Neil Cooper Architect Inc.
#412 - 374 River Avenue, Winnipeg, Manitoba R3L 0E4
Phone (204) 228-3883

20096

December 12, 2022

1400 Henderson Mixed–Use Development

Summary of Public Engagement Efforts

To Whom it may Concern,

On December 6, 2022, descriptive material showing the basic concept of the proposed development was placed in mailboxes, or otherwise hand delivered, to the immediate neighbours to the project site – commercial buildings to the N & S, and (3) closest residents on Litz Place and (3) closest residents on Essar Avenue,\.

One response has been received, so far, (from [redacted], asking if the parking will be compliant, and recommending against garish colours. A response form NCA was sent.

Neil Cooper

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December 2, 2022

To: **Resident / Owner**

Re: **Proposed Multi-use Development at 1400 Henderson**

Hello,

We wish to inform you that Trademark Homes, 695 Osborne St, Winnipeg, is proposing to build a 5-storey mixed use development on Henderson Highway, between Litz Place and Essar Avenue.

The project will include approximately 13,000 Square Feet of leasable, commercial space on the first floor, (One restaurant and the remainder as offices). Floors 2-5 will house 59 rental, residential units.

Parking will be partially in a basement and partially on the area west of the building.

The project will require re-zoning and zoning variances for set-backs from the N, E & W property lines. The building will exceed the required distance of 54' to the west back lane.

Attached you will find conceptual drawings of the proposal and you are invited to comment and / or ask for clarifications. Please contact myself, Neil Cooper, by E-mail at:

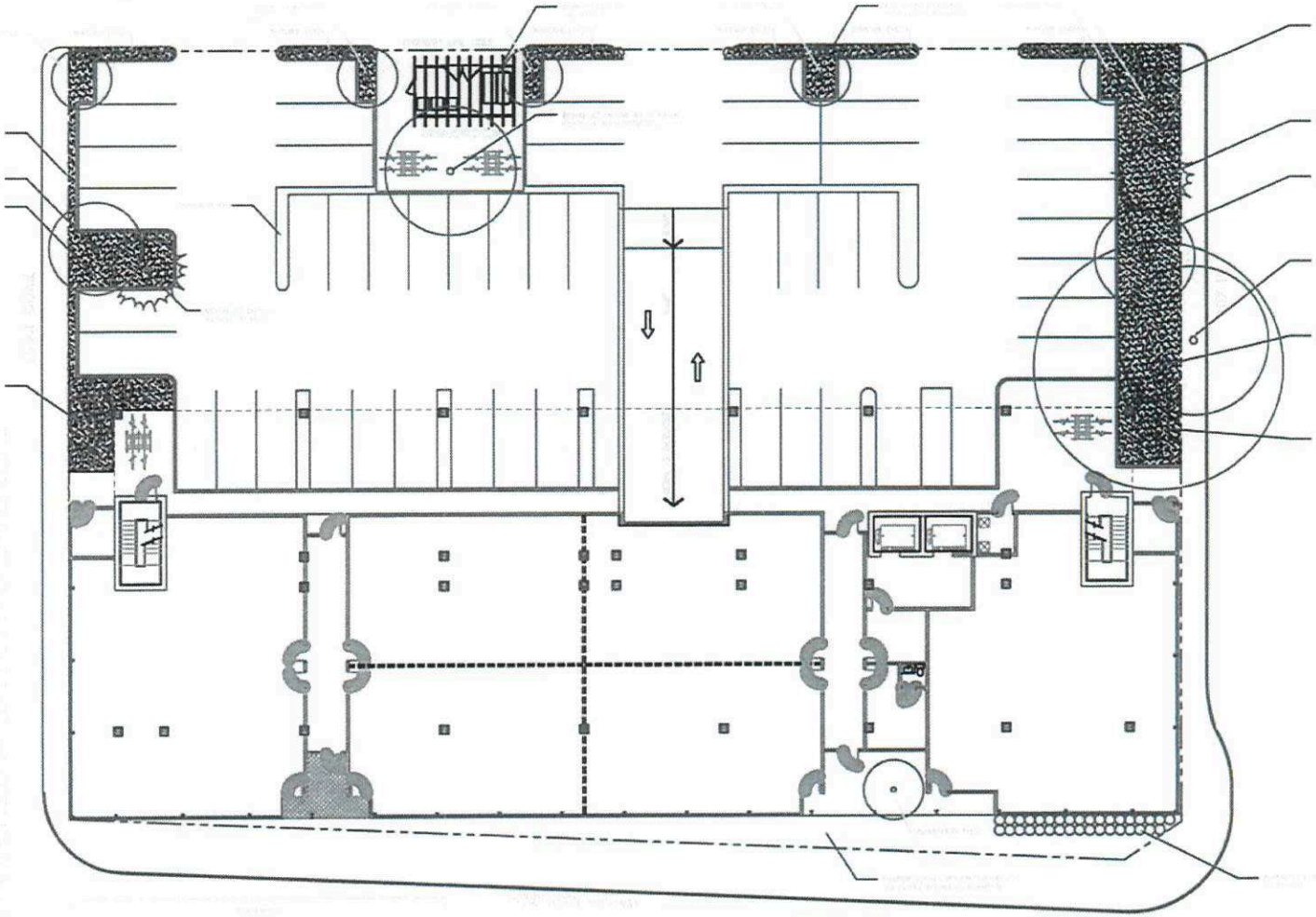
by E-mail at: coop@neilcooper.ca

By Post at: Neil Cooper Architect Inc.
412 – 374 River Avenue
Winnipeg. MB
R3L 0E4

Sincerely,

Neil Cooper

Neil Cooper
M.Arch., M.A.A.
Neil Cooper Architect Inc.

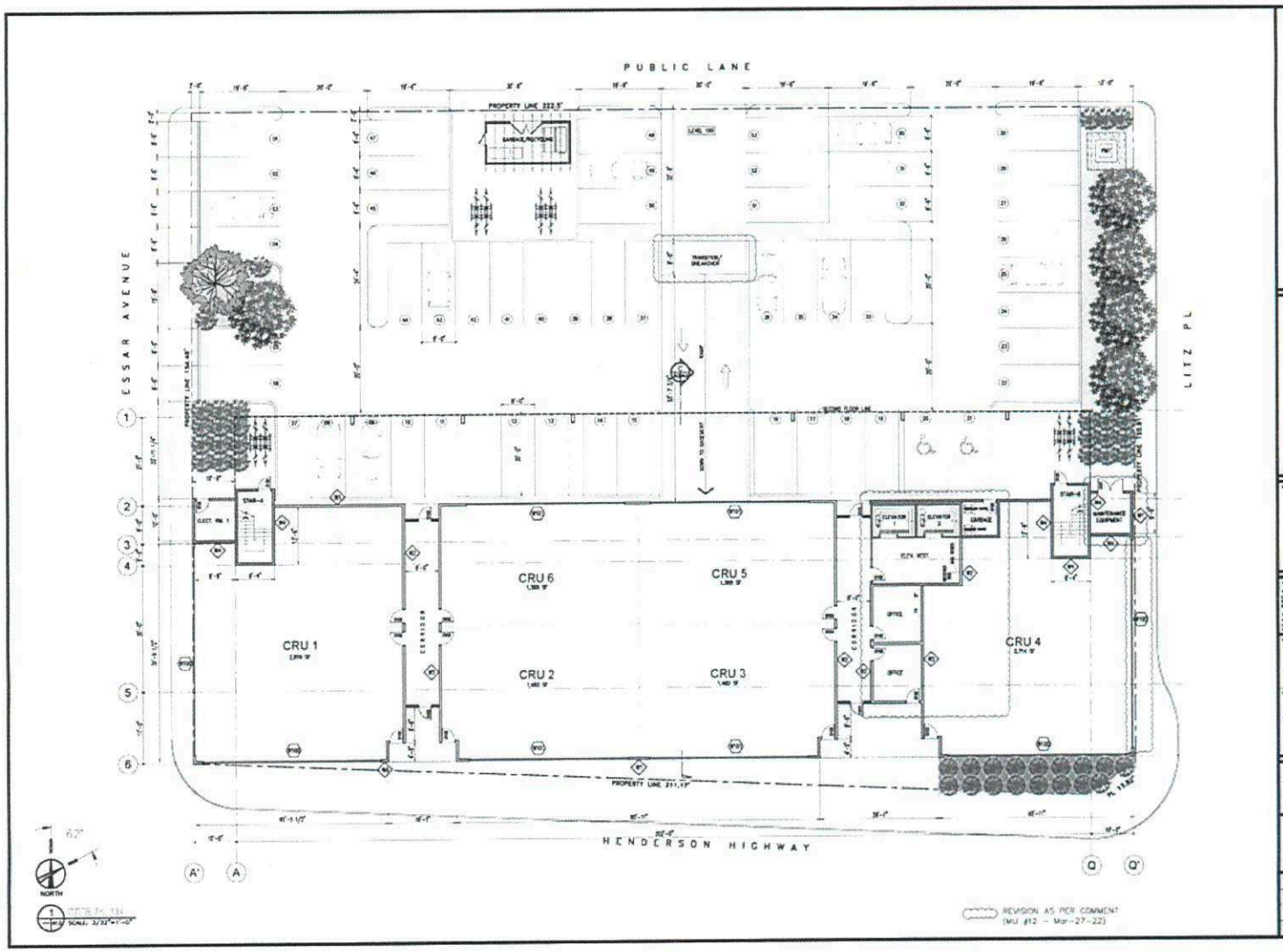


LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BOGE BOGE

Neil Cooper Architect



REV	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	20 DEC 2021	RQS

SITE PLAN

MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT

1400 HENDERSON HWY, Winnipeg, MB

Neil Cooper Architect Inc.

A1.0 R0

18 DEC 2021

AS NOTED

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1 A3.0 EAST ELEVATION
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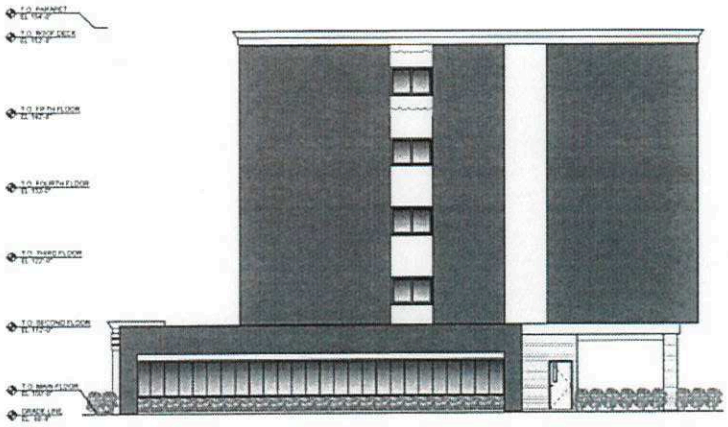

2 A3.0 NORTH ELEVATION
SCALE: 1/8"=1'-0"

REV	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	20 DEC 2021	RGS

SEAL

SEAL

THIS DRAWING MUST NOT BE SCALED.

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DRAWING
SOUTH & EAST ELEVATIONS

PROJECT
MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT

1400 HENDERSON HWY, Winnipeg, MB

Neil Cooper Architect Inc.
109-371 River Avenue, Winnipeg, Manitoba, R3L 0R4

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DATE: 18 DEC 2021			
SCALE: AS NOTED			

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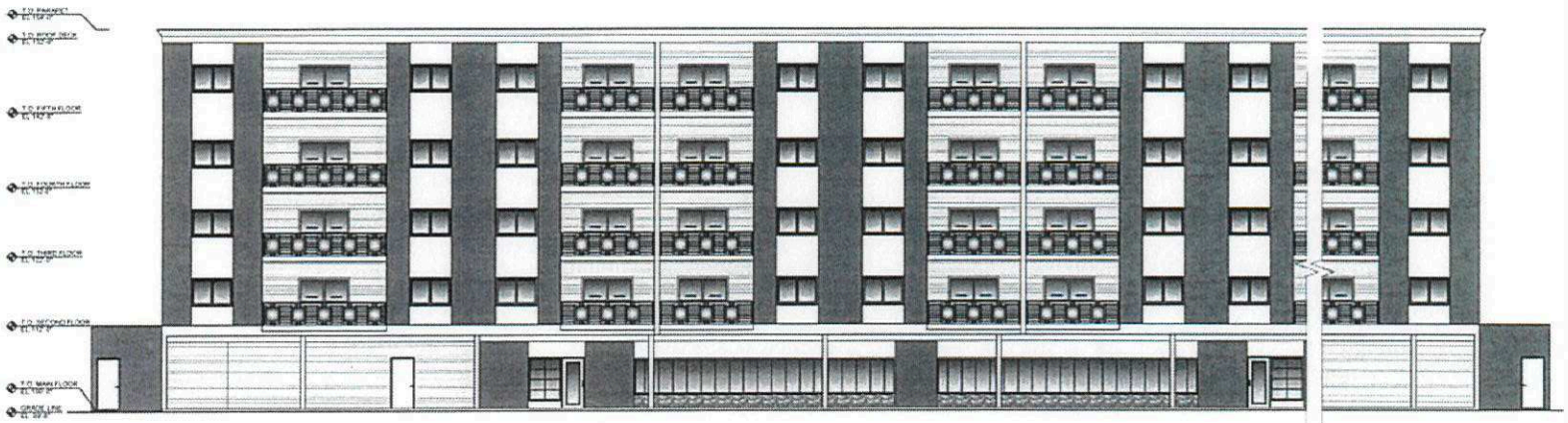
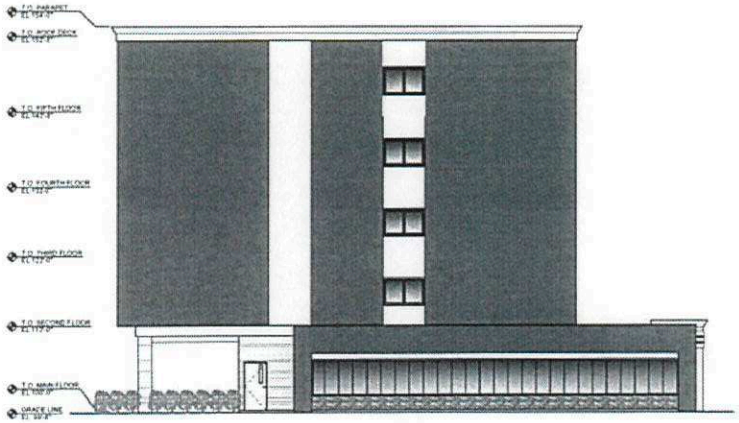


1 / A3.1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 / A3.1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

REV	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	20 DEC 2021	RQS

NORTH & WEST ELEVATIONS

MIXED USE RESIDENTIAL / COMMERCIAL DEVELOPMENT

1400 HENDERSON HWY, Winnipeg, MB

Neil Cooper Architect Inc

DRAWN BY:	CHECKED BY:	SHEET NO.	REV NO.
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