

RECORD OF MEETING



Title: Crystal Properties - 220 Helmsdale Avenue
 Date of Meeting: October 30, 2019
 Time: 7:00PM
 Location: Bronx Park Community Centre – 720 Henderson Hwy
 In Attendance: 13 Stakeholders
 Donovan Toews, Landmark Planning and Design Inc.
 Jeff Pratte, Landmark Planning and Design Inc.
 Brenda Tesarski, Landmark Planning and Design Inc.

Item	Description	Action By
1.	<p>Introductions and Meeting Overview</p> <p>DT introduced the project team and provided an overview of the consultation methodology and the project parameters, including:</p> <ul style="list-style-type: none"> • Context and Considerations • Proposed Concept • General Development Options • Planning Context • Public Engagement • Next Steps 	
2.	<p>Project Background</p> <p>Crystal Properties Ltd. is exploring redevelopment options for 220 Helmsdale Avenue and 755 Henderson Highway. The subject site is +/- 1.25 acres and was formally the home of the St. Stephen’s Anglican Church. The site is currently zoned Residential Single-Family Medium (R1-M) along the Helmsdale frontage and Commercial Community (C2) along the Henderson frontage, and is located within an “Urban Infill Area” with several residential, commercial and multi-family zoning designations within the general vicinity.</p> <p>Crystal Properties recognizes that nearby residents are stakeholders and may be interested in the redevelopment of this parcel. Landmark Planning & Design has been retained to lead this engagement process and planning process.</p>	

3.	<p>Process</p> <ol style="list-style-type: none"> 1. Hold landowner meetings and stakeholder meetings to introduce the planning process, timelines and next steps and to receive feedback to identify any potential concerns. 2. Hold landowner and stakeholder meetings to introduce design concepts and address any concerns raised at the first meeting. 3. Conduct a public open house in concert with the third round of landowner and stakeholder meetings to introduce a preferred concept, show how feedback was considered and addressed, and receive further input. 	
4.	<p>Question and Answer</p> <p>Q: Does Crystal Properties undertake single-family developments? A: Crystal Properties typically constructs commercial and multi-family developments; their desire for this site would not be single-family homes.</p> <p>Q: Is it likely that this site will be developed as commercial? A: The likelihood of a commercial development on this site is low.</p> <p>Q: Would there be a height restriction if the developers desire is an apartment complex? A: The City of Winnipeg Zoning By-Law does restrict height; there may be further height restrictions imposed as part of the re-zoning approval process.</p> <p>Q: What does the application process entail? A: Prior to making an application, an extensive consultation process is undertaken to identify and respond to any concerns and answer questions stakeholders may have. The application could then be submitted to the City of Winnipeg and proceed through a public approval process for consideration by Council. At the public hearing, interested parties can attend and speak in favour, opposition or for information.</p> <p>Q: How do residents get involved in the process? A: Residents can get involved during the public consultation process and at the Public Hearing (attend in support, opposition or for information).</p> <p>Q: What is Crystal Properties planning for the site? A: This is to be determined; a thorough public engagement process and good planning will determine what is suitable for this site. Ideally the project would include some form of multi-family development and include some additional parking for the existing commercial building.</p> <p>Q: How might property values be affected?</p>	

	<p>A: Research shows that property values are stabilized or increased once a new site use is established providing what is being proposed is compatible with the area. We encourage participants to conduct their own research on the topic.</p> <p>Q: How many lots is the subject site comprised of?</p> <p>A: The City's assessment maps show one parcel of land, but there may be additional lots "on paper" or multiple titles.</p> <p>Q: Is there a caveat on the site that requires it to remain as greenspace?</p> <p>A: The project team will pull title information and confirm if this is the case. [Note: it has been determined that there are no relevant caveats on the title].</p> <p>Q: Will the existing back lane be closed?</p> <p>A: This could be an option. It will need to be discussed and evaluated.</p> <p>Q: Why did Crystal Properties buy a piece of land not knowing what they could develop on the site?</p> <p>A: Initially, Crystal Properties was interested in establishing a parking lot on the entire site for the Henderson Business Centre.</p> <p>Q: Is Crystal Properties and Crystal Builders the same entity?</p> <p>A: The project team is unaware of their affiliation if any.</p> <p>Q: Does this land need to remain vacant for two years prior to being redeveloped?</p> <p>A: There are no timing restrictions that the project team is aware of.</p> <p>Q: What is the timing for this project?</p> <p>A: Typically, the process takes approximately 18-months from the start of public engagement to the point where permits can be issued.</p> <p>Q: Will underground parking be considered?</p> <p>A: Underground parking could be considered but will be determined by cost and geotechnical considerations. Generally speaking, in order to justify underground parking a larger, denser development is required.</p> <p>Q: How many people would this development bring to the area if an apartment complex was built?</p> <p>A: It ultimately depends on the final proposal for the land. The zoning by-law limits density on a site according to the zoning (with small, medium and large multi-family zones). Achieving parking minimums is often a limit on density for smaller sites such as this.</p> <p>Q: Is the intent to rent or sell the proposed units?</p> <p>A: This is yet to be determined, however Crystal Properties is a property management company.</p> <p>Q: Can the neighbourhood oppose the development?</p>	
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	<p>A: Interested parties can attend the Public Hearing and speak in favour, in opposition or simply attend for information. Council will ultimately make the decision as to whether the project moves forward.</p> <p>Q: Can the developer engage in discussions with Council prior to an application being made?</p> <p>A: Yes, these discussions can take place however they don't always happen.</p>	
5.	<p>General Discussion</p> <p>During the meeting participants raised some concerns about a proposed development on the subject site, one being the adequacy of parking for the neighbourhood. It was noted that with an influx of residences in the area, there will be increased pressure on the on-street parking availability. Some suggested that the proposed development be required to have underground parking for its tenants and that the developer should consider engaging in a conversation with the former Safeway lands if additional parking is required, though others acknowledged that the owner of those lands will likely have their own need for parking eventually.</p> <p>Attendees acknowledged that single-family homes may not be what most developers would want to build on the site. However, building height was also noted as a significant concern. Many residents felt that a multi-storey building situated amongst the single-family homes will impede on the privacy of the existing neighbourhood. The project team suggested that there are ways privacy issues can be mitigated from a design prospective.</p> <p>Some residents expressed concern about losing the existing private greenspace at the east end of the now vacant site.</p> <p>With 220 Helmsdale being the home of the St. Stephen's Church for over a century, residents have asked that the developer recognize the historical significance in the proposed development in some tangible way.</p>	
6.	<p>Next Steps</p> <ul style="list-style-type: none"> • Review comments and feedback • Begin design concept • Host a follow-up meeting with adjacent residents 	
Recorded By: Brenda Tesarski		
Date: Oct 30, 2019		