

November 22, 2023

Hello,

My name is Mary Macdonald I am a lifelong resident of Treaty One Territory having grown up in Osborne Village and subsequently lived, worked and volunteered in the neighborhoods of Wolseley, St James, River Heights, St Boniface, and now Riverview.

I am 65 years old and so bring the benefit of the long view. To be clear I am in favor of much needed residential densification.

This submission, rather than an attempt to convince members of council as to why this hasty HAF and its zoning change requirement is problematic for Winnipeg, will instead present critical questions that hopefully will find a place in the minds of our city leaders.

- 1) Is the entity of a neighborhood of single-family homes dead? Is there still a place for the single-family home neighborhood in Winnipeg?
- 2) Are the proposed zoning changes to Winnipeg, as required by Federal Minister of Housing, Sean Fraser a Made for Big City answer to our distinct small city issue? Essentially a blunt instrument that is imposed on a city that really needs a diverse and detailed plan generated by its own citizenry?
- 3) By way of these hasty zoning changes Are the citizens of Winnipeg forfeiting their power to participate in the decisions as to how their own neighborhoods change and adapt to densification?

- 4) Once these zoning changes occur Can the inevitable profit drive of the developer be controlled so that the single-family homes within the proposed 800-meter corridor aren't bought up and 4-story buildings built in place? Repetitively?
- 5) Are councilors aware of the impact that these likely transformations will have on the urban ecosystems due to loss of mature trees and green spaces as back yards disappear? Have any relevant studies been done in other jurisdictions and does any of our city leadership care to inform themselves in that regard?
- 6) Are Council members aware of the impact that multiplex transformation has on crime rates, safe egress of children, women and the vulnerable? Are studies available from other urban settings or perhaps we have our own statistics to reflect on? Will the city leadership apprise themselves of this information?
- 7) Is it possible that each neighborhood has unique considerations that should be considered when residential densification is being planning? Demographics? How many schools? Any Hospitals? How are neighborhoods used? Does this zoning change demand, required by the HAF, allow for that careful detailed consideration?
- 8) Can city councilors assure residents in neighborhoods most at risk for developer creep, that this multiplex takeover would not happen over time?
- 9) Or has "the single-family dwelling" become a dirty word in current politics? Are those that want to preserve single family neighborhoods seen as, out of touch, privileged and removed from the reality and therefore such neighborhoods can be put on the chopping block?

- 10) Citizens understand that the work of City Leadership is a constant back and forth between making decisions that will affect the immediate and the legacy building of the future. When looked back on how will this momentous vote be viewed?

These are but a few of the pressing questions that many people have voiced over these number of weeks. Our city leadership should feel compelled to consider and answer these before the HAF vote.

Winnipeg is made up of one of the most progressive and diverse citizenries in Canada. Most answers to problems and changes are best done with that in mind. Diverse solutions always work best.

Best of luck with your decision.

Respectfully
Mary Macdonald