access will be restricted to emergency purposes only and controlled by a manual gate. This will ensure traffic accessing the property will approach from Stadacona Street instead of Tweed Avenue.

Additional screening/landscaping is also proposed along the eastern property boundary adjacent to sites developed with residential uses. The existing chain link fence in this location will be replaced by a wooden opaque fence 6 feet in height, supplemented by extensive landscaping – particularly where the subject property directly abuts a residential use. As shown on the landscaping plan, the 16 trees and 97 shrubs proposed on the site significantly exceeds what would be required under the Zoning By-law (5 trees and 34 shrubs).

In addition to the proposed landscaping, the existing mature deciduous tree along the Stadacona Street frontage will be retained.

The intent of the landscaping regulations in the Zoning By-law is to achieve compatibility between abutting and adjacent uses. It is our opinion that the proposed landscape plan (included in **Appendix F**) achieves this.

PUBLIC CONSULTATION

On December 19, 2022, WSP hosted an open house event related to the rezoning proposal. This was an in-person open house with a drop-in format which took place from 6:30-8:30pm at River Elm School (500 Riverton Avenue). The school is 500 metres east of the project site.

The open house was advertised via a printed invitation and hand-delivered to approximately 250 addresses in the surrounding area. Property managers of the two adjacent apartment building complexes (Stadacona Plaza and the Parkwood Square Apartments) were provided with a copy of the invitation which they indicated they would post in the lobby of their buildings. The invitation as well as a distribution map, the presentation boards, sign-in sheet and follow-up survey results are included in **Appendix G**.

The purpose of the open house was to provide an opportunity for the community to learn about the project, ask questions of the project team, and give feedback on the proposed rezoning. A series of presentation boards were printed and displayed at the open house.

In addition to WSP and Access Storage staff, approximately ten individuals attended the open house. However, only six individuals completed the sign-in sheet used to track in-person attendance. The reaction to the proposal was generally positive, with some attendees (who had previously indicated their opposition to the rezoning) changing their opinion after attending the open house.

A follow-up survey was distributed at the open house and was also made available online via Survey Monkey for a two-week period. A total of six responses were received to the follow-up survey, including two online responses and four paper copies that were completed at the open house. Copies of the sign-in sheet and completed surveys are included in **Appendix G**.

All respondents indicated that they live in Elmwood, the neighbourhood in Winnipeg containing the subject site. All respondents rated the open house positively (including 'Good', 'Very Good', and 'Excellent') and indicated that it was helpful in highlighting aspects of the proposed development applicable to them. The following table is a summary of concerns identified in the survey responses and how the proposal addresses them:

Concerns Identified During Engagement	Responses
1. **Several respondents indicated concerns with anticipated traffic and requested stop signs at Allan Street and Tweed Avenue (in front of the project site).**	Vehicular access to the subject site from Tweed Avenue will be restricted to emergency vehicles and will be controlled via a manual gate. As such, traffic will access the subject site via Stadacona Street.
2. **One respondent was concerned that Tweed Avenue and Riverton Avenue would be used as through-streets to avoid the traffic lights on Talbot Avenue.**	Vehicular access to the subject site from Tweed Avenue will be restricted to emergency vehicles and will be controlled via a manual gate.
3. **Several respondents provided comments pertaining to fencing. One requested a chain link or similar fence, as high as permitted, while another requested a privacy fence along the back lane. Wood fencing was identified as a concern due to the potential for graffiti.**	The existing chain link fence adjacent to Tweed Avenue is to be replaced with a wrought iron fence, which will be setback to accommodate a new landscaped area. A new 6 ft.-high wooden opaque fence is proposed along the eastern property boundary (i.e. along the back lane), which will be supplemented by the planting of Virginia Creeper. Although wood fencing was identified as a potential concern, an opaque fence is required in this location in order to comply with Zoning By-law requirements for screening.
4. **One respondent indicated that they did not agree with the proposed use in a residential community.**	The subject site is already zoned to permit non-residential uses including 'automobile repair', 'contractor's establishment', 'kennel', and 'recycling collection centre'. With a low noise impact, the use can act as a buffer between residential and other non-residential uses. The proposed site and building improvements are intended to ensure compatibility with adjacent residential uses.
5. **One respondent indicated a concern related to property values.**	The proposed redevelopment of the subject site will be a significant improvement over the existing condition.

6.	**One respondent indicated a concern related to unwanted people coming into the community.**	Vehicular access to the subject site from Tweed Avenue will be restricted to emergency vehicles and will be controlled via a manual gate.

Positive feedback was received regarding the re-use of the existing building, the proposed use (as opposed to apartments or condos), and the proposed access restriction from Tweed Avenue.

SUBMISSION

In addition to this Letter of Intent, the rezoning application package includes the following:

— Appendix A: Application Form and Letter of Authorization;

— Appendix B: Certificates of Title;

— Appendix C: Building Location Certificate;

— Appendix D: Plan of Subdivision and Rezoning;

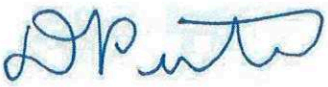
— Appendix E: Building Renderings;

— Appendix F: Landscape Plan; and

— Appendix G: Public Consultation

If you have any questions or require further information, please contact the undersigned at 204-259-5428. We look forward to continuing to work with City staff on this application.

Yours sincerely,
WSP Canada Inc.



David Paton, MCIP, RPP
Planner
Planning, Landscape Architecture and Urban Design

DP/dp/aa

Encl.
WSP ref.: 221-03367-00