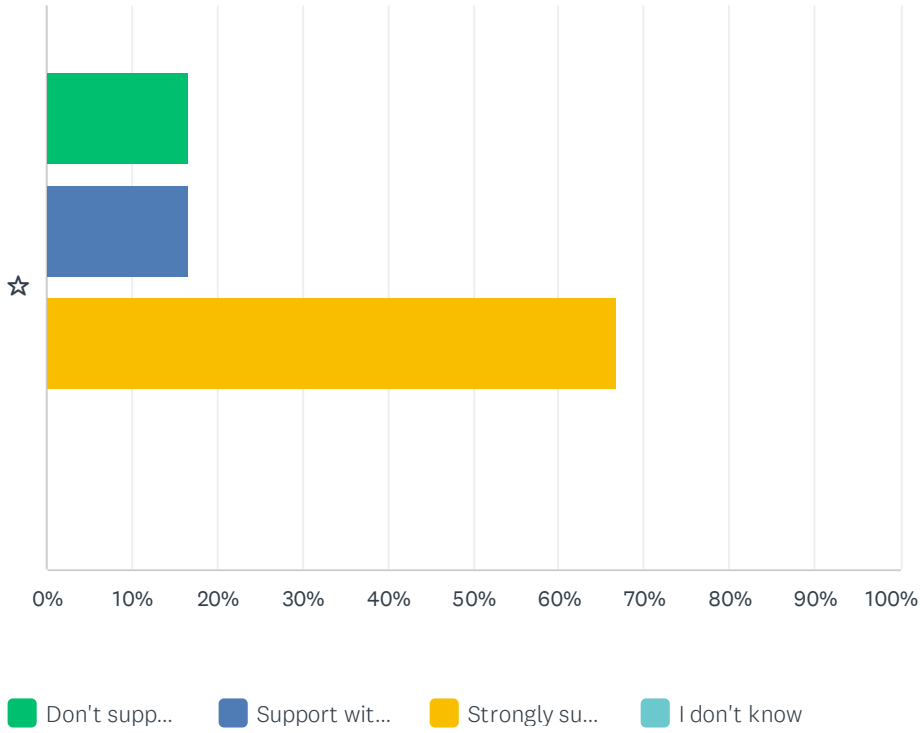


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	19.05% 8	11.90% 5	69.05% 29	0.00% 0	42	2.50

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	Zoning of residential to Multi-Units NOT permitted unless it retains the footprint of what was removed.	3/25/2022 7:31 PM
3	Infill development should retain the "current" building footprint....	3/16/2022 8:02 PM
4	Very important. New design buildings tend to sprawl on the lot, including a connection to the garage.	3/15/2022 1:14 PM
5	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
6	This is a must, not a should!	3/11/2022 2:06 PM

Q22 Avoid the loss of mature trees and hedges that are visible from the street as much as possible when planning for a new infill development on a property. Setbacks should be adjusted to prevent damage/removal of these. Should these require removal to accommodate a new infill development, replace these with new trees in other, suitable locations. (Mandatory)

Answered: 42 Skipped: 12

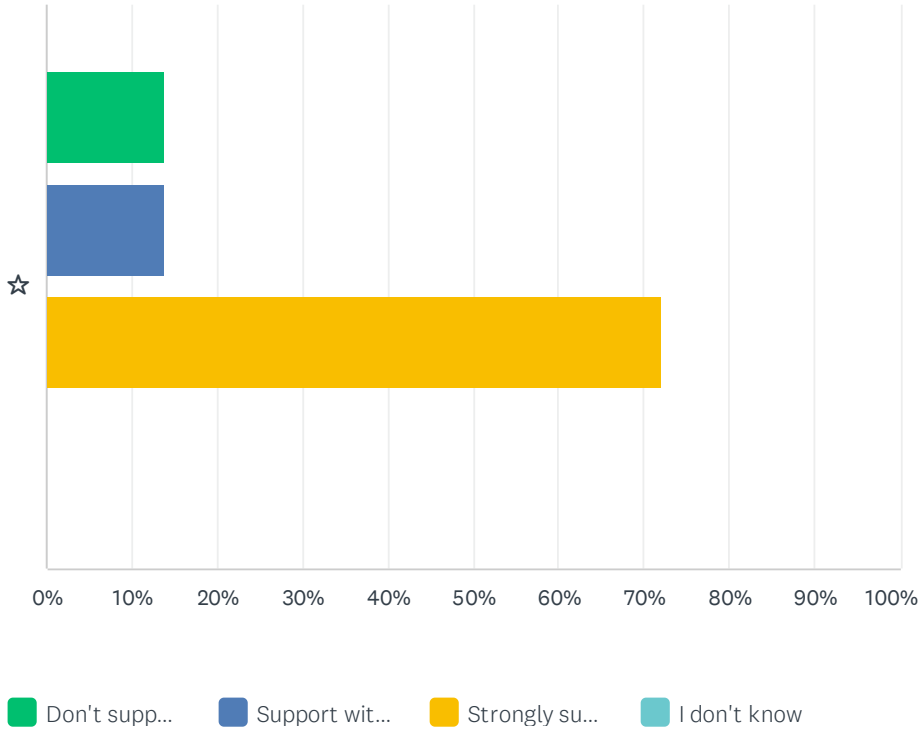


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	16.67% 7	16.67% 7	66.67% 28	0.00% 0	42	2.50

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	A new tree is no replacement for a mature tree. The replacement ratio should be the one required by the city when Hydro removes a city tree; multiple replacements, based on the diameter of the tree.	3/15/2022 1:14 PM
3	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
4	Trees must be maintained. If old building fit on lot, then new building if same footprint will too!l	3/11/2022 2:06 PM

Q23 The design of a new infill development, including an accessory structure that is visible from the street, must not visually dominate or obscure other buildings on a block or streetscape. (Mandatory)

Answered: 43 Skipped: 11

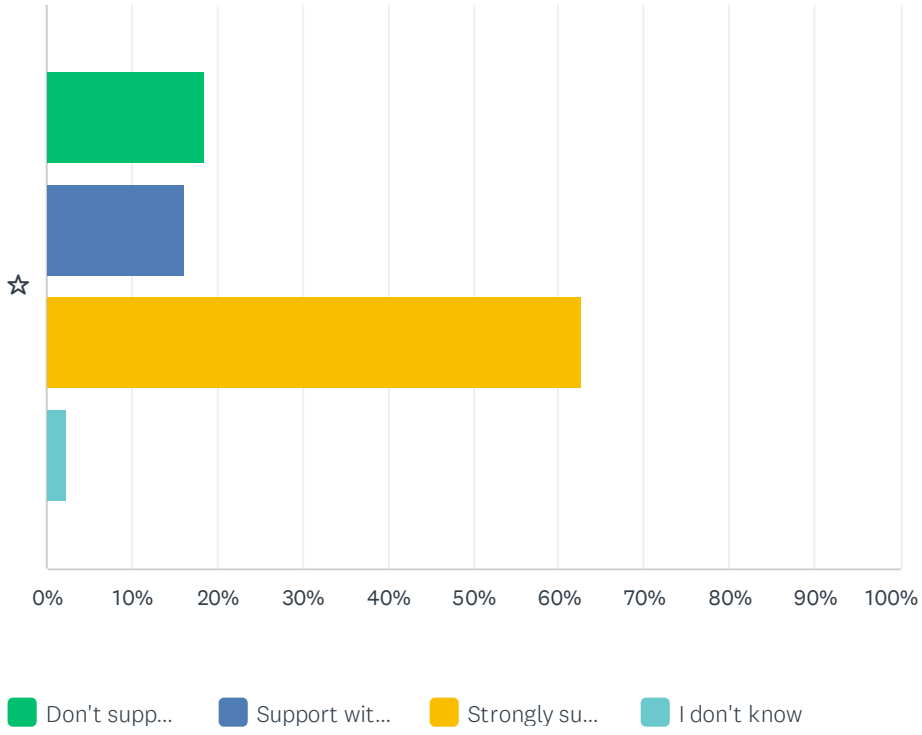


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	13.95% 6	13.95% 6	72.09% 31	0.00% 0	43	2.58

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	'visible from the street' and 'not visually dominate' need more clarity.	3/15/2022 3:12 PM
3	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
4	Access to existing sunlight should be maintained	3/12/2022 2:44 PM
5	Infill that will be multi family myst not be built in this HCD	3/11/2022 2:06 PM

Q24 Attached or detached garages or accessory buildings that are visible from the street are to be visually subordinate to the principal building. (Mandatory)

Answered: 43 Skipped: 11

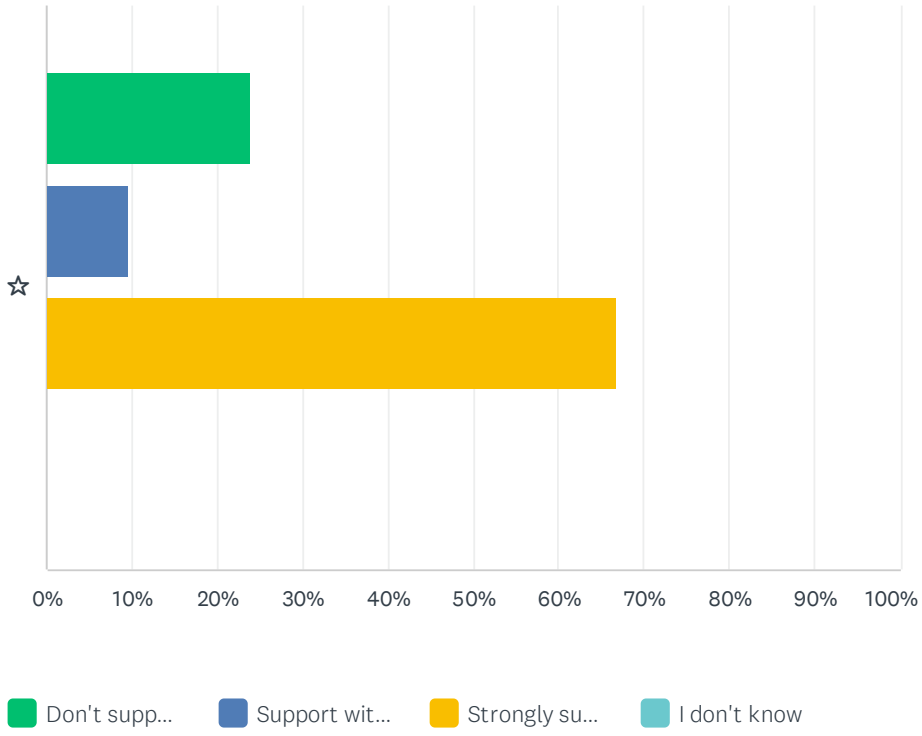


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	18.60% 8	16.28% 7	62.79% 27	2.33% 1	43	2.45

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	As well as from the back lanes	3/21/2022 5:22 PM
3	Garages play equally large of a role in architecture and heritage. Do not support this.	3/15/2022 11:06 AM
4	This statement is very NIMBY.	3/12/2022 2:44 PM

Q25 The design of a new infill development must be visually compatible with other buildings on a block or streetscape with respect to its massing, scale, form, and proportions. Consider and take cues from heritage buildings in the HCD, such as the rhythm of windows and material texture, colour, and articulation. (Mandatory)

Answered: 42 Skipped: 12



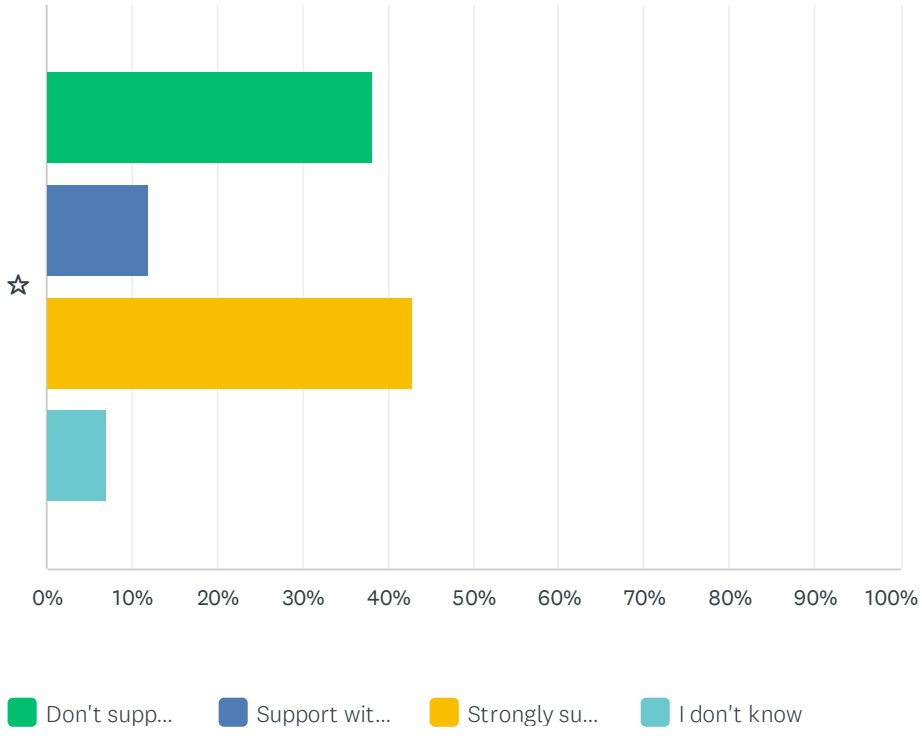
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	23.81% 10	9.52% 4	66.67% 28	0.00% 0	42	2.43

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	As well as units and type of units (no condos or other fractionalizing residential units that are above 3 units and 3 stories high, consistent with present housing stock in the area	3/23/2022 5:50 PM
3	The heritage buildings vary widely. Could it be any of the heritage buildings?	3/16/2022 8:02 PM
4	And front porches, which are an important part of the character of Crescentwood homes, but lacking in most modern homes. And connecting the garage to the house on R1L lots should be discouraged. It tends to occupy the entire back yard.	3/15/2022 1:14 PM
5	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
6	not acceptable because who decides on this? This will be to someone's taste other than the homeowner which is not acceptable.	3/14/2022 11:05 AM

7	See above....no multi family buildings	3/11/2022 2:06 PM

Q26 A new infill building should represent the time in which it was designed; avoid creating a false sense of history. (Encouraged)

Answered: 42 Skipped: 12



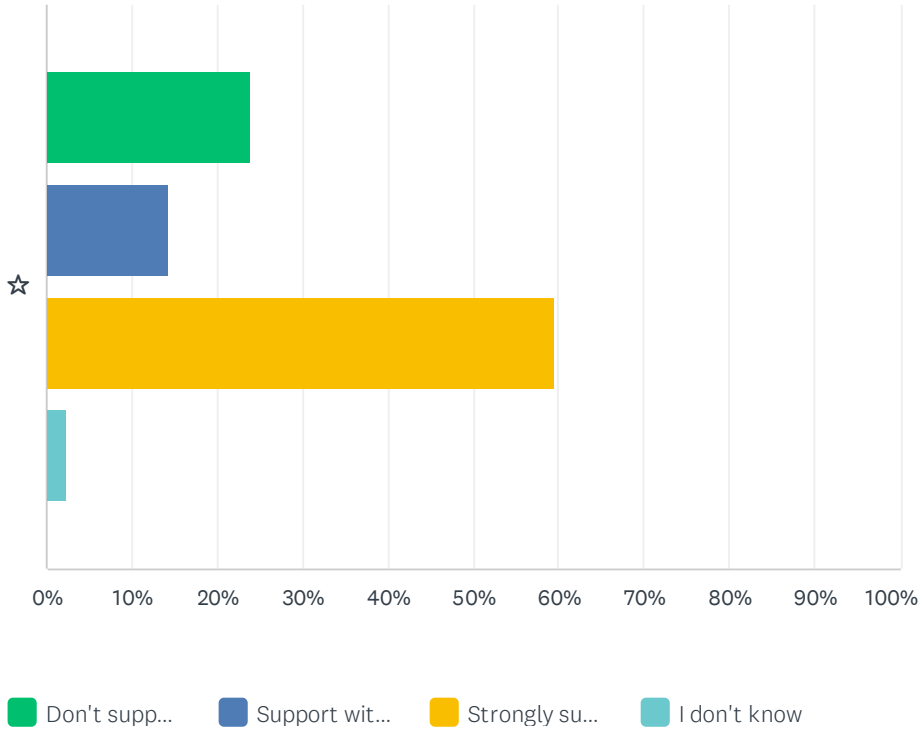
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	38.10% 16	11.90% 5	42.86% 18	7.14% 3	42	2.05

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	Hmm? unsure. There are beautiful homes that are being build that replicate the 1910 and 1920's.	3/25/2022 7:31 PM
3	There is no reason someone should avoid building a home that would look like a heritage design.	3/23/2022 7:33 PM
4	Disagree with "false sense of history" term as all design involves some revisionism and should be compatible with the surroundings in which it is placed, being considerations of being only contemporary.	3/23/2022 5:50 PM
5	Homes built today can mimic old fashioned homes if done right	3/21/2022 5:22 PM
6	design is cyclical. Buildings should match similarly with the existing design of the other buildings in the neighborhood.	3/21/2022 12:21 PM
7	a person who wants to build a Tudor style home should not be discouraged. This needs to be clarified.	3/15/2022 3:12 PM
8	This could be used as the pretext to build some really ugly black boxes, because that is what so many new infill buildings look like in Winnipeg right now. The goal should be to fit in the look	3/15/2022 1:14 PM

	and feel of the neighbourhood, without creating a false sense of history.	
9	It should fit in with surrounding buildings	3/15/2022 12:18 PM
10	Would like to know more about this. What does this mean as an owner who might need to re-build their home due to foundation/structural issues?	3/15/2022 11:29 AM
11	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
12	number 25 make this impossible to achieve.	3/14/2022 11:05 AM
13	What the heck, this statement is ridiculous.	3/12/2022 2:44 PM
14	Why not build a new house that has the look of a 1910 house if that is the owners choice.	3/11/2022 6:07 PM
15	No multi family, no modern buildings	3/11/2022 2:06 PM

Q27 The orientation of a front entrance should match others along the street, in most cases. (Mandatory)

Answered: 42 Skipped: 12

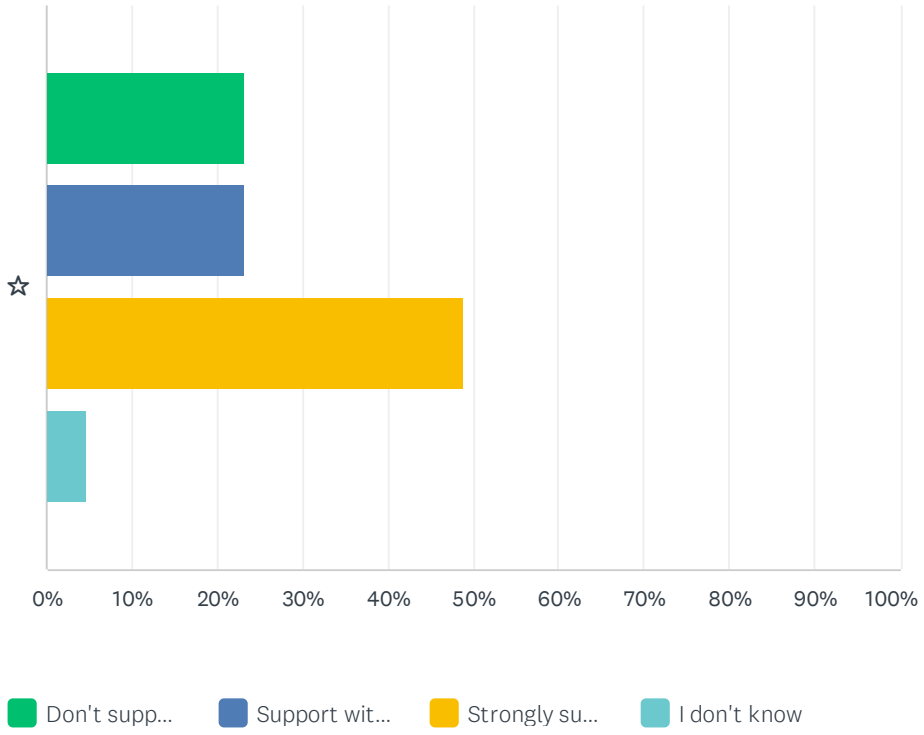


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	23.81% 10	14.29% 6	59.52% 25	2.38% 1	42	2.37

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	Good design is good design, regardless of the orientation of details of style such as orientation of front entrance. This should not result in "ticky-tacky" Levittown boxes, but encourage creative diversity that is not in disharmony with the neighbourhood	3/23/2022 5:50 PM
3	The orientation varies too much to make this mandatory.	3/16/2022 8:02 PM
4	I don't understand what this is saying.	3/15/2022 3:12 PM
5	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
6	Who cares where the front door is, or if there is one	3/12/2022 2:44 PM
7	Is this for a new house?	3/11/2022 6:07 PM

Q28 On façades visible from a street, brick, stone, cement stucco, and natural wood are acceptable exterior building materials for new infill development because they are common within the HCD.Other exterior building materials, including metal, fiber-cement board, and concrete may be acceptable because they are durable although less common within the HCD.Manufactured stone veneer and vinyl products should be avoided. (Mandatory)

Answered: 43 Skipped: 11



	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	23.26% 10	23.26% 10	48.84% 21	4.65% 2	43	2.27

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The infill guidelines should be those that are set for the entire city of Winnipeg.	3/29/2022 9:15 AM
2	If the texture is appropriate it should not be banned	3/23/2022 7:33 PM
3	Possibly permit vinyl siding that mimics wood	3/23/2022 6:57 PM
4	Any products that are durable should be acceptable if "metal, fiber-cement board and concrete (a very Soviet and severe finish that is not compatible with trees and lawns) are acceptable. The present figer-cement and certain wood finishes going up in the area are jarring and repugnant, as well as attracting vandals who seem to be attracted to smooth surfaces, whether glass, board or cement. They are hostile to a harmonious, natural and difficult-to-graffitti neighbourhood ambience, and Industrial in tone.	3/23/2022 5:50 PM

5	If the products look beautiful and are high quality I am not opposed	3/21/2022 5:22 PM
6	Look of the materials to match the current feel of the neighborhood is more important than the actual material type.	3/21/2022 12:21 PM
7	Should be encouraged	3/16/2022 8:02 PM
8	There must be a better way to determine what materials are used. new products are constantly being developed and even vinyl has improved in appearance. Also, most homes that have stone faces are veneer.	3/15/2022 3:12 PM
9	Just because something is durable, doesn't mean it is a fit; The key is to match the look and feel of the neighbourhood, no matter what material is used.	3/15/2022 1:14 PM
10	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
11	you'd think people living in our community would know how to build a home that fits, and don't need rules surrounding this	3/12/2022 2:44 PM
12	Building materials must reflect the look and performance of the materials used on heritage buildings in the neighbourhood. New materials that can reflect the look we wish to preserve should be cinsidered.	3/11/2022 2:06 PM

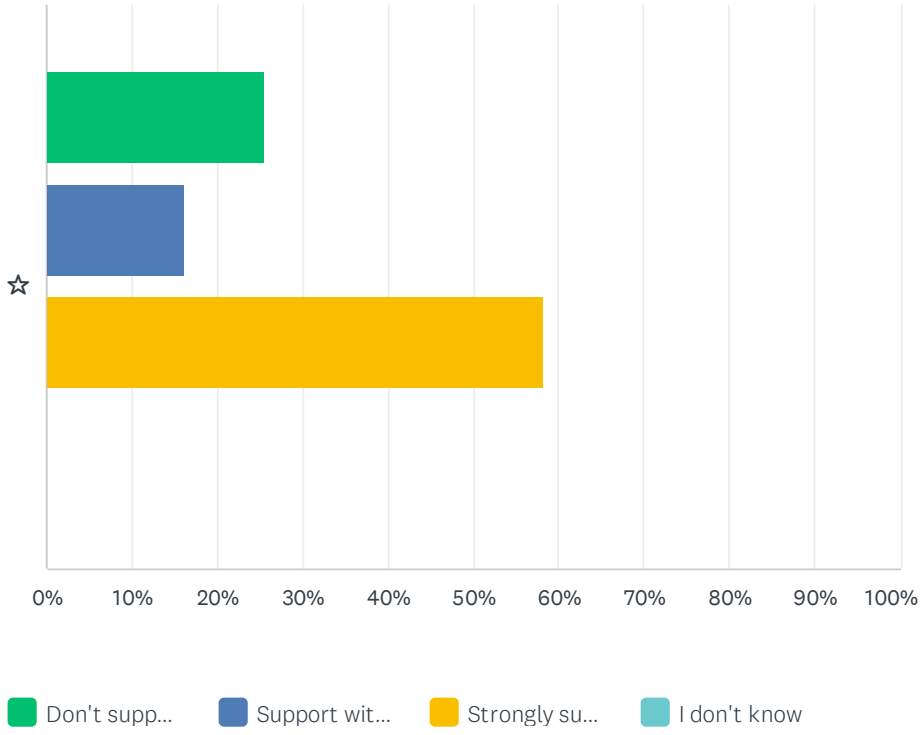
Q29 Is anything missing from this set of guidelines related to Infill Development?

Answered: 9 Skipped: 45

#	RESPONSES	DATE
1	These are restrictive guidelines that are not in keeping with guidelines set out in the charter and are therefore unacceptable and possibly illegal to enforce.	3/29/2022 9:15 AM
2	Structure height is a concern; though identified by proportion and scale. However, Infill Development on the fringe of the HDC zone is towering the area.	3/25/2022 7:31 PM
3	It is contrary to this neighbourhood to have institutional-sized developments of more than 4 units, tops, and square footage of more than 7.5K per footprint. to avoid an industrial-suburban level of urban density. This neighbourhood is enjoyed by all Winnipeggers, and those who live in the homes need to be dedicated to maintaining this urban asset for the entire Community, and certainly do. Sneaking in large developments overwhelms the infrastructure and reduces the lived experience for both the residents and every other person in Winnipeg. We don't need more [redacted] deals putting anything above our neighbourhoods besides our housing stock and green space heritage. Having a monster-size development on Wellington Crescent, and one that has only one entrance through the back lane of Wellington Crescent and Ruskin Row, is a travesty that speaks very poorly of the City Planning Department personnel, none of whom likely live in the area nor appear to have the common sense or care. Or respect for the future generations who will be left with little aesthetic benefit and city amenities this represents, to enjoy instead of the money swiftly transacted by developers who have no vested interest in Winnipeg, its heritage to enjoy, or its citizens. These recent builds are just a burden on the landscape and provide negative collective spirit for Winnipeggers to benefit and enjoy. Architecture impacts on mental health, and the design and execution of these large residential housing developments is not uplifting to the mind or spirit. That's the intention of architecture. Not just to house and make the big bucks, but to enrich the sight and make best use, not most use, of the available urban landscape.	3/23/2022 5:50 PM
4	Where there is existing front street access on a lot with back lane access, that front street access should be eliminated as part of the redevelopment.	3/15/2022 1:14 PM
5	HCD should be stylistic recommendations, but not enforced by permitting/advisory committee.	3/15/2022 11:06 AM
6	Single family homes should remain single family homes	3/12/2022 2:44 PM
7	All of the above proposals take away the freedom from the homeowner. These added conditions will lower the property value for all of the houses in the area.	3/12/2022 8:36 AM
8	I hope infill means a single family house.	3/11/2022 6:07 PM
9	Infill is designed to increase density without regard to the neighbourhood. It is nit compatinle with our HCD goals	3/11/2022 2:06 PM

Q30 When making alterations to heritage buildings, the form, arrangement and original materials of the heritage building should be retained and restored, as much as possible. (Mandatory)

Answered: 43 Skipped: 11

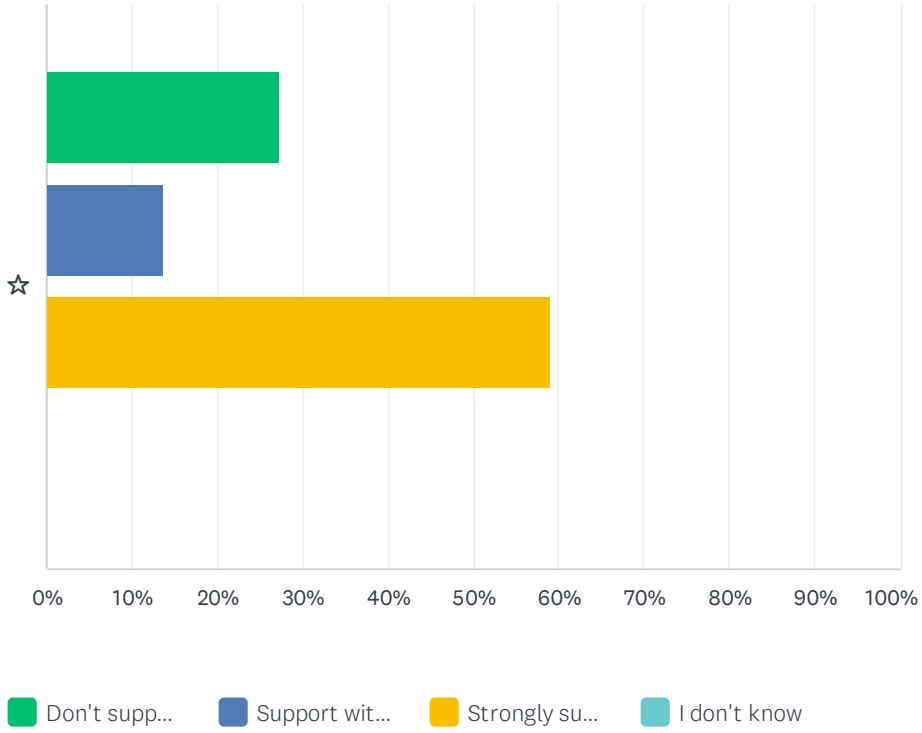


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	25.58% 11	16.28% 7	58.14% 25	0.00% 0	43	2.33

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Therefore, [redacted] should NOT be on the list. It did not have alterations it was re-built.	3/25/2022 7:48 PM
3	"As much as possible" should not be prohibitavely preclusive	3/23/2022 6:07 PM
4	I support this guideline with the exception of doors, windows, and roofing materials, as new materials may be more energy efficient. In addition, wood windows are expensive, require higher levels of maintenance, and wooden storm windows are difficult to remove each season. As well roofing materials have changed over the years. While my house, and most houses, originally had cedar shakes, they now have asphalt shingles.	3/22/2022 10:43 AM
5	many newer exterior finishes are attractive and being used to make a traditional design more contemporary.	3/15/2022 3:27 PM
6	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
7	This is ridiculous	3/12/2022 2:50 PM

Q31 New additions to heritage buildings must be subordinate to, visually and physically compatible with, and distinguishable from the heritage building and must not obscure it or cause irreversible damage to the street-fronting façade(s). (Mandatory)

Answered: 44 Skipped: 10

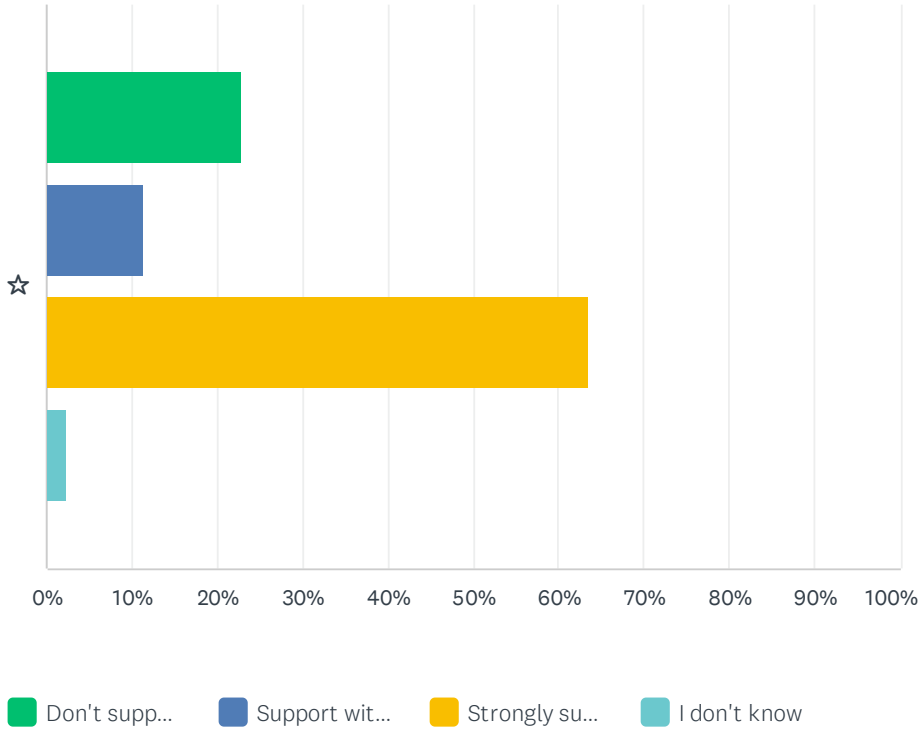


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	27.27% 12	13.64% 6	59.09% 26	0.00% 0	44	2.32

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	The addition should be indistinguishable from the heritage building.	3/23/2022 7:42 PM
3	Not certain that it needs to be “distinguishable from”	3/23/2022 7:26 PM
4	I strongly support this guideline.	3/22/2022 10:43 AM
5	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
6	This is ridiculous	3/12/2022 2:50 PM
7	Not sure what distinguishable means? Additions should look like they were always there	3/11/2022 2:17 PM

Q32 For a new addition visible from the street, use exterior building materials and colours that are common in the HCD and complementary to the heritage building; others may be acceptable upon HCD Advisory Committee review. (Mandatory)

Answered: 44 Skipped: 10

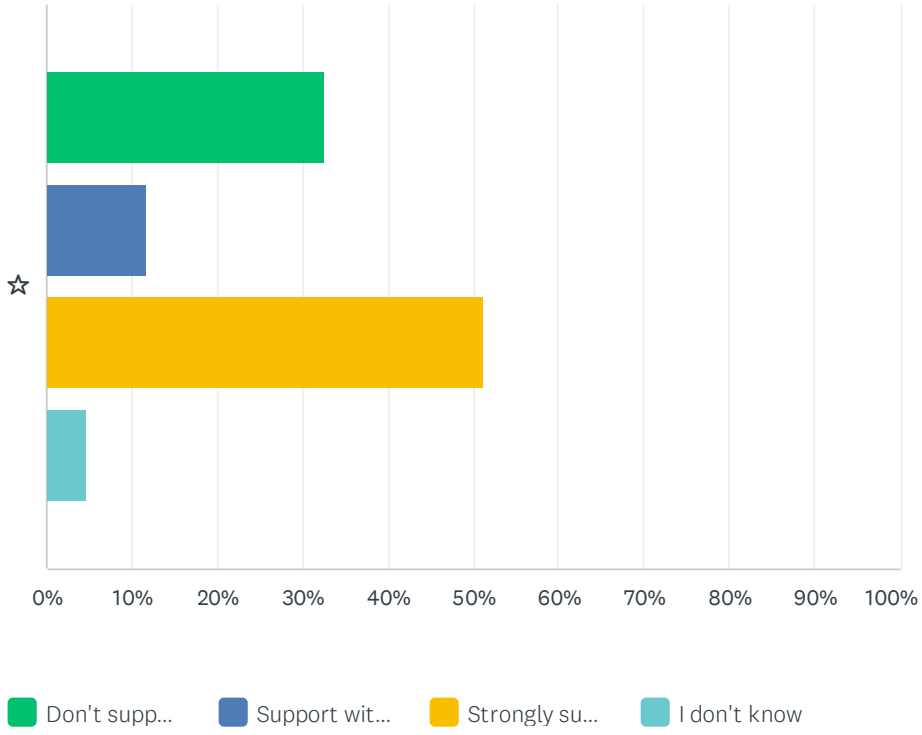


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	22.73% 10	11.36% 5	63.64% 28	2.27% 1	44	2.42

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	I strongly support this guideline.	3/22/2022 10:43 AM
3	Structure of the Advisory Committee is important.	3/15/2022 3:27 PM
4	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
5	This is ridiculous	3/12/2022 2:50 PM

Q33 New or enlarged windows and door openings in a heritage building, if required, shall be located off the primary façade or done in a manner that is compatible with the primary façade. (Mandatory)

Answered: 43 Skipped: 11

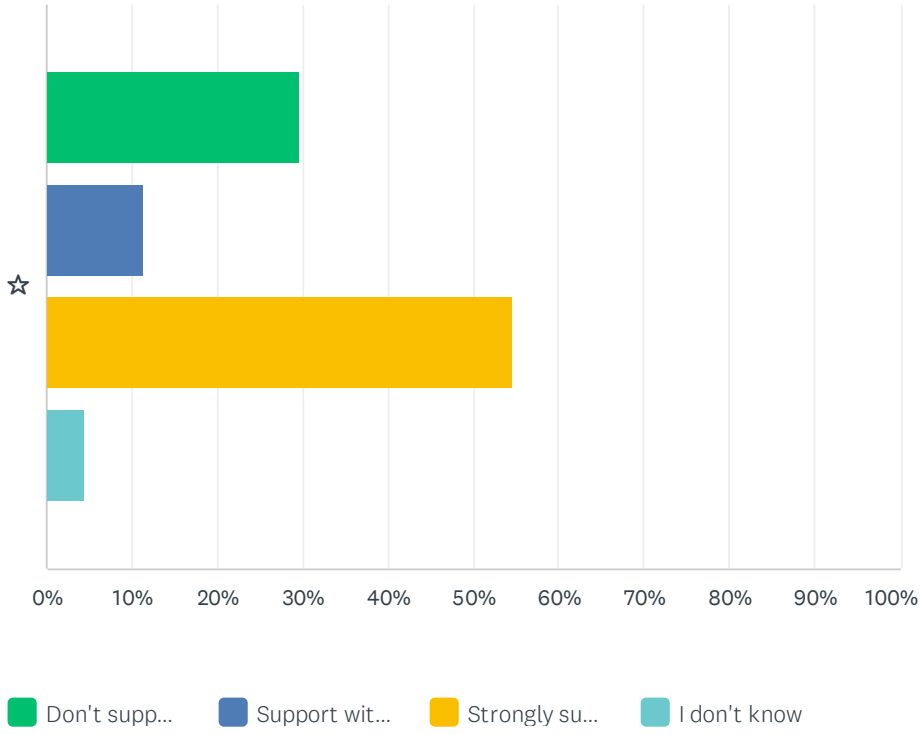


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	32.56% 14	11.63% 5	51.16% 22	4.65% 2	43	2.20

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Main front entrance doors should be okay to be expanded in the form of a grand entrance.	3/23/2022 7:42 PM
3	Good design is good design, and it is impossible to anticipate in a heritage building where they should be, etc.	3/23/2022 6:07 PM
4	I strongly support this guideline. This guideline should also extend to the side street facades for corner lot houses.	3/22/2022 10:43 AM
5	most old homes benefit from larger windows so upgrades should not be discouraged. who judges if a change is 'compatible with the primary facade'?Clarity required.	3/15/2022 3:27 PM
6	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
7	Having rules to specify this is silly	3/12/2022 2:50 PM

Q34 Avoid removing original cladding materials in a heritage building unless these are beyond repair. Replace these with materials that match in-kind to the originals. (Mandatory)

Answered: 44 Skipped: 10

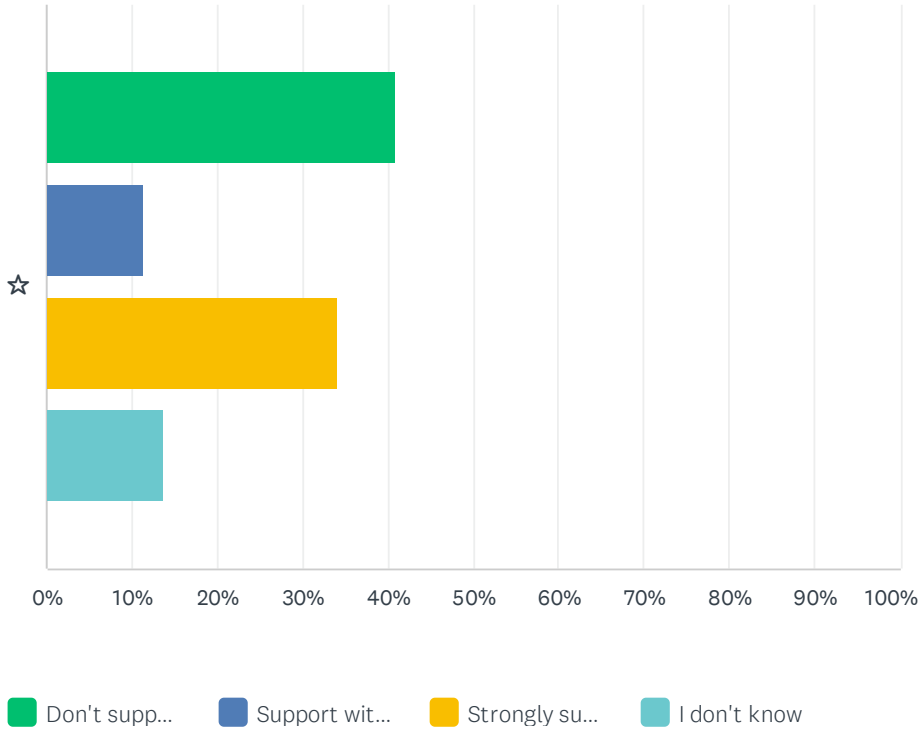


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	29.55% 13	11.36% 5	54.55% 24	4.55% 2	44	2.26

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Will need to define “in-kind to the originals” and consider that “new” products can resemble original material and provide longevity	3/23/2022 7:26 PM
3	Technology demonstrates that new materials may be preferable to those used, as long as they harmonize with the rest of the heritage buildings. We can't be "anti-science" on the progress of materials	3/23/2022 6:07 PM
4	I strongly support this guideline.	3/22/2022 10:43 AM
5	there are many materials available today that are more attractive than the old, and can give an older home a contemporary look that still suits the neighbourhood.	3/15/2022 3:27 PM
6	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
7	Newer materials are better and for better heat insulation	3/12/2022 2:50 PM

Q35 In a heritage building, exterior masonry (brick and stone) walls shall not be painted. (Mandatory)

Answered: 44 Skipped: 10



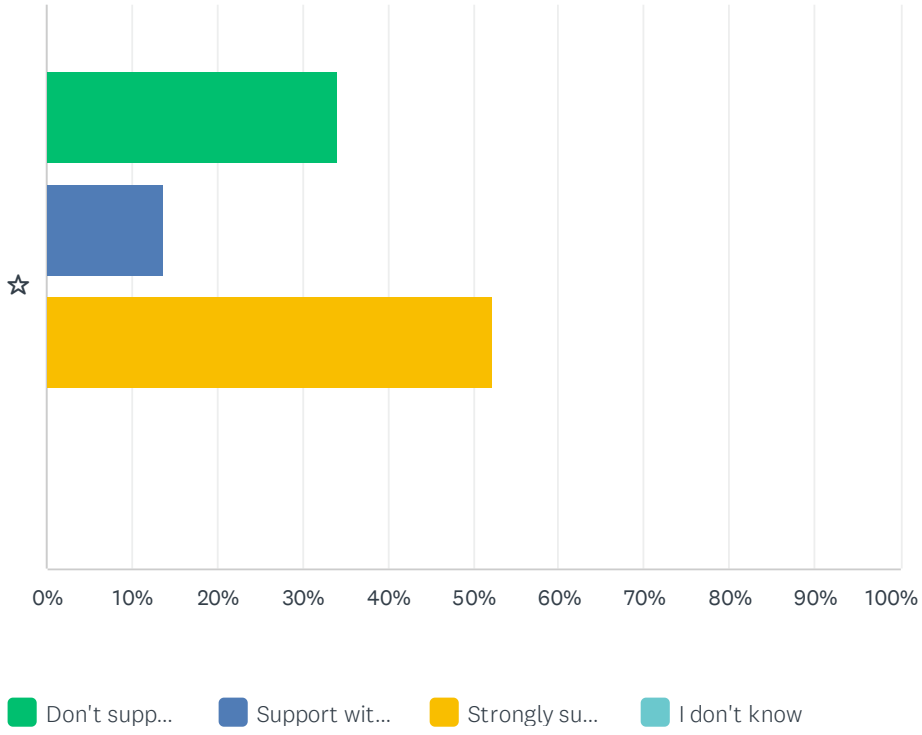
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	40.91% 18	11.36% 5	34.09% 15	13.64% 6	44	1.92

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Painting of old brick has been successful and has rejuvinated many of the old houses making them more desirable.	3/23/2022 7:42 PM
3	I strongly support this guideline. Having said that, there are a few houses in the District that have been painted white and present beautifully.	3/22/2022 10:43 AM
4	Depends on why the owners want to paint	3/21/2022 5:29 PM
5	I do think this is quite restrictive...	3/17/2022 2:49 PM
6	There are examples in the neighborhood where painting has enhanced the look of the home.	3/15/2022 3:27 PM
7	sometimes painting the exterior can improve the condition and look of the building.	3/15/2022 12:27 PM
8	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
9	WHAT [redacted] must have suggested this one. So silly, white brick looks great. So annoying that one person who prefers the colour of brick has created this agenda.	3/12/2022 2:50 PM

10	North sure about this one	3/11/2022 6:12 PM

Q36 For heritage buildings, paint colours should match the original colours as much as possible or be representative of paint colours from the restoration period. (Encouraged)

Answered: 44 Skipped: 10



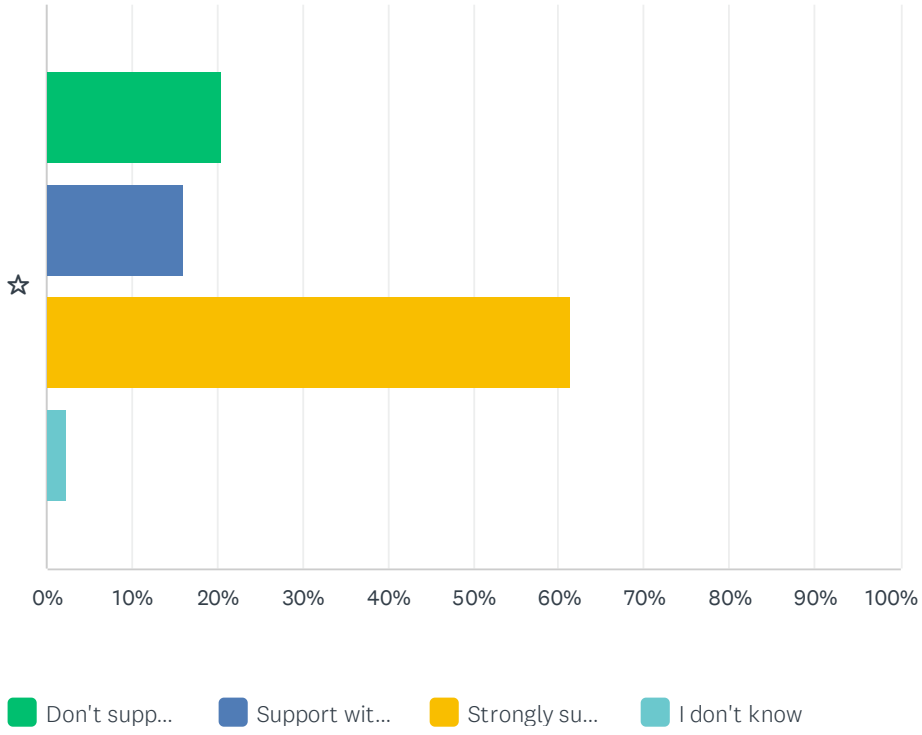
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	34.09% 15	13.64% 6	52.27% 23	0.00% 0	44	2.18

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Colour pallates should be in keeping with the neighbourhood.	3/23/2022 7:42 PM
3	Paint colours should be in keeping with the neighborhood	3/23/2022 7:26 PM
4	Some of these heritage buildings have already gone through many iterations over 100 years, and the last may not have been the original or the best...	3/23/2022 6:07 PM
5	I find the historic paint colours to be very limited, and generally dull. I feel owners should have freedom to choose contemporary colours. To me, it is much more important that the house is maintained and painted, than to be picky about the colour chosen. Colours can always be changed during the next paint job.	3/22/2022 10:43 AM
6	While paint colors should suit the character of the neighbourhood, I believe my home was once olive green which could be considered from the restoration period but would not be considered attractive today. More clarity.	3/15/2022 3:27 PM
7	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not	3/15/2022 11:09 AM

	enforced by permitting/advisory committee.	
8	This is ridiculous	3/12/2022 2:50 PM

Q37 For heritage buildings, building code, accessibility and energy efficiency upgrades are supported in ways that do not damage the building. (Mandatory)

Answered: 44 Skipped: 10



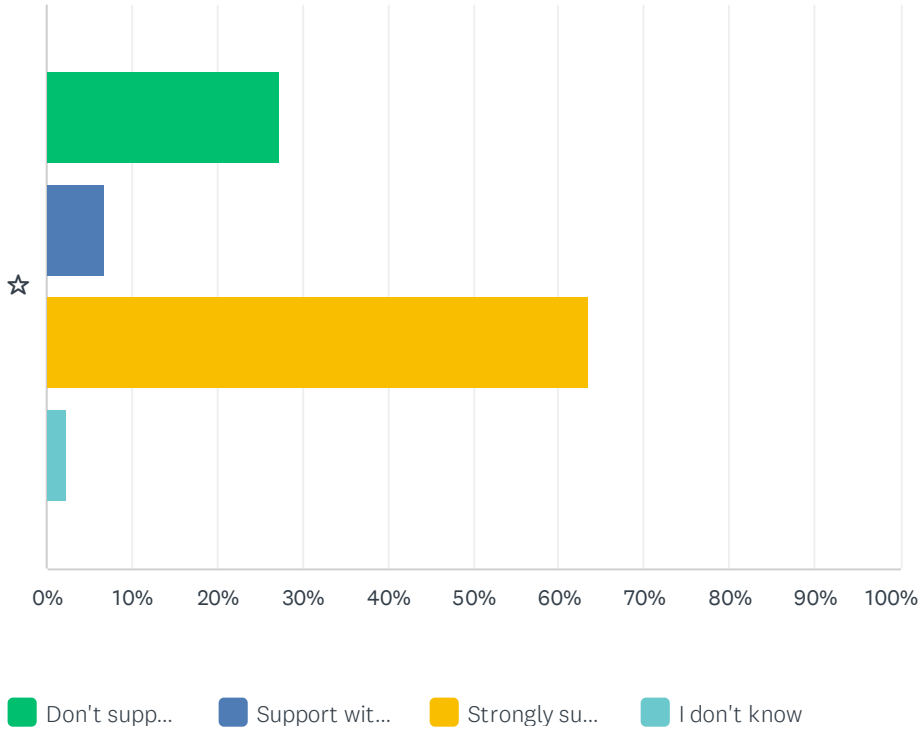
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	20.45% 9	15.91% 7	61.36% 27	2.27% 1	44	2.42

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Tautological, particularly that there are no parameters nor definition of "damage". Clearly code must be upheld, so "damage"?	3/23/2022 6:07 PM
3	I strongly support that building code, accessibility and energy efficiency upgrades do not damage the building, but not that they are mandatory in and of themselves. I also support owners being able to install energy efficient furnaces that vent out the side of their homes rather than up through the chimneys. Venting EE furnaces/boilers through the chimneys require chimney liners which are very expensive on these tall old houses. Efforts should be made to hide the furnace venting, when it is located through the side wall near grade.	3/22/2022 10:43 AM
4	If one upgrades from steam heat to forced air - requiring ducting within the home, is this damage to the building?	3/15/2022 3:27 PM
5	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
6	Why does this bolded statement require a specifier	3/12/2022 2:50 PM

7	What about adding air conditioning units?	3/11/2022 10:49 PM
8	Do not damage the heritage look of the building	3/11/2022 2:17 PM

Q38 When doing routine maintenance on a heritage building, homeowners are encouraged to make repairs by following conservation best practices and to re-create missing elements based on evidence. (Encouraged)

Answered: 44 Skipped: 10

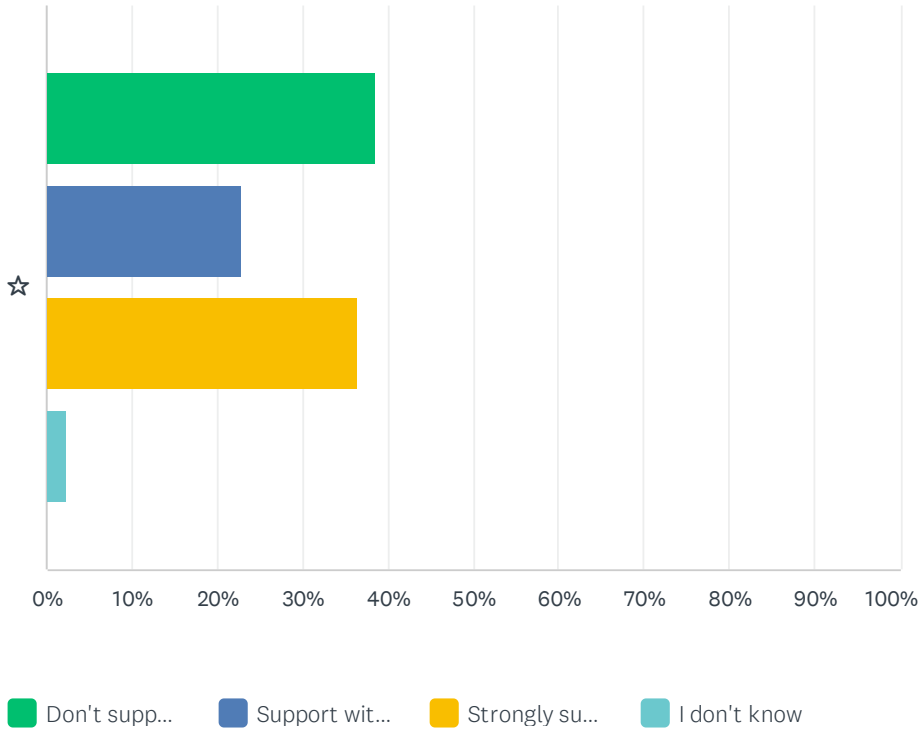


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	27.27% 12	6.82% 3	63.64% 28	2.27% 1	44	2.37

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	In general I agree with this, but it cannot be mandatory and has to be reasonable. Originally my house had a two story wrap around brick porch across the front and side, and it is unreasonable to expect this to be re-created.	3/22/2022 10:43 AM
3	I don't understand the statement.	3/15/2022 3:27 PM
4	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
5	This is ridiculous, and COSTLY.	3/12/2022 2:50 PM

Q39 The conservation of original doors and windows is encouraged in a heritage building. Homeowners should attempt to retain and repair these as much as possible and replace only if beyond repair with ones that match in kind to the originals. Avoid PVC doors/windows in a heritage building, especially within a solid masonry wall, as these will become a maintenance issue over time. (Encouraged)

Answered: 44 Skipped: 10



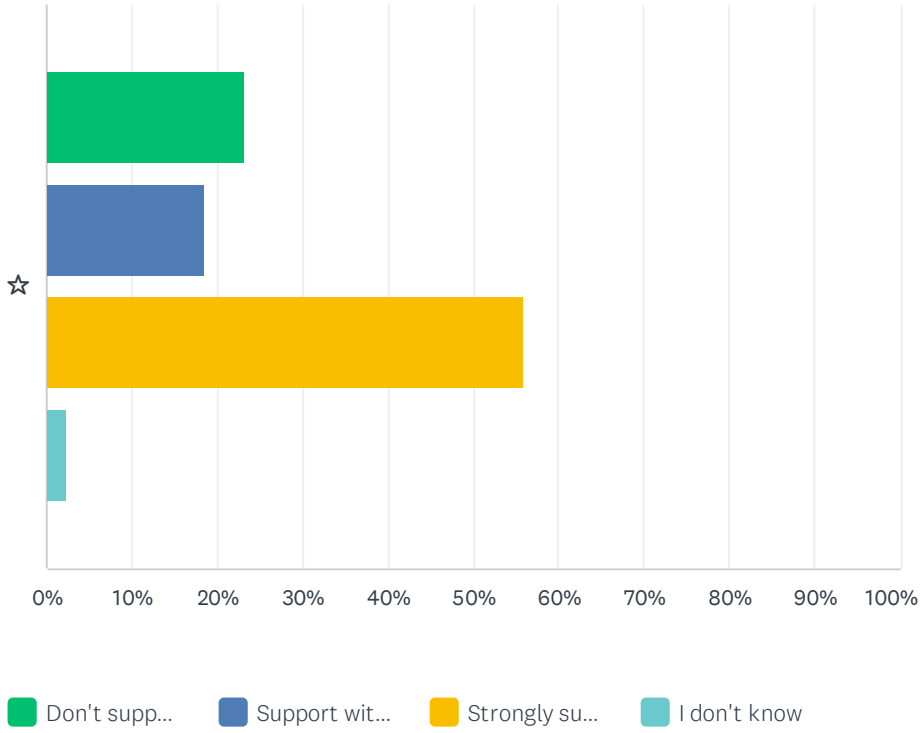
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	38.64% 17	22.73% 10	36.36% 16	2.27% 1	44	1.98

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	A Directory or Resource Guide for Heritage building owners would be appreciated to assist in the maintenance and repair.	3/25/2022 7:48 PM
3	PVC windows do not necessarily ruin the look and structure.	3/23/2022 7:42 PM
4	There seems to be a prejudice against tech materials, particularly that "PVC" can be better, and designed to reflect the heritage of the building, and will become no more of a "maintenance" issue than wood or other materials, like the "fibre board" and "comcrete" that apparently is acceptable through cheap, trashy. "pre-fab" and industrial -looking..	3/23/2022 6:07 PM
5	I support this with minor adjustments. Originally these houses had wooden storm windows and	3/22/2022 10:43 AM

	wooden screens that had to be exchanged annually. I do not support reverting to that labour intensive window design. I agree that new windows should be wood, but we need flexibility to install double or triple glazing with self storing screens. It is difficult to find a compatible outer window to fit over my inner windows because the inner window is oak, and needs to stay in place. Previous owners installed self storing aluminum storm windows on the outside which is not the best, in terms of historic preservation, but functional. Perhaps the HCD plan can identify and recommend a wood exterior window that would fit over the oak inner double hung window? My front door is original and oak, and I have maintained this as best I can. However, the panels in the door are very thin (1/2 inch max) and therefore these doors are not very energy efficient at all. Therefore these should not only be possible to "replace only if beyond repair", but also to improve the energy efficiency of the house. I agree that the replacement should match in kind to the originals.	
6	windows should match the look and feel. they actual material or type of window is not important, as window technology will continue to evolve.	3/21/2022 12:24 PM
7	This should be mandatory; windows are important to the look of these homes, and there is so much hype about "modernizing" windows for energy efficiency	3/15/2022 1:21 PM
8	I think teh syle of window should match original design but can be a modern material.	3/15/2022 12:27 PM
9	Should only apply to Heritage Buildings in the HCD. Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
10	2/3 of the windows in our home have already been replaced with vinyl (by previous owners). We would like the remaining 1/3 windows (some in very poor condition) to eventually be the same as and match the already replaced ones. We would prefer to not have two different types of windows on the house and we would prefer to not have to replace all the windows again with the original wood. (It would be quite costly and a waste of the many newer windows.)	3/12/2022 9:05 PM
11	This is ridiculous, and COSTLY.	3/12/2022 2:50 PM
12	Windows should be replaced with a look and type compatible with the era of the house. Energy efficiency may require that windows be replaced rather than repaired	3/11/2022 2:17 PM

Q40 New additions to non-heritage buildings that are visible from the street must be visually and physically compatible to the building and the streetscape. Use materials that are complementary to the building. (Mandatory)

Answered: 43 Skipped: 11

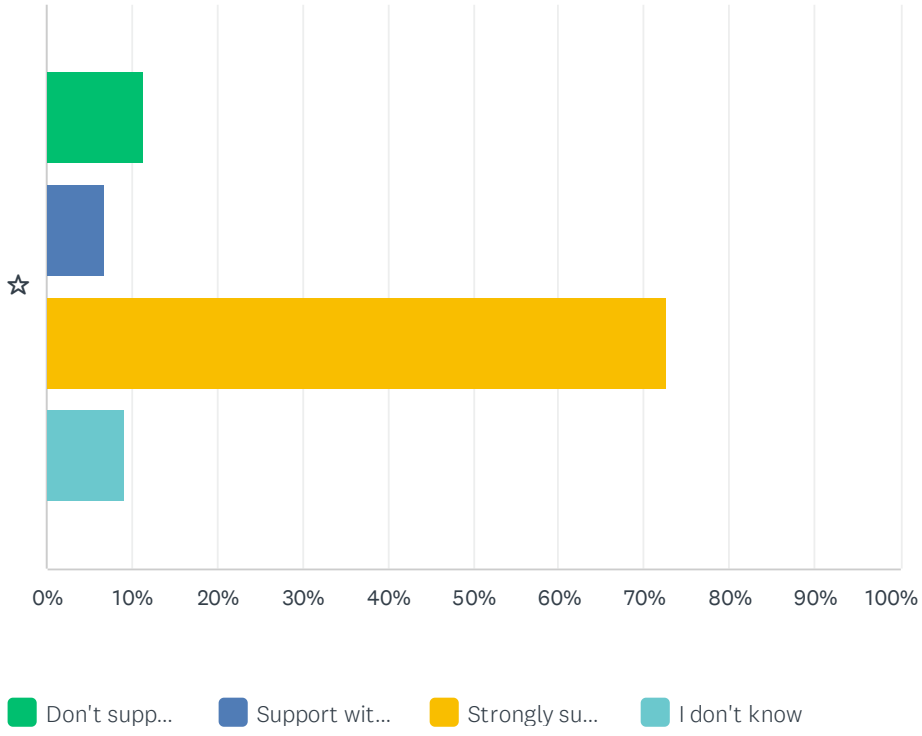


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	23.26% 10	18.60% 8	55.81% 24	2.33% 1	43	2.33

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	If possible renovations should strive to meet HCD design	3/23/2022 7:42 PM
3	It is important that they be as physically compatible to the streetscape as possible.	3/22/2022 10:43 AM
4	As well as keeping to the standard of the neighborhood	3/21/2022 5:29 PM
5	Depends on the house. Some homes may benefit from a 'better' addition.	3/15/2022 3:27 PM
6	Alterations myst meet all guidelines for heritage homes…setbacks, preserving trees etc	3/11/2022 2:17 PM

Q41 In non-heritage buildings, building code, accessibility and energy efficiency upgrades are encouraged. (Encouraged)

Answered: 44 Skipped: 10

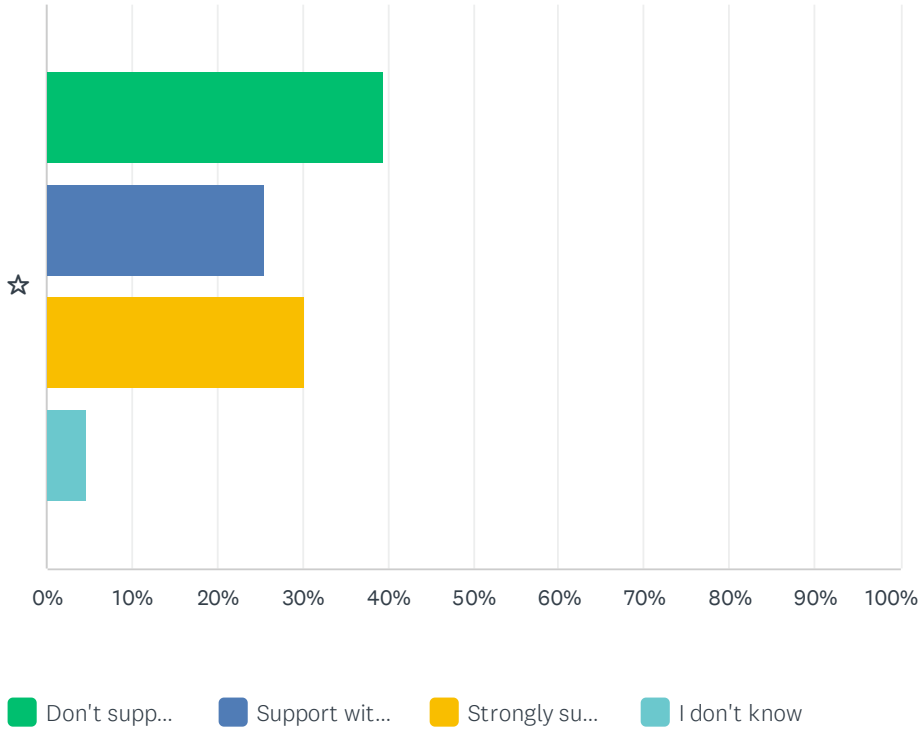


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	11.36% 5	6.82% 3	72.73% 32	9.09% 4	44	2.67

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Could there be any other course of action for all these buildings? Building codes encompass accessibility, and energy efficiency must be an aspiration to all residences.	3/23/2022 6:07 PM
3	Work must be done within framework of whole neighbourhood	3/11/2022 2:17 PM

Q42 Non-heritage buildings should retain original cladding as much as possible. If required, replace these with materials that match in-kind to the originals. Avoid the use of manufactured stone veneer and vinyl products. (Encouraged)

Answered: 43 Skipped: 11



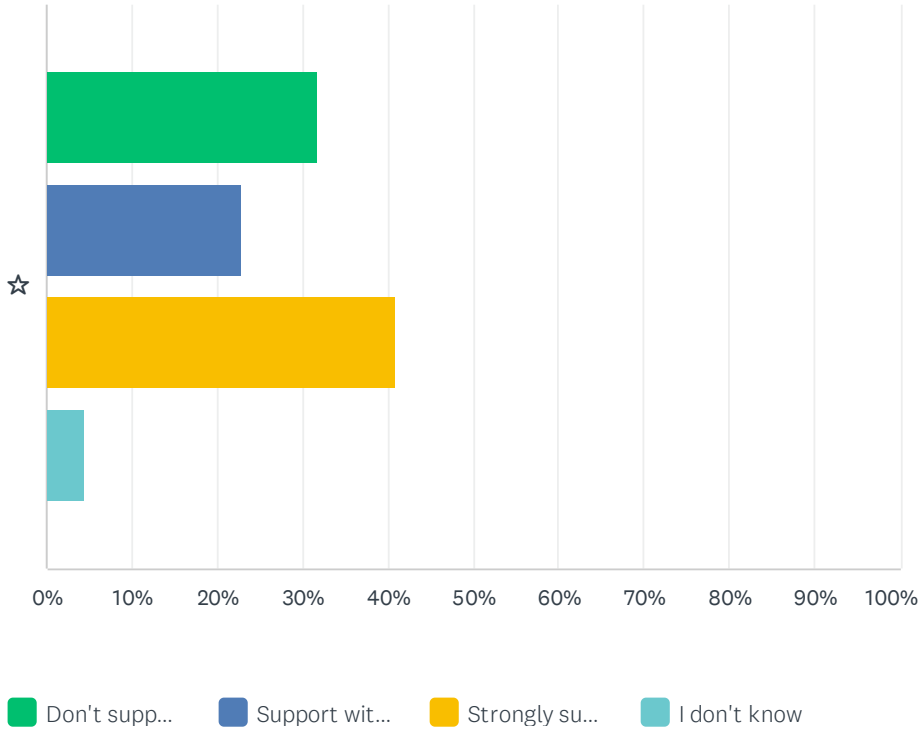
	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	39.53% 17	25.58% 11	30.23% 13	4.65% 2	43	1.90

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	What if the original was vinyl? It should be replaced with what is required of 'heritage' buildings. A HCD plan / end goal.	3/25/2022 7:48 PM
3	Upgrades to fit the neighbour hood and meet HCD guidelines should be encouraged.	3/23/2022 7:42 PM
4	Consider that vinyl products may be fine	3/23/2022 7:26 PM
5	A really strong "anti-science" attitude here, unfortunately, as manufactured stone and vinyl certainly beat pre-fab-looking (and graffitti-encuraging) "fibre board" and concrete any day of the week, and are technically improving yearly.	3/23/2022 6:07 PM
6	Only high quality materials should be used.	3/21/2022 5:29 PM
7	As commented elsewhere with relation to materials, veneer and viny.	3/15/2022 3:27 PM

8	There should be room for proposals to change cladding in ways that fit with the neighbourhood look.	3/15/2022 1:21 PM
9	The exterior of the 1950's bungalows are incredible unremarkable - we shouldn't be bound to keeping these	3/15/2022 11:31 AM
10	Should only apply to Heritage Buildings in the HCD.	3/15/2022 11:09 AM
11	This is ridiculous	3/12/2022 2:50 PM
12	If new cladding suits the area better and is an improvement to the look that should be encouraged.	3/11/2022 6:12 PM

Q43 When making modifications to doors and windows in non-heritage buildings, this should be done in a way that is compatible with the building. (Encouraged)

Answered: 44 Skipped: 10

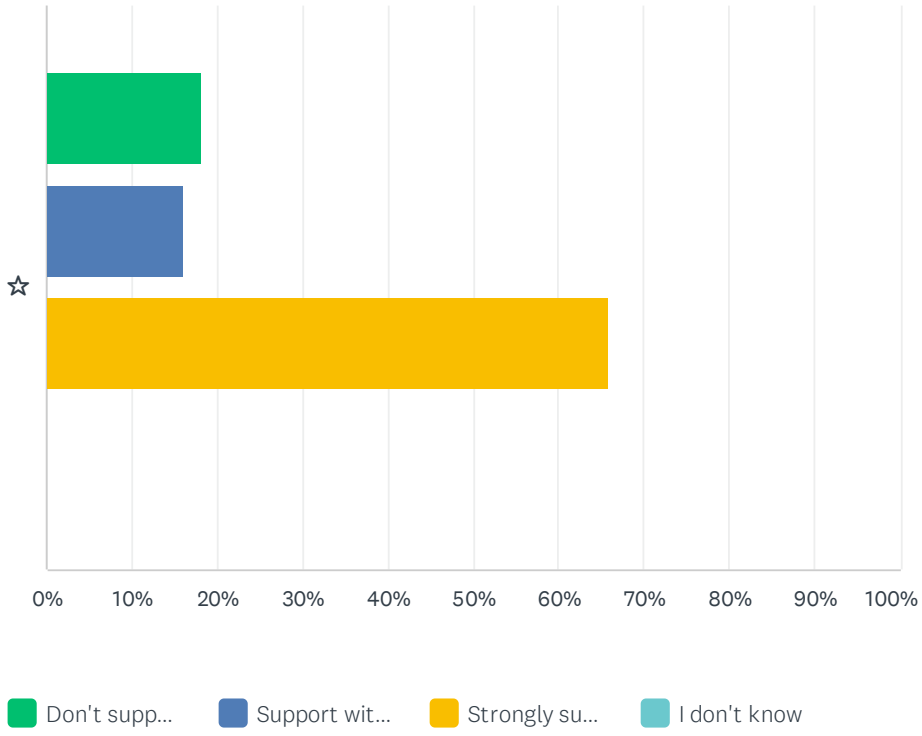


	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	31.82% 14	22.73% 10	40.91% 18	4.55% 2	44	2.10

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	Compatible with the area.	3/23/2022 7:42 PM
3	Unfortunately, like the previous word "damage", the word "compatible" is undefined and possibly unfairly preclusive, leaving homeowners potentially prejudiced and at an unfair disadvantage in maintenance and renovation with regard to the Department.	3/23/2022 6:07 PM
4	There should be room for proposals to change windows and doors in ways that fit with the neighbourhood look.	3/15/2022 1:21 PM
5	Should only apply to Heritage Buildings in the HCD.	3/15/2022 11:09 AM
6	Silly having to specify this	3/12/2022 2:50 PM
7	Again if modifications are better quality-then go with it.	3/11/2022 6:12 PM
8	See #41	3/11/2022 2:17 PM

Q44 Avoid the loss of mature trees and hedges that are visible from the street as much as possible when planning for a new addition to a heritage or non-heritage building. Should these require removal to accommodate a new addition, replace these with new trees in other, suitable locations. (Mandatory)

Answered: 44 Skipped: 10



	DON'T SUPPORT	SUPPORT WITH MINOR ADJUSTMENTS	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
☆	18.18% 8	15.91% 7	65.91% 29	0.00% 0	44	2.48

#	COMMENTS OR SUGGESTED CHANGES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	This is a must for homeowners /developers and contractors working in the HCD.	3/25/2022 7:48 PM
3	I strongly agree with preserving the trees in the neighbourhood, and when a tree must be removed, that it be replaced.	3/22/2022 10:43 AM
4	Again, if a mature tree is lost, it should be replaced by multiple new trees...	3/15/2022 1:21 PM
5	Should be recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
6	Avoid loss of mature trees and hedges on entire lot	3/11/2022 2:17 PM

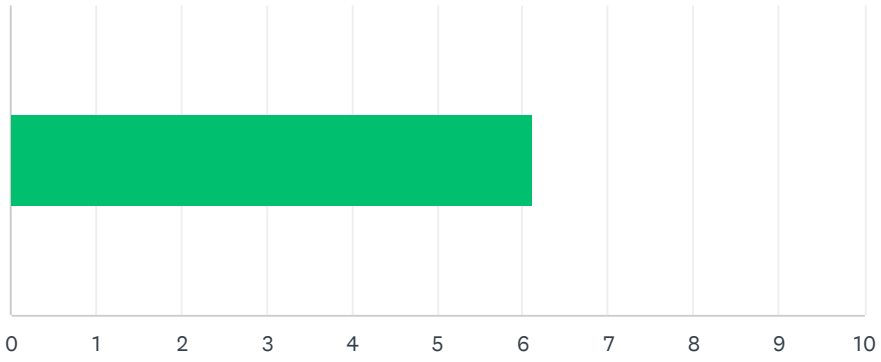
Q45 Is anything missing from this set of guidelines related to alterations to buildings?

Answered: 7 Skipped: 47

#	RESPONSES	DATE
1	The guidelines to be followed should be those that are set for all homeowners in the entire city of Winnipeg.	3/29/2022 9:16 AM
2	There needs to be room for adding solar power generation to all buildings in the HCD; it should be mandatory that these installations be approved for suitably fitting the look and feel of the neighbourhood.	3/15/2022 1:21 PM
3	Most of these should be a recommendation, but not enforced by permitting/advisory committee.	3/15/2022 11:09 AM
4	Buildings require upkeep and the proposed changes are COSTLY and also the added building permit requirements are and unwanted burden to owners	3/12/2022 2:50 PM
5	No	3/11/2022 6:12 PM
6	Replacement of non heritage buildings should follow same standards of replacement if heritage homes. You can build a modern looking home that fits an older neighbourhood	3/11/2022 2:17 PM
7	Let property owners make their own decisions	3/11/2022 10:12 AM

Q46 On a scale of 1 to 10 (from not interested to very interested), what would your level of interest be in serving as an appointed community member on the the HCD Advisory Committee? (Note: An official call for applications to the HCD Advisory Committee would be done at a later time.)

Answered: 39 Skipped: 15



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	239	39
Total Respondents: 39			

#		DATE
1	1	3/29/2022 9:18 AM
2	9	3/25/2022 7:56 PM
3	8	3/25/2022 7:49 PM
4	5	3/24/2022 8:53 AM
5	10	3/23/2022 7:43 PM
6	6	3/23/2022 7:27 PM
7	10	3/23/2022 6:16 PM
8	3	3/22/2022 10:55 AM
9	7	3/21/2022 5:32 PM
10	10	3/21/2022 4:20 PM
11	10	3/21/2022 12:25 PM
12	10	3/19/2022 9:55 PM
13	10	3/18/2022 6:17 PM
14	1	3/18/2022 3:10 PM
15	8	3/17/2022 2:49 PM
16	4	3/16/2022 8:05 PM

17	5	3/15/2022 7:18 PM
18	6	3/15/2022 3:32 PM
19	8	3/15/2022 1:26 PM
20	6	3/15/2022 12:28 PM
21	7	3/15/2022 11:31 AM
22	10	3/15/2022 11:09 AM
23	10	3/14/2022 10:50 AM
24	1	3/13/2022 11:23 AM
25	5	3/12/2022 9:05 PM
26	7	3/12/2022 5:34 PM
27	2	3/12/2022 2:52 PM
28	5	3/12/2022 7:36 AM
29	1	3/11/2022 10:50 PM
30	6	3/11/2022 9:40 PM
31	5	3/11/2022 8:37 PM
32	8	3/11/2022 6:13 PM
33	5	3/11/2022 4:26 PM
34	1	3/11/2022 3:51 PM
35	3	3/11/2022 2:28 PM
36	10	3/11/2022 2:19 PM
37	10	3/11/2022 1:30 PM
38	5	3/11/2022 10:27 AM
39	1	3/11/2022 9:22 AM

Q47 Please share with us any additional comments or concerns you have about the proposed Heritage Conservation District.

Answered: 16 Skipped: 38

#	RESPONSES	DATE
1	1) I am requesting that the new multi family development at [redacted] be removed from the HCD. It is being unfairly and directly targeted during this process and by these proposed guidelines. 2) Having an advisory committee will be a disaster as it will cause huge issues between neighbors and will be unfair to home owners. 3) I am not against heritage conservation whatsoever I am against this HCD as presented because i believe it is taking away peoples property rights and greatly increases their cost of maintenance and insurance and decreases home owner property values. 4)There is also strong evidence that these high costs ands lower property values will increase the rate of decay amongst homes in the HCD that are not owned by wealthy people. 5) The current method that this has been presented has encouraged `an aggressive group of homeowners supported by the area councilor and the heritage department at the City of Winnipeg to steamroll this HCD through without hearing the voices of many homeowners afraid to speak out publicly in fear of reprisal and harassment by the aggressive group of homeowners trying to push this through. 6) I would like to propose that every household within the proposed boundaries of the HCD get a single ballot that outlines the pros and cons of an HCD and gives each house hold a single vote on whether they want the HCD or not. This would be the fairest way to see how many households actually want the HCD or do not.	3/29/2022 9:18 AM
2	Thank you for keeping property owners informed. I do hope that we become a HCDistrict and, are able to have the area share its story/history in the development and growth of the City of Winnipeg.	3/25/2022 7:56 PM
3	There should also be a consideration to including advisory to the Committee (but non-voting), individuals from Heritage Winnipeg/Manitoba and the U of M Architecture faculty. It's disturbing to think that this Committee would only be made up of City employees who may not have the breadth of experience nor expertise to propound on these critical urban landscape issues, and residents who naturally come with their own agendas and likely lack of objective experience and training. This Committee impacts on all our citizens, and future citizens. Just look at what was thrown up at [redacted] and [redacted] "pre-fab" and shoddy blights on the urban landscape. Having something huge that is more "colonial" go up on Wellington Cres, is no improvement on those ungainly, garishly cheap looking and tasteless developments.	3/23/2022 6:16 PM
4	I am very concerned with traffic. I strongly object to traffic short cutting through the neighbourhood. I feel this will hinder the cohesiveness of the community, as well as being disruptive to the neighbourhood feel, and more dangerous - especially around the Peanut Park playground. I would like the Wellington-Grosvenor intersection to allow left turns onto Wellington from Grosvenor. This will discourage traffic that turns left from Grosvenor onto Ruskin Row, or from Lilac onto Ruskin Row, and then accesses Wellington via Palk and/or Kingsway. I am also completely against traffic cutting through our HCD to access properties located outside the HCD. This situation is currently being proposed for a development at [redacted] whereby resident traffic would enter the HCD, make its way to the Wellington/Ruskin back lane off Palk, and then exit the HCD into [redacted] This proposed access is the exact opposite of what I would like to see in the HCD.	3/22/2022 10:55 AM
5	The website checked all the stars when I clicked on the “Strongly agree” star. Must be a glitch.	3/21/2022 5:32 PM
6	my main concern is the zone of properties should remain R1 only.	3/19/2022 9:55 PM
7	HCD committee members must be carefully selected to ensure that undue or unrealistic restrictions are placed on development that don't enable maintaining a vital, modern, and desirable place to live. New development will be necessary in a neighborhood with 100 year old homes that have endured floods and unstable river adjacency. maintaining the park-like setting must be balanced with allowing contemporary attractiveness of the area.	3/15/2022 3:32 PM
8	Getting an HCD established as soon as possible is very important to maintaining the look and	3/15/2022 1:26 PM

	fee of the neighbou hood. Many contempo ary bu d ng p act ces a e so ncompat b e with the ook and fee of the a ea; eve yth ng f om black box homes to p vacy wal s; these may f t othe ne ghbou hoods, but no ou s. Ou aneways are pa t of the fee of the neighbou hood; app y ng some standa ds to ma nta n that ook and fee wou d be good too. F na y, the matu e t ees on p vate and pub c and need to be p otected whenever the e s const uct on o andscap ng act v ty of any k nd, an a bo st shou d be emp oyed to manage the p otect on of t ees n the area.	
9	I th nk that the HCD cou d be a set of gu de nes to be nte p eted by the p ope ty owne s. In add t on, property owne s shou d get tax ncent ves from the c ty to al gn with the HCD ecommendat ons.	3/15/2022 11:09 AM
10	I quest on the egal ty of mpos ng th s HCD. I be eve that th s wi on y c eate add t ona tens on between homeowne s and encou age decay to ex st ng st uctu es to expens ve to epa and owe the va ues of homes n the HCD. It a so p aces un ea st c expectat ons on any nf homes that wi ep ace homes that need to be ep aced as they out ve the e usefu fe. the dec s on on des gn wi be made by a andom comm ttee unsympathet c to the homeowne . I expect before any fu the act on be taken a ve y c ea ly wo ded su vey with the p os and cons out ned be comp eted by EVERY homeowne n the proposed HCD. The u t mate quest on shou d be "a e you favo or apposed to an HCD".	3/14/2022 10:50 AM
11	There are a ve y voca few who dom nate and stee the d scuss on of the ne ghbou hood. We a e a d sappo nted that [redacted] was to n down, but the commun ty shou d not suffe fu the as a esu t. [redacted] shou d be ebu t as a s ng e fam y home. Fo c ng add t ona u es on owne s s not wanted.	3/12/2022 2:52 PM
12	We feel ve y st ong y that th s n t at ve shou d be stopped fo the fo owing easons. Th s puts the onus on the homeowne and a ses const uct on costs, dec eases p ope ty value for ex st ng houses, and most mpo tant y takes away freedom from homeowners to make mod ficat ons to the home. Add t ona y, C ty of W nn peg emp oyees shou d be devoted to mo e p ess ng conce ns n the c ty ather then dec d ng the co o , mate al o des gn of a house can be used. Mo eover, we st ong y bel eve that by hav ng d ffe ent ook ng houses n ou commun ty makes a d ve se an att act ve neighbou hood as opposed to cook e-cutte deve opments.	3/12/2022 8:41 AM
13	Thank you for you exce ent wo k	3/11/2022 6:13 PM
14	Th s des gnat on wi a ow us to p ese ve ou neighbou hood for the who e c ty to enjoy. They come now to wa k and d ve th ough and enjoy Peanut Pa k and we want to cont nue that t ad t on.	3/11/2022 2:19 PM
15	a d scuss on about pa k ng and pa k ng pass fo non es dents shou d be pa t of the su vey as wel	3/11/2022 1:30 PM
16	No one outs de of you g oup ca es about you cause. [redacted] P ivate p operty and the cho ces one makes on the own property shou d be just that: p ivate.	3/11/2022 10:14 AM