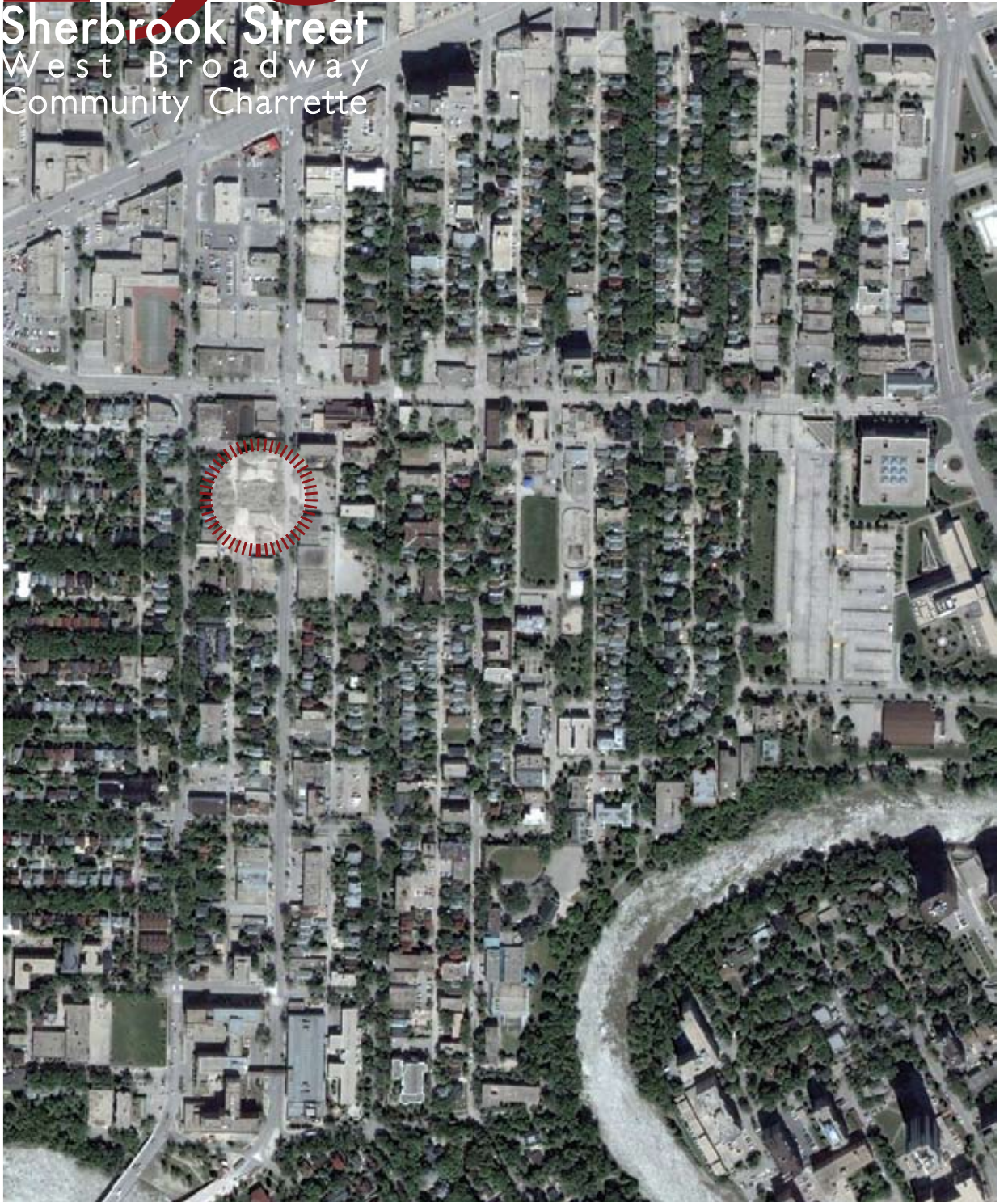


198

Sherbrook Street
West Broadway
Community Charrette



**REPORT ON
THE 198 SHERBROOK STREET
COMMUNITY CHARRETTE**

Prepared for:
West Broadway Development Corporation

With support from:
CEDTAS, Community Economic Development Technical Assistance Service
SEED Winnipeg

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EXECUTIVE SUMMARY



The 198 Sherbrook Charrette, was hosted by the West Broadway Development Corporation (WBDC), with financial support from CEDTAS/SEED Winnipeg. It was a process, which involved the participation of the West Broadway neighbourhood, to determine the community will regarding the future of the 198 Sherbrook property.

In 2001, the WBDC acquired ownership of the property at 198 Sherbrook Street with a grant from Neighbourhoods Alive! in order, at that time, to prevent the land from being turned into surface parking and to use for a community purpose. WBDC has allowed neighbourhood gardening to continue until a permanent use for the property is determined. A community consultation process, of which the Charrette is one component, has been undertaken by the WBDC.

CHARRETTE PROCESS

The Charrette took place during an evening and a day, March 28th and 29th, 2008. Participants included neighbourhood residents, businesses and other community members. Hilderman Thomas Frank Cram (HTFC) facilitated the process with assistance from WBDC staff. The charrette process involved information sessions, delivered by experts in the fields of social housing, social enterprise business, community gardening and neighbourhood revitalization, followed by workshop sessions during which, the participants developed a vision for the property.



GUIDING PRINCIPLES

The purpose of the first Workshop Session was to develop guiding principles that would assist participants in determining a vision for the property. The following guiding principles were developed from the values and needs identified in the West Broadway Community Plan:

INCLUSIVE	socially inclusive, diversity, safety, communication
GATHERING PLACE	community connection, kid's place
SUSTAINABILITY	self sustaining, year round usability, economic use, community resources, health/well-being, revenue generating, social enterprise
MIXED USE	including housing, social enterprise, commercial/office, green open space, and community facilities
ECOLOGICAL	green, connection to natural world, neighbourhood back yard, biodiversity
ACCESS	public space for all, physically accessible, pedestrian friendly, children friendly, economically accessible
IDENTITY	retain neighbourhood character; scale – fits neighbourhood

RECREATION activities

PRIDE OF PLACE beautiful, aesthetically fits image of neighbourhood, sense of ownership, neighbourhood culture, passive/active mix

DEVELOPMENT OPTIONS

Participants were organized into five groups of six to eight people per group. Four of the five groups chose a mixed-use option, that included a multi-use building housing residential, social enterprise businesses) and/or community services, such as a senior's centre or daycare facilities. A good portion of the property was dedicated to community garden. This general concept was consistent with all of these groups.

Two of the five groups chose to dedicate the entire site to community garden (Black group presented both options, however, the mixed-use option was the preferred one). They both recommended improvements to the Sherbrook frontage for better curb appeal and improvements to the garden that would make it more accessible to the neighbourhood.

RECOMMENDATIONS

Of the 46 participants, who attended over the 2 days, approximately 36 were in favour of a mixed-use development for the property. Assuming the participants represent a sample cross-section of the West Broadway neighbourhood, the recommendation resulting from this process is to develop the property for mixed-use.

The ultimate development of the property should incorporate:

- 1 a building that includes
 - housing units – single parent family/single/seniors/students
 - community services – seniors centre, daycare, or other community space
 - social enterprise business that serves the community
- 2 public open space
 - community garden
 - gathering place
 - recreation space



ACKNOWLEDGEMENTS

CHARRETTE PARTICIPANTS

Jen Altemeyer

Andrew Basham

Marie Branconnier

Mike Brentnall

Geoff Butler

Monique Campbell

Caroline Chartrand

Steve Chatzoglou

Sharon Delaquis

Jim Derksen

Doug Dobchuk

Veronica Eyob

Adam Hannah

Jimmy Huillery

Candice Humeny

Alana Hyde

Chris Kolba

Karen Lind

Audrey Logan

Richard Mahe

Brent Mitchell

Sharon Olson

Sheldon Parry

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Erin Ferguson Robyn Webb
Matthew Gratton

PRESENTERS

Jim Silver Neighbourhood Revitalization
Kathryn MacKenzie Community Gardens
Terri Proulx Social Enterprises
Patty Malone Social Housing
West Broadway BIZ Local Business
Neil McMillan The Great-West Life Assurance Company

FOOD

Wolseley Family Place Catering

CONSULTANTS

Heather Cram Hilderman Thomas Frank Cram
Andrea Kennedy Hilderman Thomas Frank Cram



TABLE OF CONTENTS

1	INTRODUCTION	10
2	BACKGROUND – WEST BROADWAY NEIGHBOURHOOD	11
3	BACKGROUND - 198 SHERBROOK STREET	12
4	COMMUNITY CONSULTATION	16
5	DESIGN CHARRETTE	20
	Charrette Objectives	
	Participation	
	Information Sharing	
6	CHARRETTE PROCEEDINGS	22
	DAY 1	
	Presentations	
	Workshop Session 1 - Guiding Principles	
	DAY 2	
	Presentations	
	Workshop Session 2 - Blue Sky Visioning	
	Presentation	
	Workshop Session 3 - Development Concepts	
7	SYNOPSIS AND RECOMMENDATIONS	34
	APPENDICES	36

1 INTRODUCTION



In 2001, the West Broadway Development Corporation (WBDC) acquired ownership of the property at 198 Sherbrook Street with a grant from Neighbourhoods Alive! in order, at that time, to prevent the land from being turned into surface parking, and to secure a property that could be used for a community purpose. The original buildings had been demolished a number of years (1990's) prior to this and the previous owners had allowed neighbours to garden on the property. WBDC has allowed neighbourhood gardening to continue until a permanent use for the property is determined.

There are a number of issues at play that influence how this property will be developed on a permanent basis:

- WBDC, as owner, is obliged to pay property and school taxes and is, ultimately, responsible for the upkeep of the property;
- the gardeners' interests are to continue gardening and for the property to be used as community garden space, with both community-run common space and private plots; the individuals currently gardening on site have expressed a willingness to take responsibility for maintenance of the property; and
- Different stakeholders have approached WBDC and are interested in a long-term sustainable solution for this property.

The need to determine a vision and action plan for 198 Sherbrook Street has become a priority for both the WBDC and the greater community. As a community organization, the WBDC has initiated a community consultation process, seeking the broadest possible input from residents and stakeholders on the long-term use of the property and, one which would allow all community members to participate in a decision making process that would be compatible with the existing neighbourhood, including community needs and values. The Design

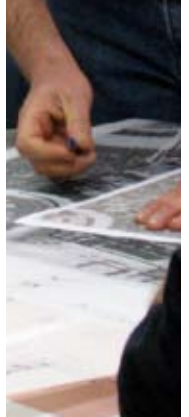
2 BACKGROUND PROJECT INITIATION

Charrette was seen as the first step in the decision making process, a means to explore how this community asset could be leveraged for the greatest benefit, for the most members of the community.

The following report documents the Charrette that took place on Friday, March 28th and Saturday, March 29th. The Charrette process engaged the participants, all stakeholders in their neighbourhood – residents, business owners, and other community members. The results of the Charrette will aid in guiding the legal owners of the land, the West Broadway Development Corporation, in the future development and use of this land.

Prior to 1991, this property, 198 Sherbrook, was made up of two adjacent land parcels, 196 and 204 Sherbrook Street. Each property was occupied by a single-family dwelling. In 1991, these structures were demolished, and the vacant land was used as garden space by a group of gardeners from the community. In 2001, the West Broadway Development Corporation purchased the properties with a grant from Neighbourhoods Alive!, in order to prevent the land from being developed as a surface parking lot and as an opportunity to acquire property that could be developed as part of a neighbourhood revitalization strategy for the benefit of the community as a whole.

Since 2001, a small group of 10-15 gardeners from the community have continued to use the space as a community garden. However, an agreement has never been made between the West Broadway Development Corporation, the property owners, and this group. In addition, there has been significant interest from other individuals and groups in the neighbourhood regarding the property and how it could be developed and used in the future.



3 BACKGROUND WEST BROADWAY NEIGHBOURHOOD

SIZE

The West Broadway neighbourhood was established and is defined by the City of Winnipeg through the following boundaries:

North: Portage Avenue

South: Cornish Avenue

East: roughly Good and Colony Streets

West: Maryland Street

Adjacent neighbourhoods:

North: Spence

South: Armstrong Point

East: Colony and Legislature

West: Wolseley

The neighbourhood covers approximately 165 acres or 0.67 square kilometers, with a north-south distance of approximately 1 1/4 kilometers and an east-west distance of roughly 3/4 of a kilometer. The significance of the neighbourhood size is that most of the neighbourhood, as well as much of the adjacent Wolseley neighbourhood, is within a 10 minute walking distance from the 198 Sherbrook property.

DEMOGRAPHICS

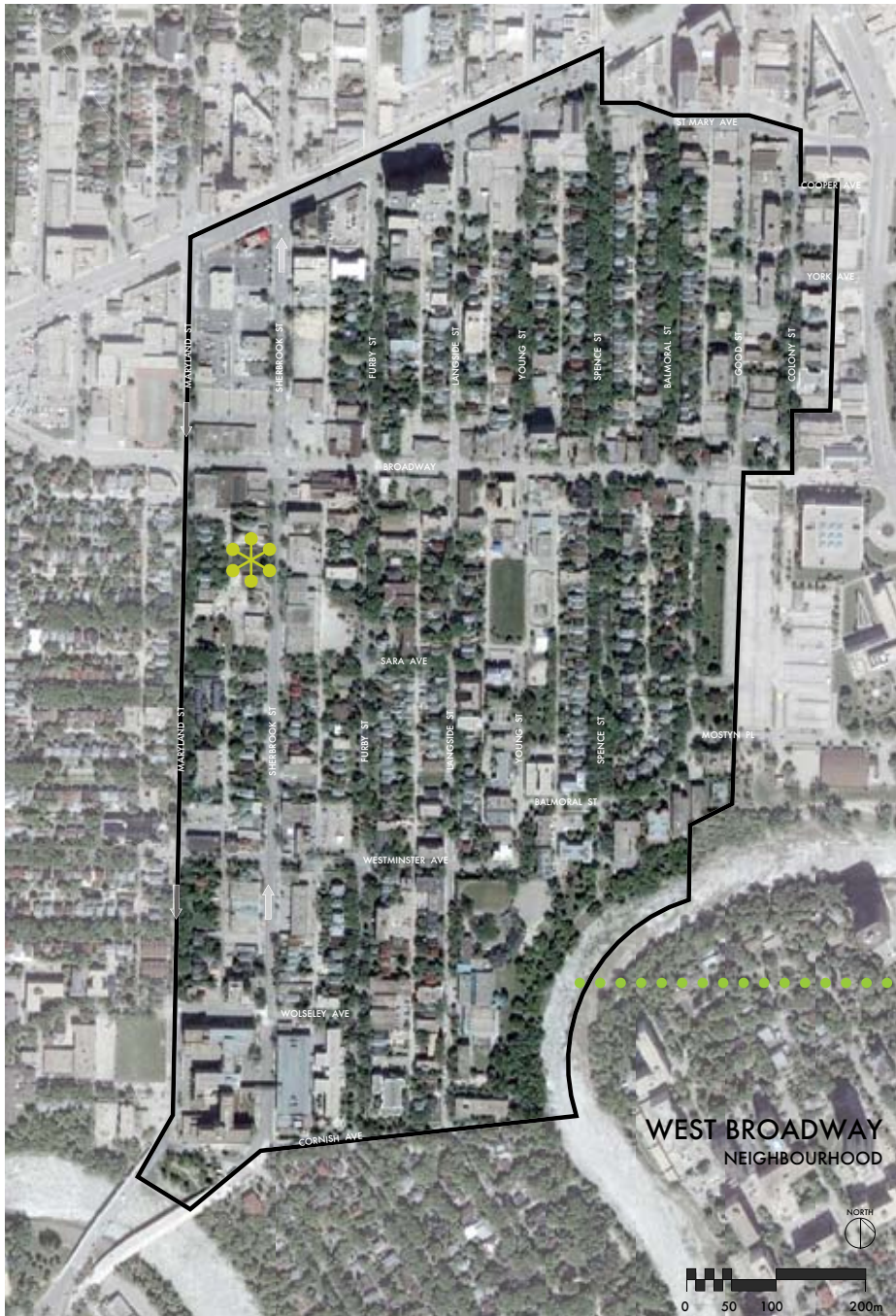
The most recent demographic information available for the neighbourhood was the 2001 census. The Neighbourhood Profile can be found in the appendices, while highlights are briefly outlined. These statistics can help to identify the strengths and opportunities of the community as well as issues and challenges that the community is facing. Some may be more significant than others when considering the site more specifically, and can help to identify the potential role that 198 Sherbrook Street can play in the neighbourhood.

In comparison with the total City of Winnipeg population, the West Broadway neighbourhood was particularly unique in the following ways:

- a relative high proportion of the population is

between the ages of 20 - 29 (~25%, compared with ~14% for the entire city)

- while most (close to 90%) people in the community speak English only, of the other languages spoken, German, Spanish, and Ojibway are the dominant languages
- over a quarter of the population (27.5%) are Aboriginal or Métis (8.6% - City of Winnipeg)
- a significant number, 66.3%, of individuals over 15 years of age have never been married
- 37.2% of individuals aged 15-24 are attending school full-time, compared with the city average of 50.9%, while 55.6% are not attending school at all, compared with the city average of 41.4%
- 14.4% unemployment rate (5.7% city-wide) for individuals aged 15 years and older: 15-24 years old - 19.2% (10.9% city), 25 years and over - 12.6% (4.6% city)
- mode of transportation: car, truck or van, as driver - 25.2% (68.5% city), public transit 34.1% (14.2%), walk 26.9% (6.4%), bicycle 6.2% (1.5%)
- employment income: average employment income is \$16,590 compared with the city average of \$29,145; average family income is \$27,824 (\$63,567)
- incidence of low income: 54.5% for economic families (city-wide: 15.5%), 64.6% for private households (city-wide: 20.3%) and 70% for unattached individuals (city-wide: 44.3%)
- households: 67.4% are 1 person households, 21.7% are 2 person households, 5.9% are 3 person households 4.4% (city-wide 20%) are 4 person households; 76.9% of all households are non-family households (city-wide 35.3%)

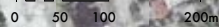


..... **NORTH-SOUTH**
approximately 1 1/4 km



..... **AREA**
approximately 170 acres

**WEST BROADWAY
NEIGHBOURHOOD**

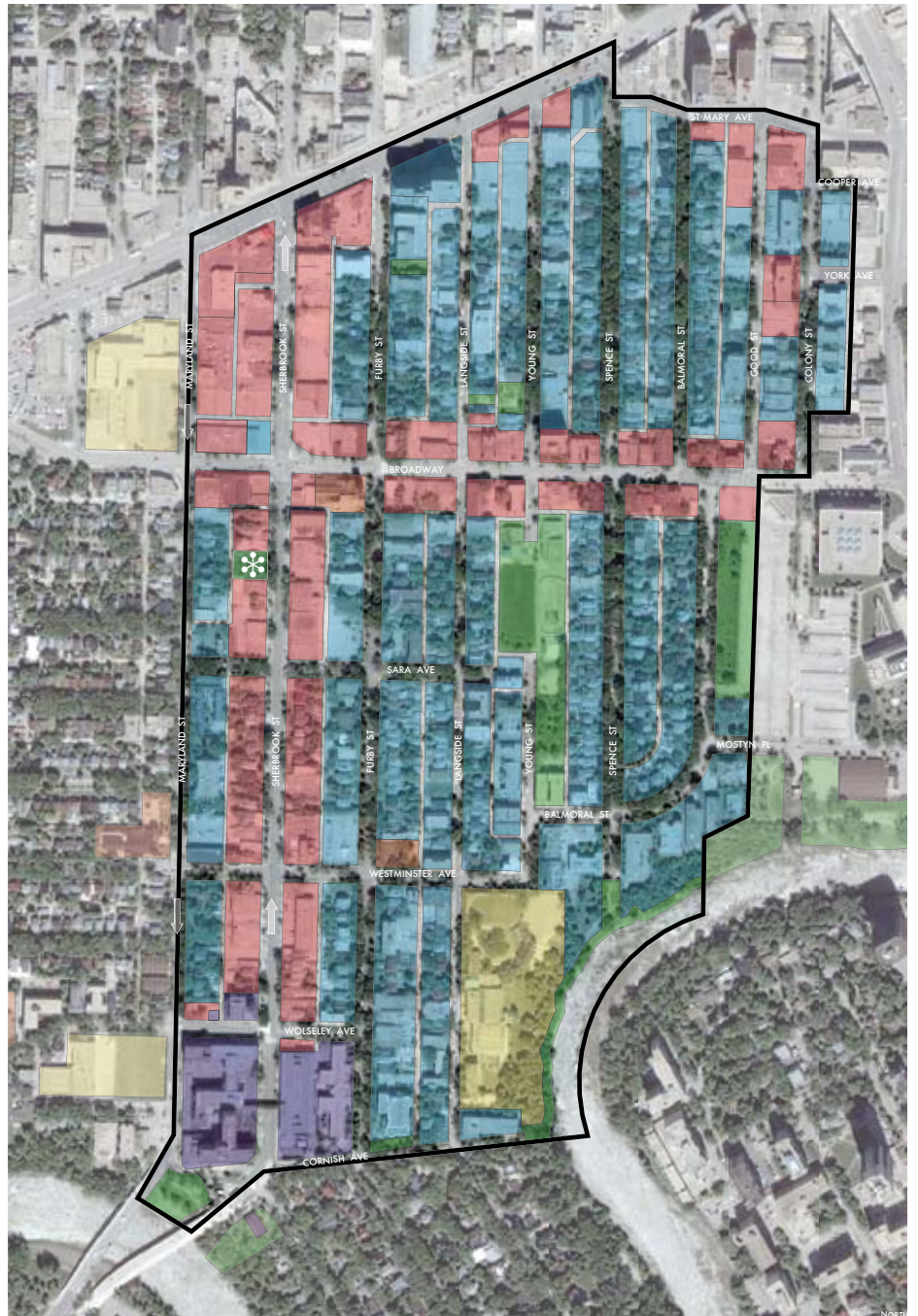


..... **EAST-WEST**
approximately 3/4 km



NEIGHBOURHOOD LAND USE

- RESIDENTIAL
- COMMERCIAL
- GREENSPACE
- SCHOOLS
- CHURCHES
- OTHER
COMMUNITY SERVICES



LAND USE

A rough assessment of the land use throughout the neighbourhood was conducted, considering both what land uses were present, what the balance of uses was, and where different land uses occurred. The distribution of land uses of the properties found within the boundaries of West Broadway area, according to current use, not zoning is approximately:

58.5% residential
23.5% commercial
7.25% greenspace
10.75% other; including schools, churches, etc.

By comparison, the distribution according to the current property zoning is approximately:

69.5% residential
25% commercial
0.5% greenspace
4.5% institutional
0.5% other

A zoning map and more detailed land use category maps can be found in the appendices. Highlights include:

Residential

- 225 single-detached houses (7.4%)
- 2770 apartment dwelling units (90.5%)
- 93.8% of dwellings are rented
- 6.2% are owned
- tenant-occupied households spending more than 30% of income on shelter: 52.7% (38%)
- owner-occupied households spending more than 30% of income on shelter: 28.9% (11.7%)

Commercial

- Commercial land use is concentrated along high

traffic corridors - Sherbrook Street, Broadway, and Portage Avenue.

Greenspace

- The largest greenspace is in fact zoned as and R2 (residential) district.
- Only 3 properties within the boundaries of West Broadway are zoned as park land.

4 BACKGROUND 198 SHERBROOK STREET



HISTORY

Information regarding the history of the 198 Sherbrook Street site was provided by Murray Peterson, an Historical Buildings Officer from the City of Winnipeg. The current property is actually two parcels of land, originally addressed as 196 and 204 Sherbrook Street. These two properties were originally developed with single-family dwellings:

On 204 Sherbrook Street was a 2.5-storey frame home built ca.1898 for Arthur Congdon (1863-?). Congdon was a successful wholesale boot and shoe dealer born in

Nova Scotia who came to Winnipeg in 1882 and by 1914 had organized Congdon, Marsh Limited and operated out of a warehouse at 86 Princess Street.

On 196 Sherbrook Street was a 2.5-storey frame home built in 1905, likely for W.A. Dutton although further research would be required for verification. Dutton may have been a partner in the first lumber milling operations in what became Riding Mountain National Park in the 1880s and the operator of a sawmill in Birtle,

Manitoba prior to moving into Winnipeg. According to contemporary lists, Dutton owned but did not live at 196 Sherbrook Street; the first tenant was David Wark, a real estate agent. Also listed in the home in 1910 were other Wark family members: Albert E. (real estate), Harold (student at Wesley College), and Wesley (collector for Colliers Magazine). By 1990, the house was listed as being vacant and by 1995 was not longer listed.

According to the City's Residential Demolition files, the building at 204 Sherbrook was boarded up by the Health Department on April 6, 1990 and demolished on September 21, 1991.

PROPERTY ASSESSMENT

The property is currently assessed at \$38,700 (according to the 2007 tax statement), and as of 2001 is owned by the West Broadway Development Corporation. The annual taxes are approximately \$2000, approximately half of which are school taxes and half are municipal taxes. Full details can be found in the appendices. Continuing to pay taxes out of a limited operating budget it not a sustainable practice for WBDC. There are two options to pursue:

1: Attempting to obtain a tax exemption. It may be possible to obtain an exemption from the school tax portion under Section 23 (1): Subject to sections 25 and 26, real property is exempt from taxation for school purposes where the real property:

is owned by, or held under leasehold title by, a municipality, community association, service club, public recreation commission or other public body or group that serves the local community, and is not occupied, used or operated for profit but as a community hall, community recreation area, community centre or community rink to the extent that the improvements are not used as licensed premises within the meaning of the Liquor Control Act, and to a maximum exemption of 0.81 hectare; or

If the owner is not successful with the application then

the next avenue would be to contact the councilor and MLA for the area.

2: Generating enough revenue to cover the annual cost of the taxes.

EXISTING CONDITIONS

The site roughly 30m (99') wide by 38m (124') deep. It is located on a high traffic arterial road, Sherbrook Street, an open space in a dominantly commercial strip. It is in a prominent location and is visible from the Broadway and Sherbrook Street intersection. Pedestrian traffic is also significant, both along Sherbrook Street as well as through the property, connecting the back lane to Sherbrook Street - connecting the Wolseley and West Broadway neighbourhoods.

ZONING

The 198 Sherbrook Street property is zoned as a Commercial Community District, C2, intended to



accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located along collector streets, at arterial/collector intersections, or along portions of arterial streets with relatively shallow lots. Permitted and conditional principal uses include: household and group living, community facilities, educational facilities, community garden or park space, daycare, hospital, place of worship, cultural centre or museum, recreational use, hostel or hotel, food services, offices, retail, advertising, parking, and recycling collection.



In addition to the C2 zoning designation, the property is also located within a Neighbourhood Main Street Planned Development Overlay (PDO-1). The City of Winnipeg has established certain regulations and standards to protect the scale and character of each “neighbourhood main street” area, prevent uses that erode the scale, character and walkability, and to protect surrounding neighbourhoods from active commercial activity near residential areas. More detailed information regarding the City of Winnipeg Zoning By-law 200/06 can be found on the City of Winnipeg website at: http://www.winnipeg.ca/ppd/zoning_bylaw200.stm.





CURRENT USE

The property is currently being used as a community garden, with private plots and some common garden space. The gardens include edible plants, an herb wheel, several trees, community compost bins and a storage shed. Water is provided by the next door laundromat, Suds. The site has also been used for an ArtCity Workshop. It is also important to note that currently use of the property is concentrated in late spring to early fall; the property is largely vacant in the winter months.



5 DESIGN CHARRETTE

COMMUNITY CONSULTATION

The 198 Sherbrook property presents an opportunity for the West Broadway neighbourhood, to develop a community-based site for the benefit of the whole neighbourhood. For this reason, WBDC considered the involvement of the community essential in the decision making process and the Charrette process, an excellent way to involve the stakeholders in an informed and creative decision making process.

The Charrette process allowed the participants to develop a collective vision for this particular site, within the context of the broad neighbourhood vision that had been initiated and developed through the West Broadway Community Plan and the West Broadway Housing Plan. Such a vision was determined to be necessary for driving the development and guiding its decision-making regarding the property.

THE CHARRETTE PROCESS

The 198 Sherbrook Street Design Charrette involved participation of community residents, individuals from various local interest groups, specialists from various disciplines, and other stakeholders. Along with several presentations intended to provide a baseline understanding of the neighbourhood, the property, and the broad community goals, groups of participants engaged in discussions and workshop sessions in the examination of potential development directions for the 198 Sherbrook Street site.

CHARRETTE OBJECTIVES

The Charrette Team identified four overall objectives for the design charrette process:

- To bring together all stakeholders, including community residents and business owners, politicians, city administrators, developers and others to engage in productive dialogue;
- To provide background information, ideas and possibilities for productive community use of 198 Sherbrook Street;
- To engage community members in a process of developing viable options regarding the future use(s) for 198 Sherbrook Street; and
- To develop community consensus regarding the future use(s) for 198 Sherbrook Street.

PARTICIPATION

A concerted effort was made by the West Broadway Development Corporation to invite and encourage as many community members as possible to participate. As well, it was important that stakeholders from all constituencies be represented; residents, business owners, service providers, etc. Notices were posted in the community newspaper the Broadcaster; two press releases were filed to all press outlets, all gardeners on the site with contact information on file were phoned personally and invited to the event, a direct mailing took place to all West Broadway residents, a sign was posted on the lot and posters were distributed throughout the neighbourhood, emails were sent to all

contacts at WBDC and WBDC staff went door to door in the surrounding area personally inviting residents to attend. WBDC provided information to the media, to politicians, and to several targeted interest groups.

INFORMATION SHARING

The Charrette Team arranged for a number of presentations by invited experts, to both motivate and inform the participants about the range of possibilities for consideration in their workshop sessions. The following individuals made presentations within their areas of expertise:

- Jim Silver Neighbourhood Revitalization
- Kathryn MacKenzie Community Gardens

- Terri Proulx Social Enterprises
- Patty Malone Social Housing
- West Broadway BIZ Local Business

Note: in lieu of making a presentation, the West Broadway BIZ provided a statement of their interest in the property and its future.

Presenters' profiles are attached in Appendix A.



6 CHARRETTE PROCEEDINGS

The process took place over the course of a Friday evening and a Saturday, and included a mix of seven informational presentations and three workshop sessions. A detailed schedule of events is attached in Appendix B.

DAY 1

Friday, 28 March 2008, 7:00 - 9:00pm

WELCOME AND INTRODUCTIONS

The evening began with a welcome from WBDC Chair, Saul Henteleff on behalf of the West Broadway Development Corporation's Board of Directors. Introductions followed, with the Charrette Team, table facilitators and all participants introducing themselves along with an indication of why they had decided to participate and if they were representing a group, organization, or interest.

Councillor Jenny Gerbasi offered a welcome to all, commended the efforts and engagement of the community, and offered support to the event and to the future development of the property.

PRESENTATIONS

Molly McCracken, Executive Director of the West Broadway Development Corporation presented an overview of the Corporation, its broad mandate for neighbourhood revitalization and its current initiatives, as well as some background on the 198 Sherbrook project. She expressed thanks to all the funders, including CED Technical Assistance, Neighbourhoods Alive! and the United Way of Winnipeg, as well as a thank you to the many people who made the design charrette possible. McCracken proceeded to introduce the goal areas outlined in the West Broadway Community Plan, the guiding principles and goals of the West Broadway Housing Plan,

and announced the upcoming Greenspace Development Plan consultation process to begin in summer 2008. McCracken explained that since there was such intense interest in this site, it is being given special consideration through this community consultation design charrette before the Greenspace Development consultations.

Following this introductory presentation, Heather Cram gave a presentation on the charrette as an effective approach to sustainable community planning, the benefits of this process, and an outline of how we would proceed through the event.

Jim Silver, Chair, Department of Politics, University of Winnipeg, was the first guest presenter of the event. He gave a highly motivational presentation that included a brief history of the neighbourhood, discussing its evolution from prosperous beginning as a higher-income, predominantly residential neighbourhood, through a period of decline to the more recent efforts of the local community to revitalize the area. He emphasized that such community effort and community-led initiatives are essential to revitalization that reflects the needs and values of a particular community, and avoids widespread gentrification of a neighbourhood.

Andrea Kennedy concluded the presentations for the evening with a discussion of key background information regarding the neighbourhood and the site, offering a common foundation of information to complement the personal experiences brought to the event by each participant and inform the workshop session discussions.

WORKSHOP SESSION 1

The participants were assigned to designated groups. These groups would work together throughout the charrette process.

The first of three workshop sessions focused on the development of GUIDING PRINCIPLES for the future development of the 198 Sherbrook Street property. These were to be high-level considerations to be used as the foundation for decision-making throughout the process. Six groups discussed what was valued about their community, identified important needs and issues, and what was envisioned for the community's future. From these discussions emerged a sense of the role that the property might play in the wider neighbourhood, and the community-wide principles that should be reflected and promoted through its ongoing development and evolution. The evening concluded with each group presenting their Guiding Principles to the rest of the participants.

The following is set of seven primary guiding principles that summarize the discussions and recommendations identified by the six groups. Each is accompanied by a series of implications for the design development and evolution of the property that attempts to convey how these principles might be applied.

Some of the principles are broad, applicable to the evolution of the community as a whole, of which the property is a single part, while some are more focused on the potential role that the property could play in responding to the needs of the neighbourhood and furthering community goals.

IDENTITY

neighbourhood character (scale, style, materials, quality design) . sense of pride and sense of ownership . positive neighbourhood image

ACCESSIBILITY

physical, economical and psychological . belonging . public space for all . pedestrian friendly . kid friendly

INCLUSIVENESS

celebrate diversity: age, income, ethnic . socially inclusive . safety . communication

SUSTAINABILITY

self-sustaining . year-round usability . economic . environmental . social . cultural . personal and community well-being . long-term focus . community-based resource use and development

GATHERING PLACE

engagement with each other and with the place . community connection . kid's place

ECOLOGICAL

'green' . connection to the natural world . neighbourhood backyard . biodiversity

MIXED USE

community needs . residential . commercial . open green space . social enterprise

RECREATION

activities . participatory . individual and social . neighbourhood backyard

PRIDE OF PLACE

beautiful . aesthetically fits with neighbourhood . sense of ownership . reinforce neighbourhood culture . passive|active mix

DAY 2

Saturday, 29 March 2008, 9:00 am – 3:30pm

WELCOME AND INTRODUCTIONS

The day began with a welcome greeting by MLA Rob Altemeyer, who commended the community consultation process and thanked the participants for giving their time and assistance in the Charrette.

Heather Cram reviewed the Friday activities and presented a synopsis of the groups' Guiding Principles. This list was to be used as a guide by each group today during the workshop sessions.

PRESENTATIONS

The morning activities focused on the following presentations:

Heather Cram presented on Sustainable Communities. This presentation included:

- an explanation of the meaning of Sustainable Communities;
- the requirement for Sustainable Neighbourhood Planning in the Winnipeg Partnership Agreement;
- the application of sustainable community planning in residential, commercial, institutional, mixed use and greenspace planning; and
- examples existing in West Broadway and examples of models for sustainable planning in other communities.

Kathryn MacKenzie, the Spence Neighbourhood Greening Coordinator, presented on Community Gardens. Kathryn's presentation focused on the benefits of community

gardens as well as the organizational requirements for well-run community gardens. She presented numerous examples from around the City of Winnipeg, discussing the unique circumstances and qualities of each, including their features and their operations.

Terri Proulx, from Supporting Employment & Economic Development (SEED) presented on Social Enterprise Businesses. Terri informed the participants about social enterprise businesses, how they can influence community well being and gave examples of some social enterprise businesses in Manitoba. She also talked about how SEED works with people to help develop business plans and provide funding assistance.

The West Broadway BIZ submitted a letter regarding their concerns about and their vision for the property. Their concerns centred on how the property affected business on Sherbrook. Neatness and good curb appeal are important to the BIZ. They would also like to see a complimentary business or social service organization developed, as they believe that a development of this nature would improve the business profile of West Broadway. They could envision a garden as a component of the project.. See Appendix C.

Neil McMillan, of Great West Life Assurance Company, brought information to the groups, regarding the Milner House at 51 Balmoral Street., The house, which carries a grade 3 historical designation, sits on the green buffer of the Great West Life property, on Balmoral Street. Great West Life has been pursuing the potential relocation of the house and is offering it for appropriate use within the community. (See Appendix D)

There was discussion and interest in this potential opportunity, with a number of questions from the charrette participants and Mr. McMillan was very helpful in providing more detailed information regarding the

building. There was discussion regarding the green buffer along Balmoral. Mr. McMillan stated that they would be receptive to greenspace use of the property. Proposal for greenspace initiatives are welcome and inquiries may be made directly to Great West Life.

WORKSHOP SESSION 2

The groups then moved into the second workshop. The focus of this Workshop was to think creatively about what they envisioned for the site.

Each group was to envision the following:

- who would use the site?
- which uses are compatible? incompatible?
- are certain uses more desirable than others?
- what kinds of facilities would be required?
- what are the potential benefits? issues?
- how can the site serve the community?
- how do the proposed uses respond to the community vision?
- how do they address the goal areas?
- how does the proposal reflect the guiding principles outlined in Workshop Session I?
- what is the potential social, economic, environmental value?
- what are the use(s) the site will accommodate?
- what is the role of the site in the community context

Each group presented their collective vision for the use and community role of 198 Sherbrook Street to the rest of the group.



PRESENTATION

During lunch, there was a presentation on options for housing. Patty Malone of SAM Management presented on affordable and social housing. She described SAM's mandate as a non-profit social housing management corporation and discussed existing SAM managed housing in the West Broadway and Spence neighbourhoods and the need for good social housing in this neighbourhood.

WORKSHOP SESSION 3

The groups then moved into the last workshop of the day. The task for this session was to develop a PROGRAM and STRATEGY for the development of 198 Sherbrook Street. Tasks included:

- discuss and clarify the development priorities and criteria
- outline the development program
- what use(s) will be accommodated on the site
- who will use the site? when will the site be used?
- what 'type' of development is appropriate? (e.g.: if 'housing' is a desired use, should it be senior, co-op, condo?)
- would the site be public or private, or both?

Each group was to create a site plan (diagram) to illustrate their concept. This process would help them to clarify:

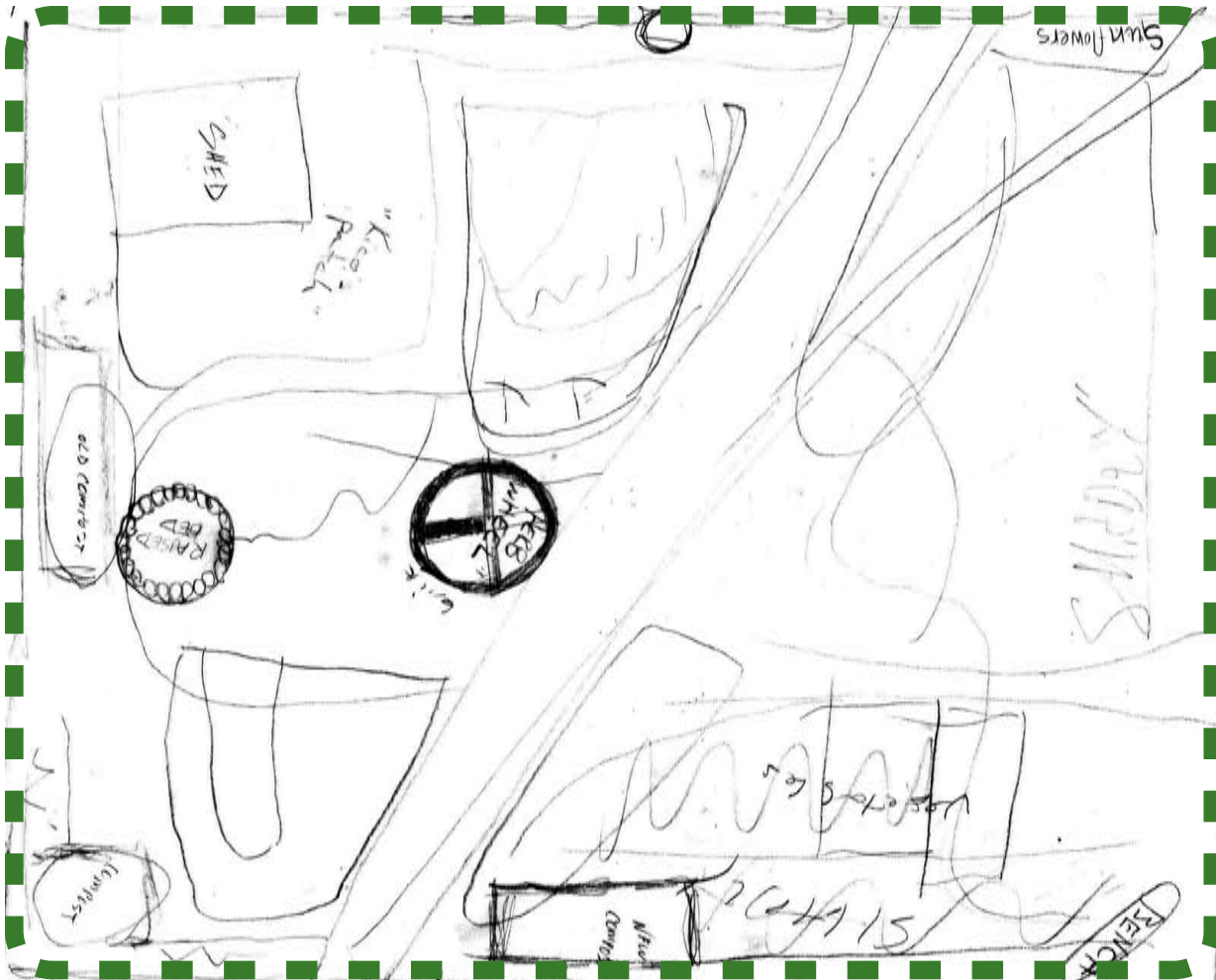
- the balance of uses (if mixed-use), density?
- the elements that are required, essential and/or desirable?
- what the development might 'look like'
- how green solutions might be incorporated

- how the site elements would relate to each other
- what would it feel like to 'be' there

They were then to establish an action strategy for the implementation of their concept, how the development would be accomplished, how the project might be funded, and who would be responsible for management and maintenance.

OUTCOMES

Group presentations: were made by a representative from each group. There was consistency in the solutions presented by each of the groups, however, there were some fundamental differences between those groups that opted for mixed-use development and community garden use for the entire property.

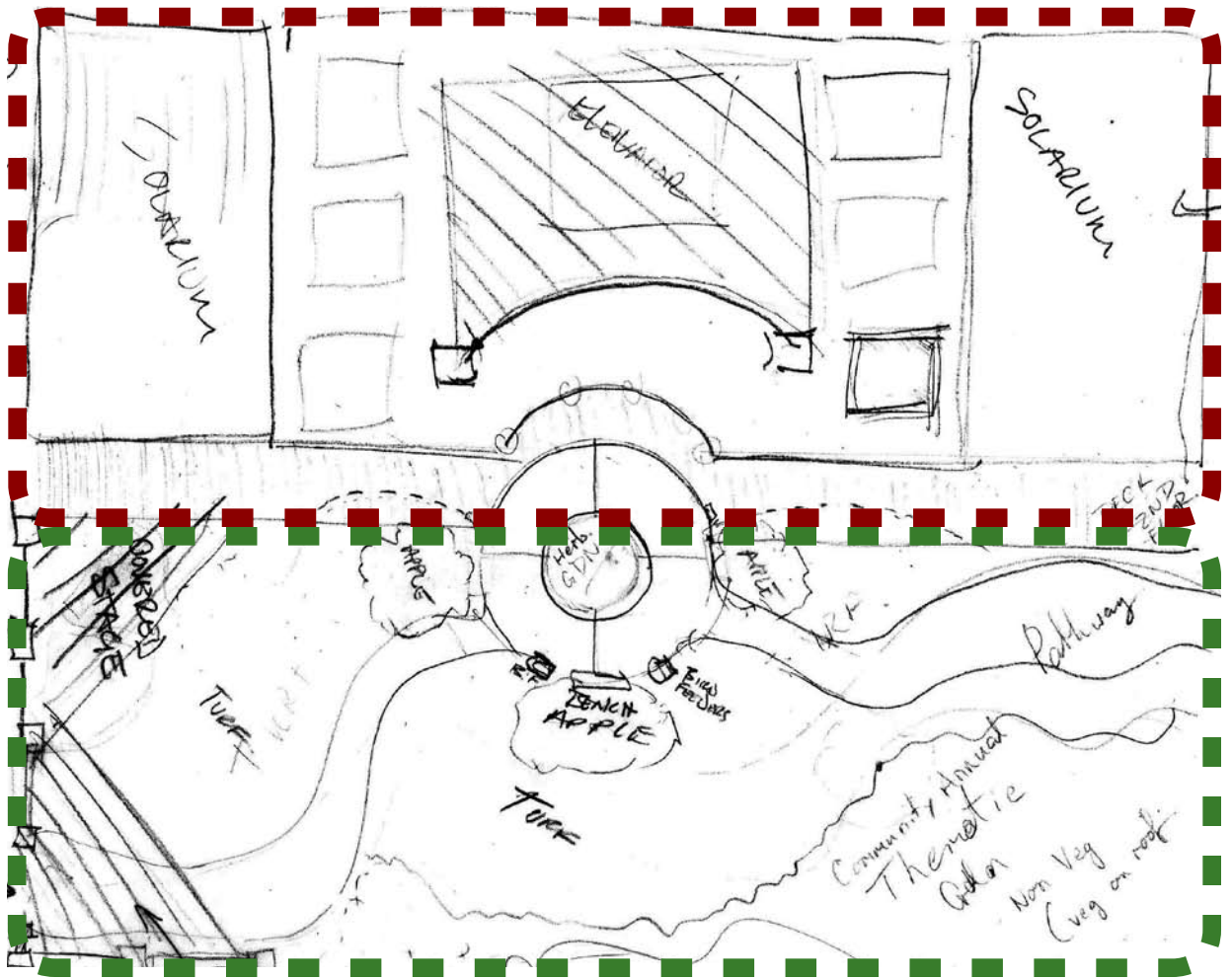


PURPLE GROUP

100% PUBLIC OPEN SPACE (MAINTAIN EXISTING GARDEN SPACE)

Suggestions for improvements include:

- mentorship program for new gardeners
- clean up and improve street presence along Sherbrook frontage
- improve aesthetic appeal to public
- potential partnership with Canadian Cancer Society or similar organization
- improve lighting on the property
- no commercial enterprise on the property



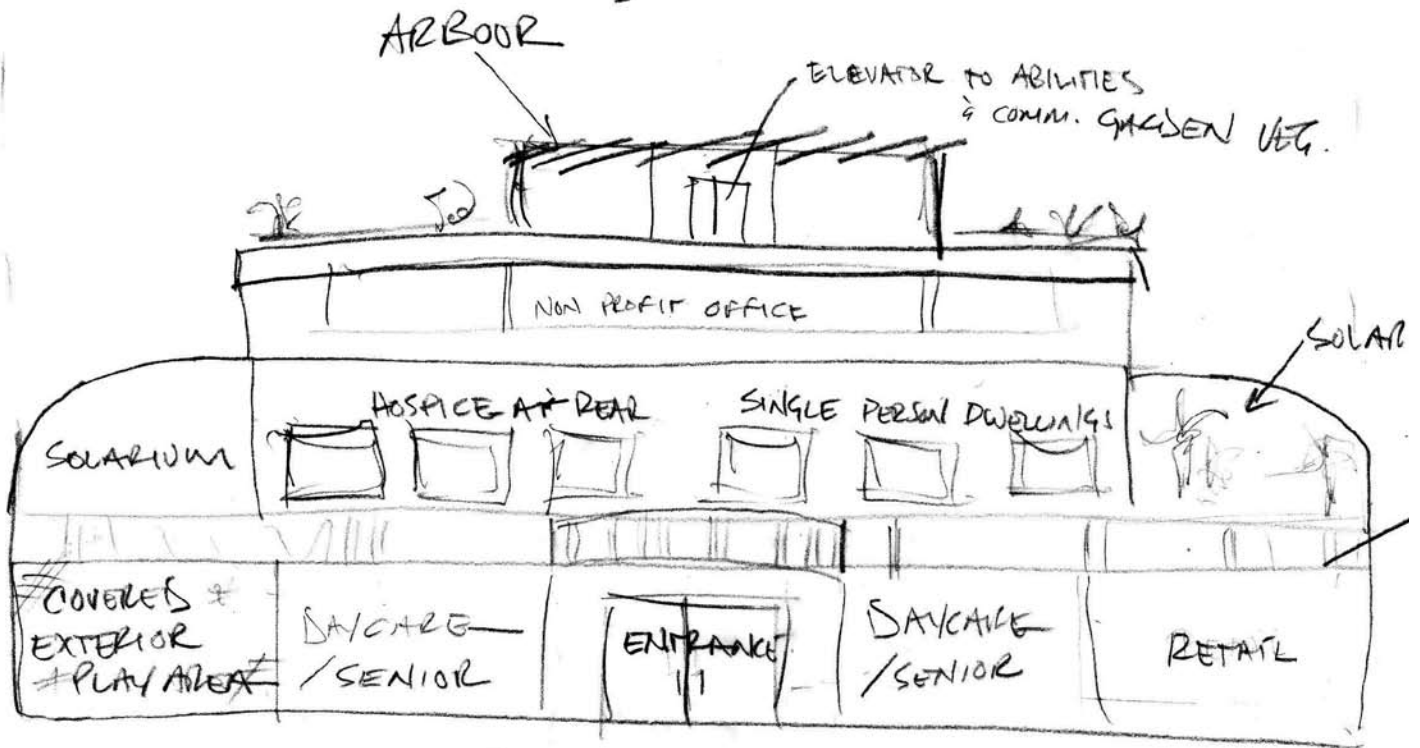
RED GROUP

50% PUBLIC OPEN SPACE + 50% MULTI-USE BUILDING FOOTPRINT

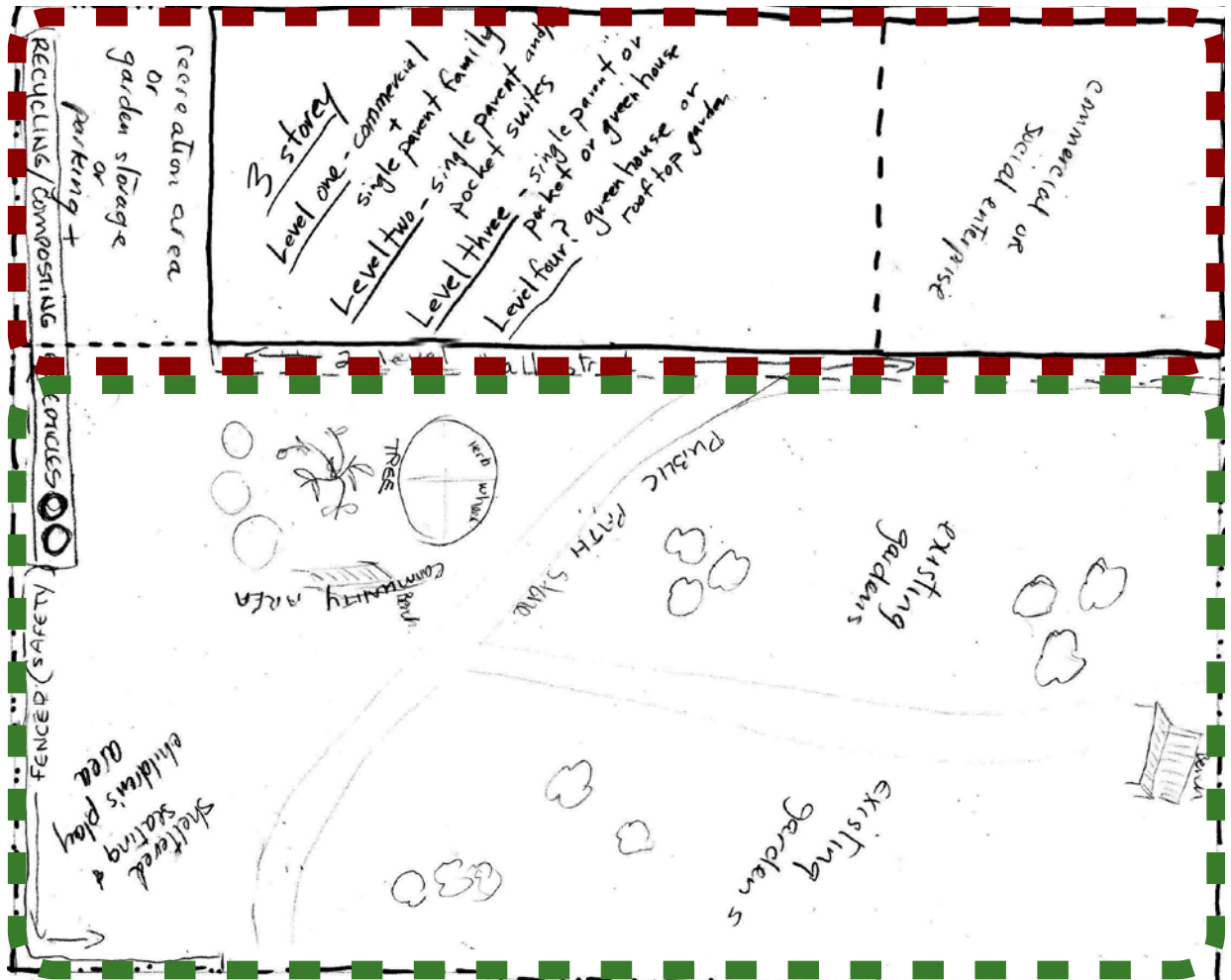
building:

- locate on shady side of property
- serve as eyes on the public space
- uses include: underground parking, non-profit retail, hospice, single-person residential, and daycare/seniors centre
- integrate with exterior spaces - roof garden, porch and deck

public open space:



- maintain pedestrian circulation
- establish a community gathering space
- incorporate edible planting and amenities such as bird feeders and seating
- communal annual thematic garden
- engage the whole community in gardening
- important considerations include: community participation, sustainable building practices, and a community gathering space



YELLOW GROUP

60% PUBLIC OPEN SPACE + 40% MULTI-USE BUILDING FOOTPRINT

building:

- multiple levels
- multi-use - ground floor: commercial and single parent residential, 2nd and 3rd floors: single parent residential or pocket suites, 4th floor: roof garden or greenhouse
- ground patio to integrate with public space
- veranda on 2nd level as private outdoor space for residents - 'eyes' on public space, maintain neighbourhood character

public open space:

- public path integrated with open space
- communal annual thematic garden
- engage whole community in gardening
- maintain all or some of existing gardens
- children's play space
- community gathering space connected to path system
- herb wheel focal point
- parking stalls off back lane can function as workspace for gardeners or recreation area (e.g. basketball)

7 SYNOPSIS and RECOMMENDATIONS

In assessing the results of the charrette, the facilitators noted that the groups were consistent in their referencing of the Guiding Principles that they had developed during Workshop Session 1.

Four of the five groups chose a mixed-use option, that included a multi-use building that housed residential, social enterprise business and/or community services, such as senior's centre or daycare facilities. Dedication of a good

portion of the property to a garden was consistent amongst all four of the groups.

One of the five groups chose to maintain the entire site as a community garden. They recommended improvements to the Sherbrook Street frontage for better curb appeal and improvements to the garden that would make it more accessible to the neighbourhood, for the benefit of the whole community.

	SITE ELEMENTS	PRIVATE PLOTS	PATHWAY	GATHERING SPACE	OPEN SPACE	CHILDREN'S AREA	COVERED AREA	EXHIBIT SPACE	VENDOR SPACE	STAGE	SKATING RINK	EDGE FEATURE	DISPLAY GARDEN	VEGETABLE GARDEN	NATURALIZED AREA	SEATING	COMPOSTING FACILITIES	WATER ACCESS	ENTRANCE FEATURE	PATIO	PLAY STRUCTURE	STORAGE FACILITY	BIRD FEEDERS	LIGHTING
PURPLE GROUP		*	*			*						*	*	*	*		*	*				*		*
YELLOW GROUP		*	*	*		*	*					*				*	*					*		
RED GROUP			*	*	*	*	*			*		*	*			*			*				*	
GREEN GROUP			*		*	*	*					*	*		*	*	*	*	*		*	*		
BLACK GROUP - PREFERRED		*	*			*			*			*	*	*		*				*				

RECOMMENDATIONS

Of the 46 participants, who participated during the 2 days, approximately 36 were in favour of a mixed-use development for the property. Assuming the participants represent a sample cross section of the West Broadway neighbourhood, the recommendation resulting from this process is to develop the property for mixed-use. The ultimate development of the property should incorporate a building with:

- housing units – single parent family/single/seniors/students
- community services – seniors centre, daycare, or other community space
- social enterprise business that serves the community
- public open space – community garden, gathering place, plaza space

MULTI-PURPOSE BUILDING	RESIDENTIAL UNITS	SOCIAL ENTERPRISE	OFFICE SPACE	RETAIL SPACE	COMMUNITY FACILITIES	DAYCARE	SENIORS' CENTRE	HOSPICE	ROOF GARDEN	DECK BALCONY	GREENHOUSE	PARKING
	*		*	*	*	*	*	*	*	*	*	*
	*	*	*	*		*	*	*	*	*	*	*
	*	*		*							*	
	*		*	*	*	*	*	*	*	*	*	*