Heritage Conservation District

March 10, 2023

Good Morning Mayor Gillingham, and Councillors Browaty, Lukes, Mayes, Orlikow, and Rollins.

Thank you for the opportunity to speak with you today.

My name is Lloyd Grahame and I am here to speak in support of the Heritage Conservation District. I live at , and I have lived within the area proposed for the Heritage Conservation District for 25 years, and in the surrounding neighbourhood for the majority of my life.

I have been involved in the process and consultations leading up to the Heritage Conservation District from the beginning. During that time, I have heard a number of myths raised, and would like to take a few minutes to present some facts relating to these myths.

Myth #1: The area needs more new development to offer "age in place" opportunities for residents.

In fact, the houses in the HCD are large and offer opportunities to age in place within them. Large houses are more conducive to this.

From my yard and windows I can see eight buildings containing 280 condos and 48 suites (328 total dwelling units). These large buildings are serviced by elevators, are very accessible, and offer a wide range of dwelling unit sizes. These 328 units are located within 400 meters of my yard, and within 500 meters of Peanut Park, and are more than enough opportunities for the 85 households in the HCD.

The proposed HCD has more "age in place" opportunities than practically any neighbourhood in Winnipeg. We are certainly not a NIMBY (Not In My Back Yard) neighbourhood.

Myth #2: The HCD will remove and restrict opportunities for economic development.

In fact, with respect to physical opportunities, there are only 85 extant houses in the area proposed for the HCD. A very, very small number. That's 1 / 3,000 th (.0003) of the 280,000 households in Winnipeg. (2016 Stats Canada Census)

It's also 1 / 2,000 th (.0005) of the 167,000 single family detached houses in Winnipeg.

It is a myth that conserving the 85 houses within the HCD will significantly affect the City's opportunities for new development.

If we grouped all of the 167,000 single family detached houses in Winnipeg into districts of 85 houses each, we would have 2,000 such districts. We should be able to conserve at least one of those 2,000 districts; the district with the richest collection of residential heritage resources in the City, bar none.

With respect to economic opportunities; new builds provide 1-2 years of construction jobs.

In fact, rehabilitation also provides substantial construction jobs, and many houses in our district have had multi year rehabilitation projects. My own home had 38 piles added.

In addition, what is most often left out of this discussion is the residential maintenance economy; the plumbers, roofers, electricians, masons, painters, arborists, that are required annually to maintain this heritage district. In fact, full life cycle costing would confirm that we more than pull our weight. My home is 117 years old, and our historic homes need a lot of love, and they need it regularly. All my neighbours will attest to that.

Another economic fact is that our neighbourhood's economics are interrelated with the movie industry, and believe it or not, the movie industry is not attracted to our district by the new builds. They can find those anywhere.

This movie industry will be supported by the HCD designation, and this fact should be part of the overall economic considerations.

Having Winnipeg showcased in countless movies is in fact priceless advertising for our City.

In summary, no one is anti development; in fact most residents are business people; but there are other more appropriate places, for developments that do not respect the character defining elements of this historic heritage neighbourhood. This is not an either/or discussion.

We have the responsibility here today to adopt a planning tool, a Heritage Conservation District designation, to help protect and guide future development of a very unique, and a one of a kind historic Winnipeg neighbourhood.

Thank you.