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

Neil Cooper Architect Inc.
#412 - 374 River Avenue, Winnipeg, Manitoba R3L 0E4

20096

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:

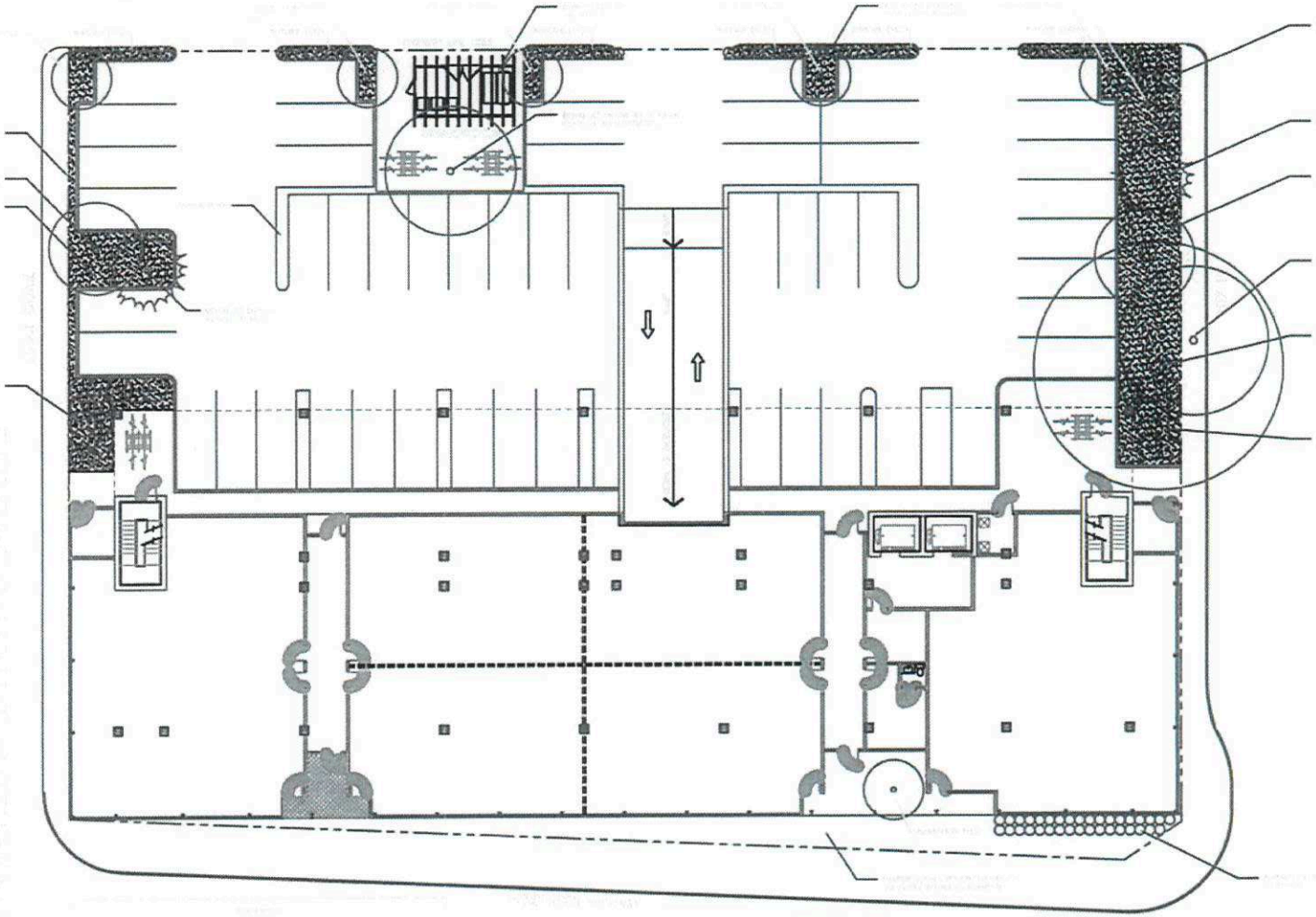
by E-mail at: coop@neilcooper.ca

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.

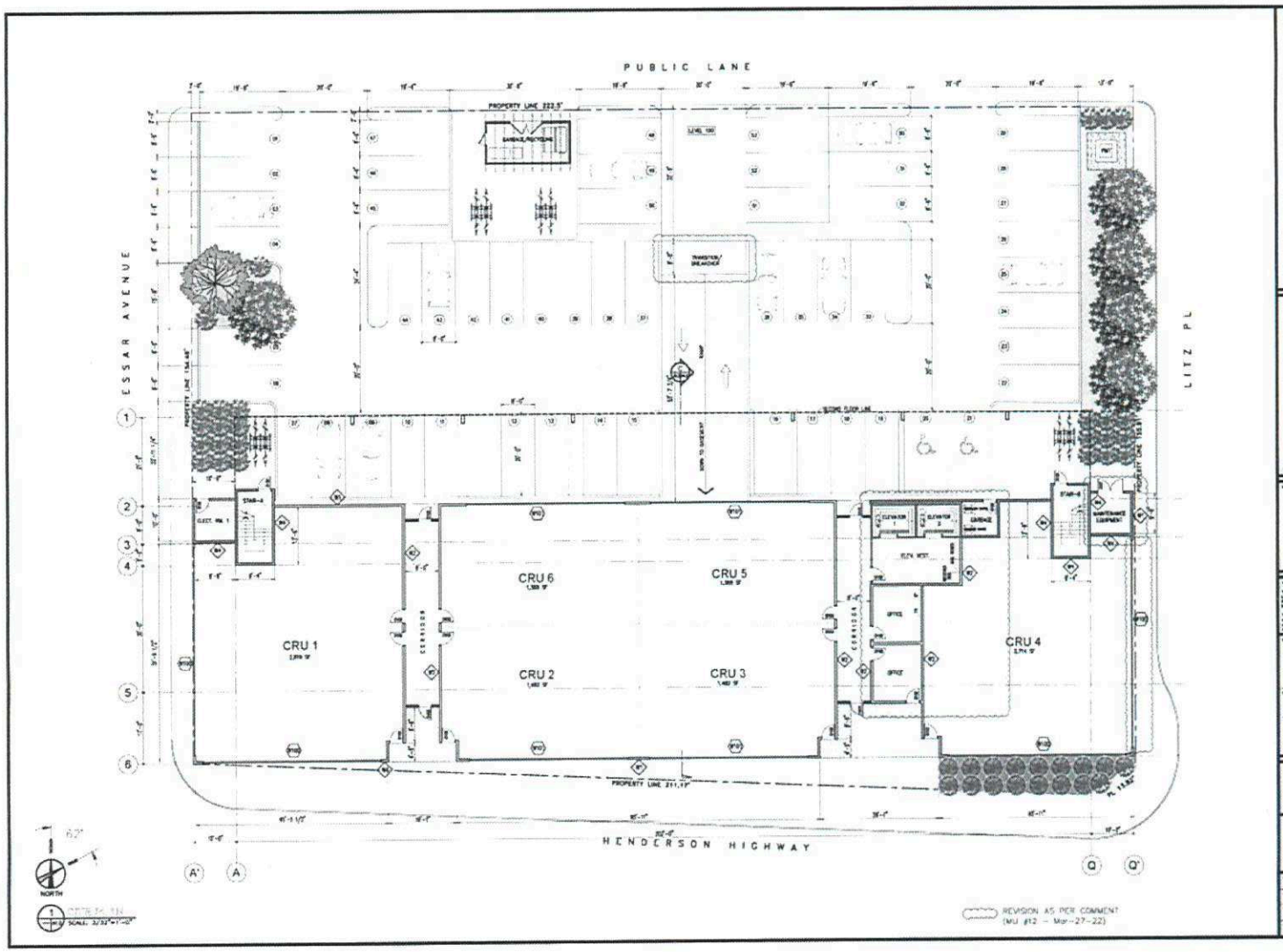


LANDSCAPE PLAN

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

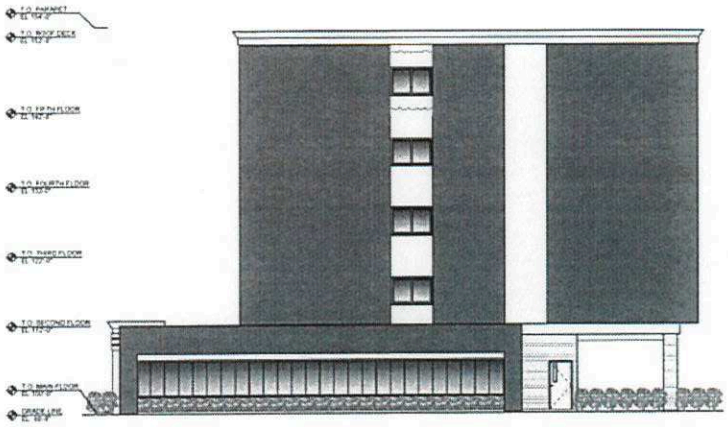
18 DEC 2021

AS NOTED

21135\Cont Docts\Cont Dwgs\Arch\A1.0.dwg



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



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.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO NEIL COOPER ARCHITECT INC. IMMEDIATELY.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NEIL COOPER ARCHITECT INC. AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF NEIL COOPER ARCHITECT INC. IT SHALL CARE THE REPRESENTATION MUST BEAR THEIR NAME AS THE ARCHITECTURAL FIRM.

DRAWING
SOUTH & EAST ELEVATIONS

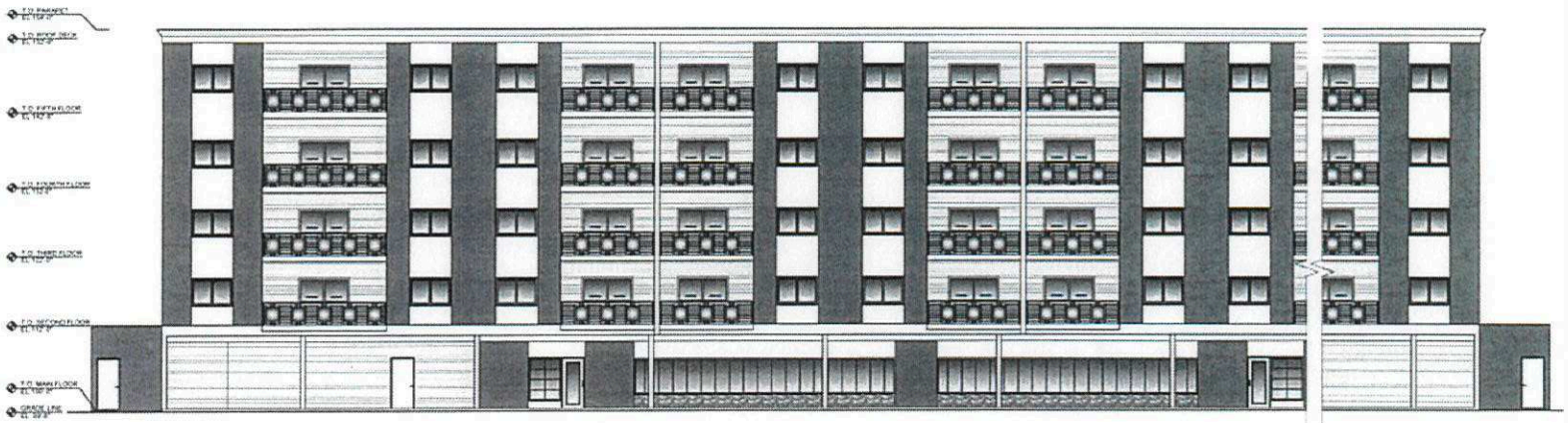
PROJECT
MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT

1400 HENDERSON HWY, Winnipeg, MB

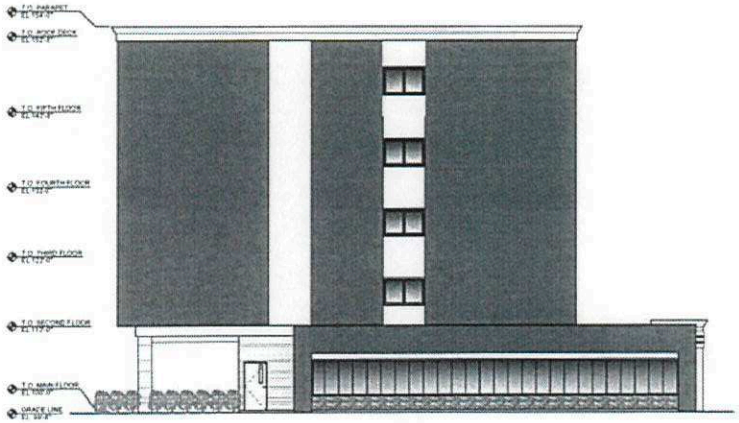
Neil Cooper Architect Inc.
109-371 River Avenue, Winnipeg, Manitoba, R3L 0R4

DRAWN BY	CHECKED BY	SHEET NO.	REV. NO.
AL/RGS	NC	A3.0	R0
DATE: 18 DEC 2021			
SCALE: AS NOTED			

FILE: 21135\Cont Docts\Cont Dwgs\Arch\A3.0.dwg



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.
AL/RQS	NC	A3.1	R0

DATE: 18 DEC 2021
SCALE: AS NOTED
FILE: 21135\Cont Docts\Cont Dwgs\Arch\A3.1.dwg