

City of Winnipeg

Armstrong's Point Heritage Conservation District Study

Initial draft May 2016, HTFC Planning + Design



Updated fall 2018 by City of Winnipeg to align with requirements found in HCD By-law 87/18



Updates include a summary of public engagement, addition of Advisory Committee recommendation, and addition of proposed criteria for when heritage permit would be required





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Acknowledgements

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Figure 1: Map of Study Area

1.0 INTRODUCTION

The Armstrong's Point Heritage Conservation District Study builds on the City of Winnipeg's heritage resources planning and originated as a part of the Urban Design Branch's ongoing work to explore the creation of Heritage Conservation Districts for Winnipeg. The 2013 Heritage Conservation District Policy and Procedures Framework and Case Study for Armstrong's Point identified a mechanism to develop policies and procedures for the designation of areas that demonstrate special architectural or historic interest. The Case Study helped to determine the readiness for such districts beginning with preliminary consultation with residents of Armstrong's Point as a potential heritage conservation district.

Direction has been provided by Council to proceed with preparing a formal study and plan for Armstrong's Point as a Heritage Conservation District (HCD). In March 2015, a motion was passed by the City of Winnipeg's Stand Policy Committee to initiate a Request for Proposals process to retain a consultant team to undertake the preparation of a heritage conservation district study for Armstrong's Point and accompanying district plan and guidelines. The decision to move forward with the plan and guidelines portion will only be considered after Council has approved the findings and recommendations in the heritage conservation study.

1.1 Background



The conservation of heritage resources, whether archaeological, built or landscape, is an important recognition that the physical environment contributes to a community's unique identity and a sense of place. Protecting, conserving and interpreting those heritage resources leads to enhanced community recognition of the past social, economic and environmental forces that influenced its evolution. Understanding the past provides a solid foundation for planning for the future.

Conservation of heritage resources is not intended to stop the evolution of a place by freezing it in time or returning it to an earlier period. Rather, it is intended to manage change so that the heritage character of the place is understood and the changes that occur to extend its physical life safeguard its heritage values and attributes or character defining elements.

The *Standards and Guidelines for the Conservation of Historic in Canada* is a federal document that is referenced by the City of Winnipeg as current best practice in the field of heritage conservation. This document provides underlying principles and definitions to guide planning for the conservation of heritage resources. Key definitions for conservation, preservation, restoration and rehabilitation or adaptive reuse when used correctly provide clear direction for managing change.

See Appendix A for Glossary of Terms

This document lays out a straightforward process for studying, evaluating, and planning for the safeguarding and conservation of heritage properties. The preparation of a heritage conservation district Study inventories and evaluates the heritage resources in the district, and the Plan provides guidelines and direction for management. The plan provides a methodology for the review and approval for changes in the heritage conservation district and a list of exceptions that do not require approval to proceed.

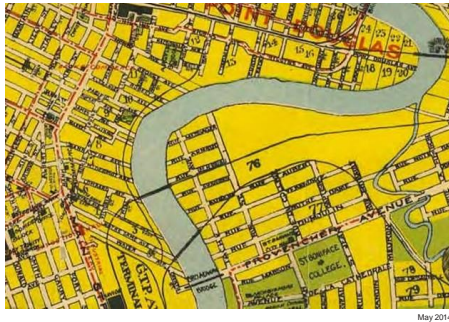
The study phase of the heritage conservation district process has several components: historical research to identify the social; economic and environmental forces that influenced the past development; field work to compose the list of character defining elements or heritage attributes that together contribute to the unique heritage character of the area; preparation of an inventory document with photos and description of each contributing resource; an evaluation of the heritage values and significance of the area and; community consultation to gain insight into the area.

It is important to note the Armstrong's Point Heritage Conservation District Study does not contain any guidelines, policies, restrictions or directions for property owners. Rather it positions the neighbourhood and City of Winnipeg for these matters to be reflected in the Heritage Conservation District Plan, which will be the second phase of this project. The study team will initiate work on the preparation of a Heritage Conservation District Plan for Armstrong's Point (locally known and referred to as the Point), following adoption of this report by Council, and authorization to proceed to the second phase of the project.

1.2 Winnipeg HCD Policies & Procedures Framework and Case Study



Winnipeg Heritage Conservation Districts
POLICIES & PROCEDURES FRAMEWORK



HTFC
In Association With:
SPAR Planning Services
Historyworks

Winnipeg

Figure 2: Procedures and Policies Framework



Winnipeg Heritage Conservation Districts
PHASE 2: Case Study - Armstrong's Point



HTFC
In Association With:
SPAR Planning Services
Historyworks

Winnipeg

Figure 3: Case Study

In 2013, the consultant team of HTFC, Historyworks, and SPAR Planning Services, prepared a 2-part HCD Policies and Procedures Framework and Case Study for the City of Winnipeg to examine heritage conservation districts in other jurisdictions and a viable model within the City's planning framework for enacting heritage districts in Winnipeg. The Framework used Armstrong's Point as a case study to illustrate a process from nomination through to heritage conservation district designation and examples of guidelines and policy implementation. This was an important first step in understanding both the City's and citizen's readiness and receptiveness to designating heritage conservation districts.

Dating back to the early 1980's, Armstrong's Point residents have provided significant impetus in requesting the City of Winnipeg planning department for a mechanism to recognize the district as a heritage area. Armstrong's Point community members continue to be highly involved and played a significant role in the 2013 preliminary study. Through participation in several workshops and meetings, residents came together to gain a clear understanding of the value of designation, a probable process by which designation could be made, and direction on the preferred approach for heritage designation for their neighbourhood as well as other future districts in Winnipeg.

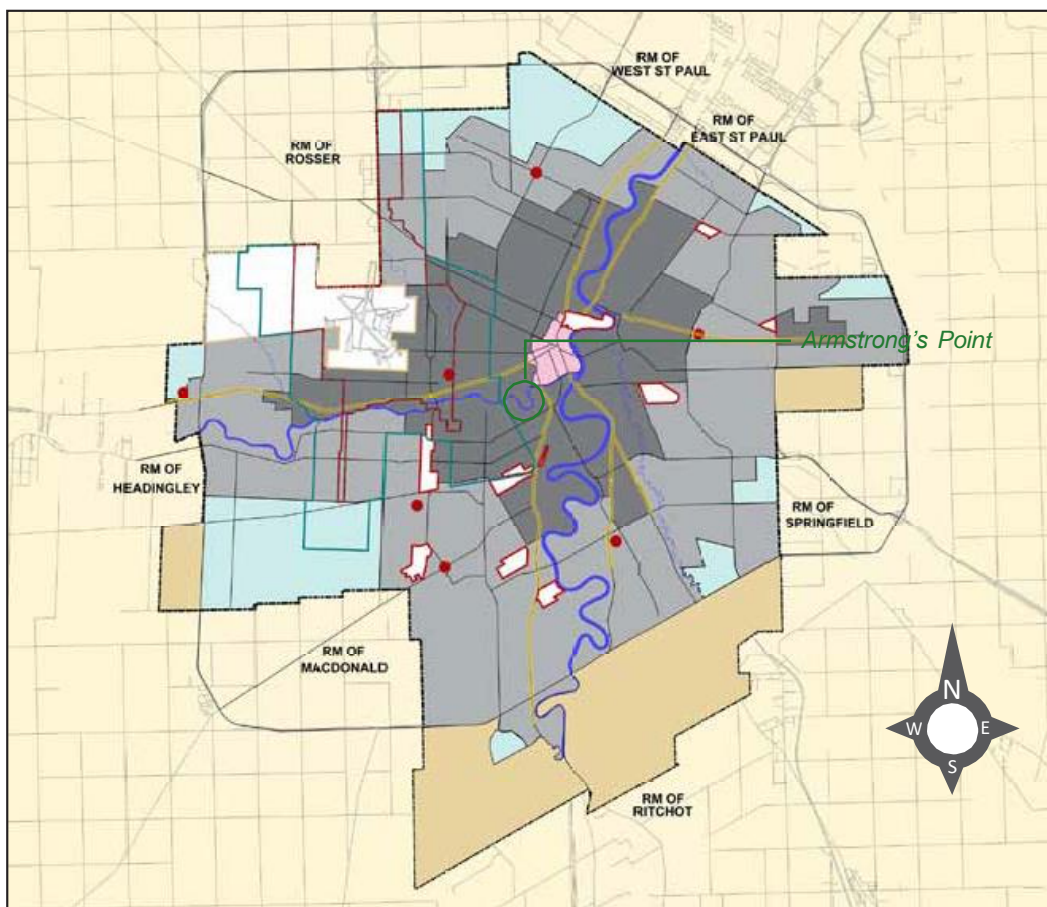
1.3 Purpose of this Heritage District Study

Designation of individual heritage properties focussing on their architectural details and historical associations has been a common practice in the City of Winnipeg for many years. Designating a collection of heritage resources as a heritage conservation district is a new initiative. A designated heritage conservation district allows for a broad consideration of the relationship of the public realm to private property, and the natural and cultural landscape features in addition to the built heritage resources. The character of a heritage district relies not only on the buildings but also the layout pattern at an overall scale of the neighbourhood and the smaller scale of the individual building lots. It allows












for the identification of a wide variety of character defining elements or heritage attributes including historic views, context and setting, circulation patterns, vegetation, spatial organization of lots and overall streetscape features. It recognizes that a heritage district as a unit is much more than a collection of individual buildings or features. It allows for an approach for management of change in the district that considers the overall scale and composition of the area as well as the individual details that contribute to the character.

Within a heritage conservation district there may be landmark structures or features that because of their heritage value and significance warrant individual designation. The list of heritage attributes of these properties would include a more detailed description of individual details and a concise statement of heritage significance.

Figure 4: City of Winnipeg - Urban Structure



LEGEND

					
Downtown	New Communities	Regional Mixed Use Corridor	Recent Communities	Airport Area	Airport Vicinity Protection Area 2
					
Major Redevelopment Sites	Regional Mixed Use Centre	Mature Communities	Rural and Agricultural	Airport Vicinity Protection Area 1	

Source: <http://now.winnipeg.ca/econdev/land-use> (Accessed March 2016)

The heritage conservation district may have these characteristics to have merit for designation:

- a concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;
- a framework of structured elements including major natural features such a topography, land form, landscapes, water courses and built form such as pathways and street patterns, landscape nodes or intersections, approaches and edges;
- a sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place;
- a distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.” (Ontario Heritage Tool Kit 2005, Heritage Conservation Districts, p.10).

Armstrong’s Point demonstrates through its defined boundary, its unique development history, its collection of distinctive buildings and their landscape settings and its overall heritage character that it meets these four criteria for designation as a heritage conservation district.

The goal of designation as a heritage district is to provide guidance to the public utilities and municipal departments who undertake work in the neighbourhood as well as to the private properties owners who live and work in the area. This guidance is provided with community engagement and input in a heritage conservation district plan, the second phase of work that will be undertaken. The study phase includes a description of the heritage resources found within the area and an evaluation of their heritage value and significance. The study is the foundation on which the plan for the future of the district is based.

1.4 Planning Policy Context

In contemplating the establishment of a Heritage Conservation District for Armstrong’s Point, it is important to consider the relationship between a future HCD Plan and other elements of Winnipeg’s legislative, policy, regulatory, and procedural planning framework. This is particularly significant in this case, since Armstrong’s Point will be Winnipeg’s first HCD—should the appropriate City committees give the go-ahead to proceed with plan preparation. In this section, each of the framework components are summarized, with the focus on those property development, land use, and built form aspects most relevant to the Armstrong’s Point HCD Study and Plan. Possible conflicts [that should be addressed] and potential opportunities [that could lead to stronger and more effective links to the broader planning framework] are identified. With care and attention, the HCD Plan will take the lead in effectively linking and synching property development, land use, and built form aspects as Armstrong’s Point continues to evolve. Specific responses to conflicts and opportunities will be determined in the HCD Plan.

Legislation

The City of Winnipeg Charter mandates that Winnipeg’s City Council adopt a development plan [referred to as “Plan Winnipeg” section 224]. Winnipeg’s current development plan [know as “OurWinnipeg”] was adopted in July 2011. The development plan must set out the City’s long-term plans and policies respecting:

- its purposes;
- its physical, social, environmental, and economic objectives;
- sustainable land uses and development;
- measures for implementing the plan; and
- other matters considered necessary or advisable.

Council also must pass zoning by-laws to control or prohibit the use of real property and development [section 236]. The Charter also prescribes the manner by which development proposals are reviewed and approved [sections 275 – 282]. Within this context, Council has adopted a more detailed by-law [“Development Procedures By-Law” No. 160/2011] that specifies responsibilities of a variety of Council committees, appointed boards and agencies, and staff members’ in reviewing development proposals and their advisory or decision-making authorities.



Figure 5: OurWinnipeg Planning Framework

Council may also adopt secondary plan by-laws to provide such objectives and actions as Council considers necessary or advisable to address—in a neighbourhood, district, or area of the city—any matter within a sphere of authority of the City, including matters dealt with in the development plan or pertaining to economic development or the enhancement or special protection of heritage resources or sensitive lands [section 234]. Council also has the authority to act through resolution [section 54] and has used this discretionary power to adopt local area development documents applicable to several areas of the city. Recently, Council has been granted the authority to “pass by-laws respecting...areas that council considers to be of special historic interest” [section 157.1] and on September 20, 2018 Council concurred in the recommendations of the Public Service and approved the Heritage Conservation Districts By-law 87/18.

There is little detail in the Charter regarding areas of historic interest, particularly when compared to the mandatory content prescribed for Winnipeg’s development plan, its zoning by-laws, and secondary

plans. Council's authority to pass heritage conservation district by-laws is located in the "Powers of the City" section that includes a broad range of authorities such as naming of streets, dealing with hazardous materials, designating disabled parking spaces, business licensing, building by-laws, condominium conversions, construction near rivers and streams, water supply, solid waste collection, land drainage measures, fire protection, and so forth. Of these additional spheres of jurisdiction, the power to restrict construction near rivers and streams is most relevant to Armstrong's Point given its location within an Assiniboine River meander ["Construction in Floodway and Floodway Fringe Areas" section 158].

Policy

OurWinnipeg fulfills Council's Charter obligation to adopt a development plan. A high level plan intended to articulate a community vision and provide direction across the full spectrum of civic services, OurWinnipeg "presents a 25-year vision for the entire city. It guides and informs, but does not replace, more detailed planning on specific topics for specific areas" [Introduction section].

As part of OurWinnipeg, four "Direction Strategies" were developed to provide "additional direction in key planning areas" [Introduction section]. Complete Communities is one of these direction strategies and is the only one adopted by Council as a separate by-law. Its focus is to "describe Winnipeg's physical characteristics and lay out a framework for the city's future physical growth and development by introducing an urban structure". The "Urban Structure Planning Tool" represents the foundation for future city growth and development. It distinguishes functional (e.g. "Mixed Use Centres", "Mixed Use Corridors", "Transit Corridors, "Rural and Agricultural"), temporal (e.g. "Mature Communities", "Recent Communities", "New Communities"), and opportunity (e.g. "Transformative Areas", "Major Redevelopment Sites") locations that are "based on their ability to accommodate growth and change".

Armstrong's Point is designated an "Area of Stability" in OurWinnipeg, one of a number of areas where moderate change is anticipated, in which are located some of the best opportunities to accommodate infill development, and in which to increase the range of housing for families and individuals within areas—and, in so doing, to take advantage of existing infrastructure, transit, and amenities such as local retail, schools, parks, and community services with the intent of creating more complete communities. Armstrong's Point is also considered a "Mature Community", a sub-set of Areas of Stability that includes neighbourhoods developed pre-1950, where new development is to be contextually suitable and "enhance and celebrate what makes the area unique", with intensification to occur in a manner that recognizes the existing form and the character of its location. This designation is in contrast to neighbouring areas, in particular to the Sherbrook-Maryland one-way couplet which exhibits characteristics of a "Mixed-Use Corridor"—such as convenient access to goods and services, high-level transit access, and opportunities for a range of commercial, employment, and higher density residential uses.

Winnipeg's city-wide secondary plan by-law—Complete Communities—expands on the policy direction for Mature Communities such as Armstrong's Point. Looking to the future, these areas are directed to strengthen public and active transportation while conserving the existing building stock, increasing housing choice, and maintaining neighbourhood character. Since Armstrong's Point is not located within the geographic area of a secondary plan by-law or local area planning document, area development, redevelopment, and conservation activities are not subject to area-specific policy guidance.

It should be noted, however, that the planning department was directed to undertake preliminary review and analysis through a planning study and determine whether a secondary plan for Armstrong's Point was warranted, under the department's annual "Secondary Plan Work Program" and to initiate this work during 2008. The "Armstrong's Point Planning Study" was submitted to City Centre Community Committee in April 2009. Although the planning study does not recommend that a secondary plan be prepared for the area given conditions present at the time, the study provides relevant background information for local stakeholders, potential investors and developers, and those involved in reviewing development proposals in Armstrong's Point. In this sense, the planning study was expected to lead to better investment and development review decisions.

In addition, the planning study recommends that Armstrong's Point be included within the boundaries of any future secondary planning process for the broader area along with a number of more immediate and short-term follow-up actions, including:

- investigate unique bulk provisions through a "Planned Development Overlay";
- investigate a heritage building density bonus in combination with historic building designation;
- introduce heritage conservation district incentives; and
- explore neighbourhood design guidelines for incentive purposes.

The 2009 planning study acknowledges that Armstrong's Point is at once a part of but also distinct from a larger functional area that includes the West Broadway neighbourhood and the Sherbrook-Maryland corridor.

Regulations

Armstrong's Point is zoned "R1-L" Residential Single-Family Large District under "Winnipeg Zoning By-Law" No. 200/2006. The general purposes of all residential districts are to:

- provide appropriately located areas for residential development that are consistent with the Complete Communities Direction Strategy and with standards for public health, safety, and general welfare;
- allow for a variety of housing types and community amenities that meet the diverse physical, economic, and social needs of residents;
- respect the scale and character of existing residential neighbourhoods and surrounding areas; and
- support the development of complete communities.

More specifically, single-family districts "are intended to accommodate primarily single-family residential development in lower-density areas" [Part 2, "Residential Districts – Purposes"]. The zoning regulations permit single-family dwellings and accommodate a variety of public uses (e.g. library, community centre) and institutional uses (e.g. school, neighbourhood care home) by way of conditional use. In addition, secondary suites and home-based businesses can be accommodated in conjunction with residential uses.

The "R1-L" Residential Single-Family Large District came into force-and-effect in March 2008. The "R1-L" zoning district is comparable to the former "R1-6" zoning that had been in effect since 1992. This district requires minimum lot area of 510 square meters (5500 square feet), with minimum lot width determined

on the basis of average widths of developed lots within 30 meters (100 feet) of any proposed new lot [Part 5, “Special Boundary Conditions”]. This averaging is intended to more accurately reflect established neighbourhood layouts and—when applied to Armstrong’s Point—usually results in substantial minimum lot widths.

The “R1-L” zoning district also imposes several development standards that together dictate the siting of buildings (e.g. principal dwelling, detached garages, garden sheds) and their scale. These standards include:

- maximum building height 10.5 meters;
- minimum setbacks to property lines (6 meter front; 1.2 meter side; 7.6 meter rear);
- maximum lot coverage (30%);
- maximum accessory building floor area (45 square meters);
- maximum fence heights (1.2 meter front; 2 meter rear).

Furthermore, the Part 5 “Front Yard Building Alignments” contextual tool requires that, where an existing street block has been developed in a manner at odds with the prescribed 6 meter (20 foot) minimum setback, new houses and additions be developed consistent with the average of the existing block’s setback. The averaging of block setbacks is intended to respect an established neighbourhood built form characteristic and—when applied to Armstrong’s Point—typically results in a much more significant front yard requirement.

Particularly since the Government of Manitoba cancelled building restriction caveats in 1985, Armstrong’s Point residents have initiated a number of efforts aimed at modifying neighbourhood zoning regulations. Since then there have been several Council approved neighbourhood-wide modifications and zoning changes. However, there is a continued desire for further neighbourhood planning. Nevertheless, Armstrong’s Point’s single-family zoning has been seen as a factor in preserving the neighbourhood’s distinctiveness.

The current zoning by-law introduces a variety of tools that can be used to tailor regulations to areas that exhibit distinct and valued characteristics—including “Planned Development Overlays” [Part 3 “Zoning Districts”]. It is important to understand that a “PDO-1” district overlays—or superimposes—area-specific regulations on top of the underlying zoning district or districts. It is important to note that an overlay’s initial implementation and ongoing success is very much dependent on its connection to its policy direction, typically articulated in a secondary plan (aka local area plan). This relationship is stressed in the zoning by-law’s “PDO-1” requirement that any proposed development rules in such an overlay must meet criteria that they:

- are to implement an adopted Secondary Plan or an area-wide plan;
- apply to land in more than one underlying base zoning district;
- are unique to the proposed area, and are not likely to be used in other areas of the City; and
- contain relatively minor changes to the permitted and conditional uses in the underlying zoning district and/or minor changes to permitted dimensional standards applicable to the underlying zoning district.

In addition to the regulation of property through zoning by-laws, the City of Winnipeg has acted on its authority to restrict development in proximity of its rivers and streams via its “Waterway By-Law”

No. 5888/92. This by-law requires that all forms of development (e.g. deposit, removal, alteration, or disturbance of any material; construction or demolition of a building; alteration of surface or sub-surface drainage; diversion of a waterway or alteration of a waterway channel) within 350 feet of the riverbed are subject to review in order to ensure that proposed works do not:

- restrict or impede surface or sub-surface water flow;
- endanger the stability of any land, including the bed of a waterway;
- cause land to slip into a waterway; or
- adversely alter the channel of a waterway.

With the close proximity of the Assiniboine River, alterations or improvements to a significant number of Armstrong's Point properties are subject to review under the waterway by-law.

1.5 Sources - Ontario Heritage Toolkit

In the 2013 HCD Policies and Procedures Framework, a comparative analysis was conducted to examine several heritage conservation district models from across North America. It was determined that province of Ontario's resources the *Ontario Tool Kit - A Guide to District Designation Under the Ontario Heritage Act and the Heritage Conservation Districts in Toronto – Procedures, Policies and Terms of Reference*, offer a clearly articulated series of steps throughout the study process that are easy to navigate and understood for both heritage professionals and community members. The Ontario study process is flexible enough to be modeled to suit many different types of districts (industrial, commercial, residential) and deemed appropriate for the City of Winnipeg. A recommendation was made to utilize the *Ontario Heritage Tool Kit* and the *Heritage Conservation Districts in Toronto* as guides in preparing the heritage conservation district case study process for Winnipeg.

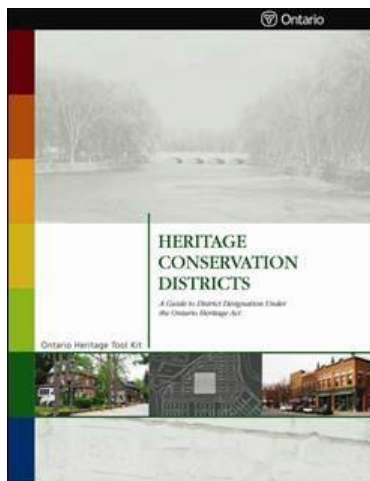


Figure 6: Ontario Heritage Toolkit

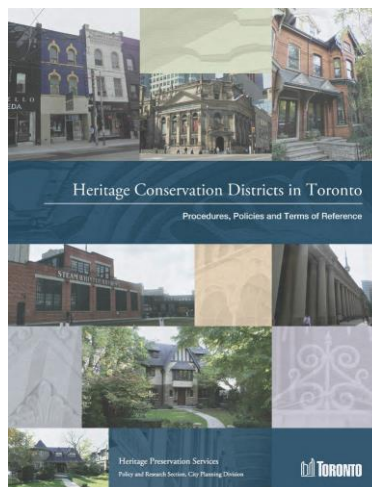


Figure 7: HCD's in Toronto

2.0 PUBLIC CONSULTATIONS AND COMMUNITY ENGAGEMENT

2.1 Community Outreach

A public engagement process for the Heritage Conservation District Designation Study was developed to:

- Inform residents of the City's approval to proceed with a study for heritage district designation and timeline for inventory;
- Refresh residents with the previous study work undertaken in 2013;
- Inform residents of the planning process and;
- Provide further opportunities for input into the Study and review of the inventory and final report.

A Project Bulletin was developed to provide participants with a common foundation of project background information. The Project Bulletin was delivered to all residents within Armstrong's Point as well as adjacent residences on Cornish Avenue. An invitation to attend a community workshop was also delivered at the same time. Posters advertising the community workshop were placed in the Cornish Library, at public poster boards on the Maryland Bridge, and at the workshop venue (Westminster United Church).

An in-person interview was conducted with Head of Administration of Westgate Mennonite Collegiate prior to the summer school closure. The meeting was to update the school administration of the Study process and invite participation from students in the process if teachers were interested in incorporating it into their curriculum.

The City of Winnipeg Office of Public Engagement developed a news release and circulated it to media announcing the project start up and workshop date.

The consultants provided information to a Project Website hosted on the City of Winnipeg's website in the Planning and Property Development section. The Project Website also provides the findings and final reports from the 2013 process.

Figure 9: Workshop Invitation

Please join us in a *Community Workshop* for the
Armstrong's Point
 Heritage Conservation District Study

date: Thursday October 15, 2015
 time: 6:30 - 8:30 pm
 location: Westminster United Church
 745 Westminster Avenue, Winnipeg, MB
 (Accessible Entrance)

RSVP by: October 12, 2015
 email: info@htfc.mb.ca
 phone: 204-944-9907

We look forward to presenting the findings of this summer's neighbourhood analysis and will review the next steps in the study and the development of the Heritage Conservation District Plan.

Hosted by: Facilitated by:

Do you have any historic photos or information of your property that you wish to share? Please bring it along and any material copied will be treated with care and returned. For additional information visit: <http://www.winnipeg.ca/ppd/planning>

Armstrong's Point Heritage Conservation District Study: Fall 2015 Project Bulletin

Armstrong's Point Heritage Conservation District: Update

The City of Winnipeg is presently conducting Phase Two of its Heritage Conservation District Study for Armstrong's Point. The next phase will build on the work completed in 2014, and will yield a Study and Plan tailored to Armstrong's Point, preparing users to conserve and celebrate the neighbourhood's character. Community meetings held in November 2015 and January 2016 investigated the possibility of Heritage Conservation District (HCD) designation within the City planning framework and used Armstrong's Point as an initial case study.

Meet the Team:
 Project Manager: City of Winnipeg - Jennifer Hansell, Senior Urban Designer

Consulting Team:
 HTFC - Planning + Design - Heather Crum, Maureen Riesen, Rachelle Kincaid
 Historyworks - Gabe Ryabakalski
 SP&M Planning Services - Mark Sandhurst
 Wendy Shearer Consulting - Wendy Shearer

What is a Heritage Conservation District?
 A Heritage Conservation District is an area with a distinct and special value or character that is considered culturally or historically significant. The purpose of an HCD designation is to provide special consideration to a historic district so that its historic assets are protected through change.

Why Armstrong's Point?
 Armstrong's Point is one of Winnipeg's outstanding neighbourhoods, steeped in history and containing a largely intact, cohesive stock of heritage homes. Some of the many reasons for the HCD investigation of Armstrong's Point are the Point's development and long associations with prominent Winnipeggers, unique streetscape and layout, distinct natural features and geographic boundaries, neighbourhood interest, broader community appreciation, and the City of Winnipeg's (past) heritage resource Management Plan.

What have we been doing so far?
 There has been a lot of activity on the study of a Heritage Conservation District for Armstrong's Point over the last few months. In mid-June, HCD Advisor Wendy Shearer came from Ontario to meet with the team and the City of Winnipeg. With experience conducting over 20 HCD plans for communities in southern Ontario, including Toronto, Wendy is well-versed in the process, benefits, and potential resident concerns in these types of projects. Together, the consultant team visited Armstrong's Point to confirm what information and details should be included in the district inventory that pertains to the built form, the landscape and the overall streetscape.

During July and August, HTFC and Historyworks prepared a comprehensive analysis of Armstrong's Point. The investigative work (historic research and inventory) serves as the foundation for the HCD Study process. The data collected of Armstrong's Point is derived from existing civic, academic, and archival information as well as direct field study.

Figure 8: Project Bulletin

Internal Stakeholders

The project team identified several departments within the City of Winnipeg essential to the Heritage Conservation District Designation planning process. A meeting was designed to bring representatives of various departments together to communicate internally the project goals, the objectives of an HCD, and the study and plan process. Representatives included the departments of urban forestry, public works, streets and transportation, urban design, naturalist services, parks, planning and corporate services. The meeting was held in advance of the community workshop to ensure that the consultants understood the various departments concerns and priorities in regard to heritage conservation district management.

2.2 Community Workshop

A community workshop was held on October 15, 2015 at Westminster United Church. Approximately 40 individuals, primarily Armstrong's Point residents, participated. It was anticipated that participation from the Armstrong's Point community would increase from the 2013 HCD Case Study workshop based on resident's interest to be involved the actual HCD study process. The outcome was a strong turn out of community members from previous workshops in addition to several new participants. This mix of 'informed' and new participants provided for good dialogue around the break out session tables.

The workshop objectives were to review the findings of the neighbourhood Inventory, confirm the district boundary, and review the draft Statement of Significance.

HTFC Planning & Design, along with the study team specialists, presented an orientation to the district Inventory document and a primer on several key definitions used within it. A preliminary analysis of what the information is beginning to reveal was shared, along with some new findings of Armstrong's Point in the context of Winnipeg's history and growth.

Workshop participants had an opportunity to join their neighbours at conversation tables to review the proposed Heritage Conservation District boundary, the draft Statement of Significance, as well as their individual property inventories. The consultant team gathered valuable feedback and input into each of these Study components. The process of advancing to a Plan phase for Armstrong's Point was also discussed.

A full summary of results from public consultations can be found in Section 7.0.

3.0 HCD: A RECOMMENDED BOUNDARY

3.1 Public Consultation and District Boundary Verification

In order to properly identify the Heritage Conservation District, its boundaries must be defined. The 2013 Case Study for Armstrong’s Point proposed a draft boundary that is clearly defined by the geographic location. The Assiniboine River on three sides defines the district: the western, southern and eastern side boundary, with the northern boundary proposed on Cornish Ave. In the Case Study, the boundary was indicated in the middle of the Assiniboine River to ensure the riverbank was included in the heritage conservation district. The northern boundary of the district on Cornish Avenue was indicated in the middle of the roadway to include the south side of Cornish street where the iconic gates are located.

The Case Study suggested draft boundary was presented to residents at the community workshop on October 15, 2015 for verification. Participants were asked to provide closer scrutiny of the proposed district boundary. Individual maps circulated to gather additional comments. Some participants suggested further refinement to the boundaries. The study team reviewed these suggestions. There was strong support for the northern boundary of the Heritage Conservation District to be redrawn to include the north side of Cornish Avenue and follow the extent of the property line of the Cornish Library adjacent to the Maryland Bridge and public sidewalk.

Some participants requested the northern and western boundary include the historic extent of Cornish Park across the Maryland Bridge. Others requested the inclusion of Munson Park across the Assiniboine River on the western boundary of the Point while others noted a preference for a large buffer area surrounding the entire district.

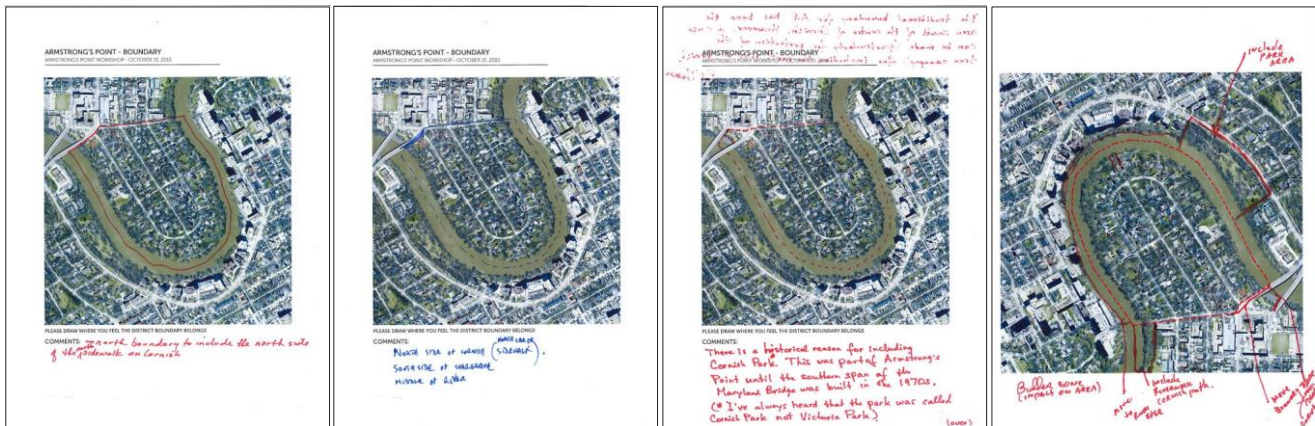


Figure 10: Community Input on HCD Boundary

3.1.1 District Boundary-2013 Case Study



3.1.2 Recommended New HC District Boundary





Figure 11: Cornish Avenue - District Boundary



Figure 12: Assiniboine River bounding Armstrong's Point

Conclusion

The proposed boundary appropriately contains the historic properties and features of Armstrong's Point as well as those that are of more recent origins (non-heritage within the last 40 years) but are included as important and contributing to the character of this area. For practical reasons, extending the northern boundary to the former Cornish Park site is problematic because the Maryland Bridge and Sherbrook Street are regional roads and major routes. It was also determined that the western boundary remain in the middle of the Assiniboine River and not include the far bank and Munson Park to the west. It is very probable that in the future, should a Heritage Conservation District be designated for the Crescentwood neighbourhood, that Munson Park would be considered for inclusion within its boundary.

4.0 DISTRICT CHARACTER AND HERITAGE ASSESSMENT

4.1 Introduction

During July and August of 2015 a comprehensive analysis of Armstrong's Point was prepared. This investigative work (historic research and inventory), serves as the foundation for the HCD Study process. The data collected of Armstrong's Point is derived from existing civic, academic, and archival information as well as direct field study.

4.2 Assessment Methodology

4.2.1 Historic Research

The study of this unique enclave has been greatly assisted by the methodical research conducted by Randy Rostecki who has painstakingly reviewed Land Title records, Parish Files, newspaper accounts and Assessment Records that resulted in his monograph *Armstrong's Point: a History* (see Study Resources in Appendix C).

The City of Winnipeg, Planning, Property and Development Department has also recorded much information on the area through their research on the history of several landmark properties. As well they have made available a treasure trove of photographs taken in the area since 1970.

The City of Winnipeg Archives and Record Control Branch provided access to building permits that start at 1900. These records provided the name of the owner, architect and builder up to the late 1920s. When available, this information was transcribed into the Study Inventory Surveys for Armstrong's Point. Later permits unfortunately do not provide the name of the architect, thus the Inventory is incomplete with these names.

The physical attributes for the district was also analyzed by using Fire Insurance Plan of Winnipeg, Manitoba, The Western Canada Fire Underwriters' Association, (April 1917-July 1918), and proved to be truly an invaluable source.



Figure 13: Compilation of literature and research on Armstrong's Point

4.2.2 Inventory Surveys

As part of a Heritage Conservation District Study, an inventory is typically undertaken to survey and record the heritage attributes of the district. Together, the consultant team and City of Winnipeg heritage planners, walked Armstrong's point to identify and confirm the information and details to be included in the district inventory that pertain to built form, landscape and overall streetscape. A set of inventory forms unique to Armstrong's Point was developed.

Inventory in the field involved a street side examination and photo documentation of each property and the public realm. The Inventory includes three parts: (i) built form and (ii) landscape features of each property; and (iii) overall streetscape and character of the place. The inventory of built form typically includes recorded dates of builds and architects/builders, architectural typology, property history if applicable and any existing heritage status. The landscape inventory includes a description of the layout of front yards and sidewalks, driveways, property delineation, trees, vegetation and ornamental plantings. The streetscape inventory describes the street layout and width, boulevards, sidewalks, trees, public utilities and lighting.

See Appendix I for complete property and street surveys.

4.2.3 Community Input

Following the community workshop held on October 15, 2015 (see Section 2.2), the draft HCD Study Inventory, as it pertains to the built form, landscape, and streetscapes was posted to the City of Winnipeg project website and a hard copy was made available for reference at the Cornish Library. The library also hosted as a drop-off/pick-up point for residents who wished to share historic photos or drawings, plans, or contribute additional information. Additional public feedback was received by telephone and email throughout the study.

One notable and interesting outcome from the community input came in the form of a leather satchel of letters, postcards, and photographs delivered to the consultant team. These documents, dating to the original owner of a home in Armstrong's Point, were found in the upper attic by a new owner of the home. While there was little information to be gained regarding the home construction, the correspondence proved to be an interesting lens into life in Winnipeg and Armstrong's Point in the early 1930's. Catching trains, waiting for the daily postal delivery, and trips to the cinema were vividly described.

4.3 Physiographic and Natural Context

4.3.1 Overview

Part of the understanding of historic settlement patterns and the cultural life of a society involves looking at how human behaviour has modified and valued the natural environment. The physical resources that make up the setting of a historic place include its geomorphology or topography, vegetation, availability of water, soils, climate and exposure. These aspects of the natural environment have created a unique physical setting in which settlement has occurred and understanding the environment of the area provides insight into past adaptation and use of the land.

Armstrong's Point is nestled in a 21.8 hectare area in a curve of the Assiniboine River less than 3.2 kilometers from the city centre. The natural park, which lured early residents with its vibrant biodiversity and seclusion, was formed by the river that surrounds the neighbourhood on 3 sides. The river, and its annual flooding, enrich the south sloping alluvial and lacustrine clay soil, providing nutrients to plant communities and the great sheltering timbers around the Point.

Though development and human disturbance have diminished the vegetative communities and stability of the riverbank throughout the years, the area still maintains a large stock of riverbottom riparian tree species that provide shelter and privacy from the rest of the city.

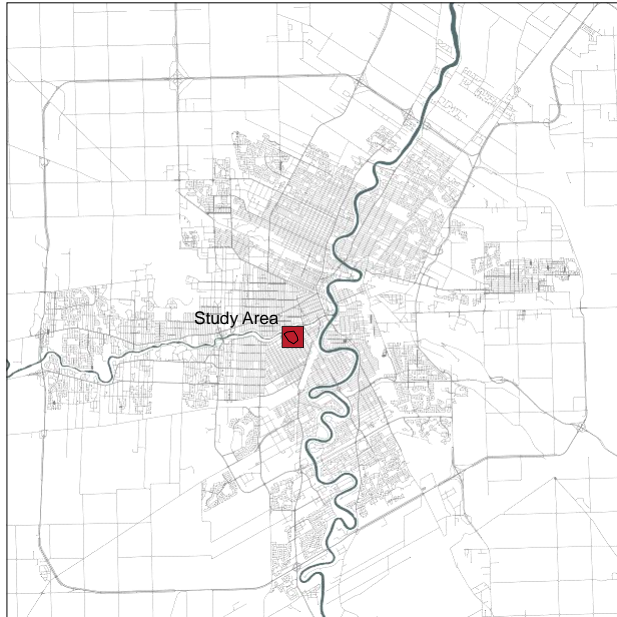


Figure 14: Context map, City of Winnipeg



Figure 15: Armstrong's Point Orthophoto



Natural Features:

1. Open Space / City Park
2. Riverbank Vegetation
3. Winter Skating Trail - (known as the "Rivertrail" when conditions permit)
4. Assiniboine River Parkway / Cornish Path (natural riverbank trail)
5. Boulevard Trees (primarily American elm)

4.3.2 Riparian Forest

Riparian forests are wooded areas adjacent to water bodies and serve as transition zones between aquatic and terrestrial environs. Riverbottom riparian ecosystems, which differ from typical riparian forests, become submerged for long periods of time each year as the river levels rise. In Armstrong's Point, West Blanchard Park has the last remaining fragment of reasonably intact riverbottom riparian habitat in the inner city (Armstrong's Point Tree Committee). In an effort to preserve the biodiversity and extend the longevity of the forest, the Armstrong's Point Association has initiated restoration and conservation activities, such as invasive species removal (European buckthorn).

4.3.3 Wildlife

An abundance of bird species are found within Armstrong's Point's rich vegetative wildlife habitat. Some species commonly found are: woodpeckers (pileated, downy, and hairy), hawks (Cooper's, harrier and Swainson's), finches, juncos, northern flicker, kestrels, redpolls, wrens, owls (snowy, great grey, barn, screech, and horned), robins, blue jays, thrushes, chickadees, Canada geese, mallards, wood ducks, and the occasional peregrine falcon, among many others.

Some other species of wildlife found in Armstrong's Point are beavers, red foxes, muskrats, woodchucks, bats, raccoons, deer, hares, squirrels, and rabbits.



4.3.4 Historical Tree Specimens

The trees of Armstrong's Point are a prominent defining characteristic of the place. The towering pre-architectural bur oak (*Quercus macrocarpa*) and American elm (*Ulmus americana*) lining each street are an irreplaceable fixture in the landscape. Unfortunately, many large elms are lost every year due to Dutch elm disease and the Armstrong's Point Tree Committee is working with the City to address tree succession planning. Armstrong's Point trees, some of which are over two centuries old, are an extremely important attribute to be considered in the HCD process.

Other common tree species found in Armstrong's Point are Manitoba maple (*Acer negundo*), basswood (*Tilia americana*), American elm (*Ulmus americana*), bur oak (*Quercus macrocarpa*), and spruce (*Picea*). On the banks of the Assiniboine River, large cottonwoods (*Populus deltoides*), a typical riparian tree species, are commonly found.

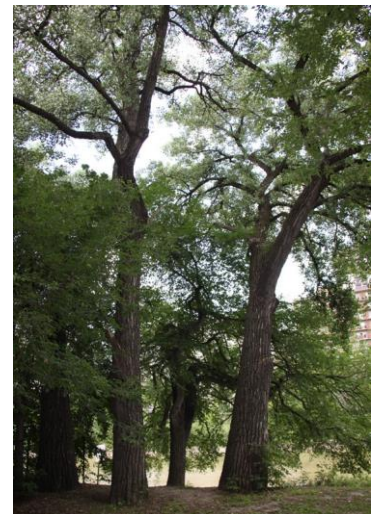




Figure 146: West Blanchard Park Riparian Forest



Figure 17: Riverbank (at Cornish Avenue)

4.4 History and Development

4.4.1 Overview

Armstrong's Point is a well-established and intact example that reflects its original residential development pattern. The area's history, architecture, cohesive streetscapes and natural landscape contribute to its being a highly valued urban district that is worthy of recognition and protection.

The cultural values of the district lie in its historical associations with many aspects of the city of Winnipeg's 20th century development. Its original development as a "picturesque" residential area for the city's early elite, followed by its waning due to declining economic conditions in Canada; the rise in property tax levels which led to the subdivision of some of the individual homes and lots; the renewed development of modest residential buildings through the post-World War II era, and finally to the present and a renewal of the neighbourhood's desire to preserve the best aspects of their community.

The development of the residential stock in the area is an encyclopaedia of the styles (ornamentation and mass) illustrative of the North American domestic residential design trends from the 1880s through to the 21st century.

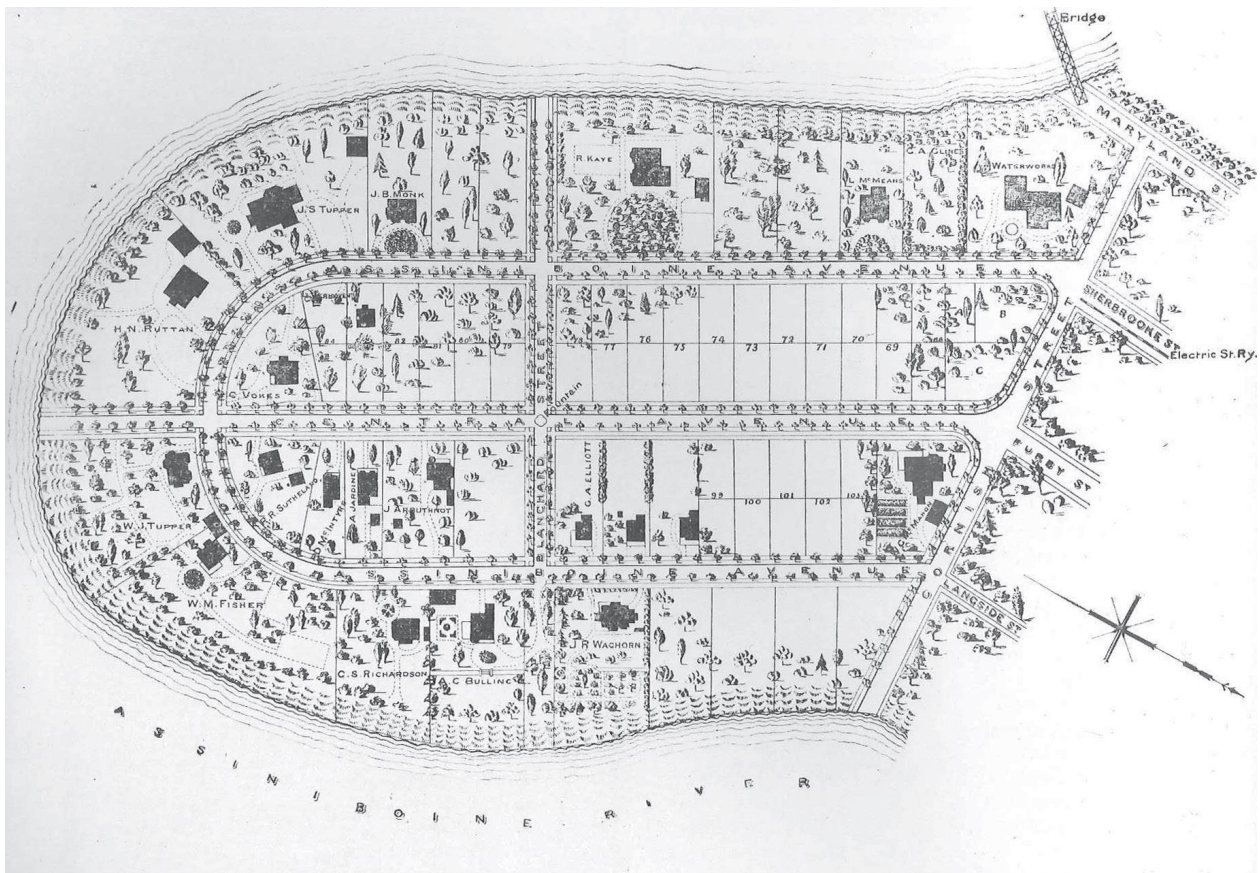


Fig 18: Map of Armstrong's Point c. 1903

4.4.2 Development History

The Assiniboine River snakes its way from Saskatchewan into Manitoba, then onto Winnipeg where it forms a major promontory before it empties into the Red River at the Forks. This large peninsula of 21.8 hectares has a unique history that illustrates the development of Winnipeg from the days of British rule to the explosion of post WWII need for housing across Canada.

There is unconfirmed evidence of Indigenous people spending time in this wooded and isolated point; and by 1840 the area was called Point au Peltier, so-named after a Métis resident. By 1848 the British government sent squads of British army pensioners to Red River, including Captain Foss, all of whom were promised a free grant of land in the tiny colony. Captain Foss received Allotment 55, the former Point au Peltier, and built the Point's first known house, a 11 x 6 meter dwelling.



Figure 19: Armstrong's Point on Map as Pt. au Peltier

In 1851 Captain Foss returned to England and the property was turned over to Captain Joseph Hill by the Hudson's Bay Company (HBC). The area was now called Captain Hill's Point. His stay here was short, for three years later, Hill was recalled to England for the Crimean War and left his batsman / subordinate, Private James Armstrong, who had fought in the Battle of Waterloo, in charge of the property until Hill's return.

By 1869 the Dominion of Canada took ownership of most of the HBC lands. Nothing had been heard from Hill over the ensuing years and the property had become known as Armstrong's Grove or Armstrong's Point.

In July 1873 James Armstrong sold the property to Francis E. Cornish, a local lawyer and Winnipeg's first Mayor (1874), for \$1,000. Believing that the sale of the land was not legitimate, Joseph Doupe, a local surveyor and engineer, and John Bredin, insurance agent, traveled to England to find Joseph Hill who was unaware that his property had been sold.

Hill returned to Winnipeg in 1880 and went to court to claim title to his land. He hired lawyer Sedley Blanchard to produce evidence that Armstrong was only the caretaker of the property. Blanchard's work was rewarded by having a street in the Point named after him.

While debate continued about the ownership of the property, the "Grove" as it was called, was used by church groups for children's Sunday activities including swimming, singing, croquet, and boating. The Winnipeg Field Battery used the Point to set up a manoeuvres camp site while the Grand Orange Lodge of Winnipeg celebrated the 12th of July with marches to the Point a "beautiful grove, shaded by oak and poplar".

Building Winnipeg

In December 1880, the first major development in the area occurred when the Winnipeg Waterworks Company was established as a private enterprise to supply water to the City of Winnipeg from a proposed pumping station located on the north bank of the Assiniboine River.

Hill established his ownership of the land and in April 1881, Hill sold the Point to John McDonald and E. Rothwell, land speculators, for \$28,000. J.W. Vaughan, Dominion Land Surveyor, immediately prepared a plan that subdivided the Point into 105 building lots. The area was now named “Victoria Place”. There were two major streets: Central Avenue and Assiniboine Avenue. Central Avenue was planned to be 40 meters wide with a central boulevard while Assiniboine Avenue was only 17 meters wide. The long-term hope of the developers was that Assiniboine Avenue, in the Hudson Bay Reserve, was to continue into the Point to become one long drive from Main Street.

In May 1881 a newspaper reported that Arthur. F. Eden, of the dry goods firm of Stobart, Eden and Company, bought six lots for \$1,000 each. Lots continued to be sold throughout that year including six purchased by the Winnipeg Waterworks Company.

1882 was the time of Winnipeg’s real estate boom period and city lots were being sold at a furious pace. In the Point, Arthur Eden, just recently married, started building his home (“Elmsley”, now 147 East Gate). His business partner Fred Stobart was building his home; several other homes were being planned. Victoria Place residents asked the City to build gates, a turnstile and a gate-keepers lodge at the entrances of Assiniboine and Central Avenues in order to discourage wandering cows from entering their area.

By the fall of that year, the market collapsed, and a number of property owners lost their lots to creditors.

The following year, Andrew G. F. Bannatyne, a long time Winnipeg merchant, started construction of his landmark Scottish baronial “castle” based on the drawings of local architects Rowan and Payne. Sickly and financially devastated, Bannatyne spent little time in his new home which was eventually sold in 1899 to James S. Tupper, a prominent lawyer and son of Sir Charles Tupper, a former Prime Minister of Canada.

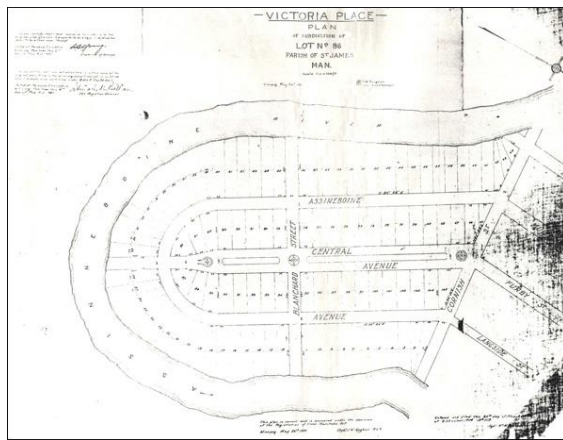


Figure 20: Plan for Victoria Place 1881



Figure 21: Former Bannatyne’s Castle ca. 1884

By the 1890s Armstrong's Point was still an isolated area, subdivided into large lots, with a limited number of large elegant homes in a wooded setting. For many years it also provided a sandy beach for people living in the area. Attempts made to have the City of Winnipeg connect Assiniboine Avenue from Main Street to Assiniboine Avenue in Armstrong's Point as a scenic drive failed. Concern was also expressed that a number of river front homes had sewer pipes draining into the river which created a stench and danger to people using the Assiniboine River in the area.

In 1894 the construction of the first Maryland Street Bridge opened up portions of Fort Rouge and made the Point more accessible. Other rival upper class residential areas such as Crescentwood eventually were developed. Two years later residents started petitioning City Hall for 1.2 meter plank sidewalks for portions of the Point which were approved.

In 1899 the City of Winnipeg purchased the Winnipeg Water Works Company for \$237,000. A contaminated water supply, low water levels in the summer and the national reputation of the city being the "Typhoid Capital of North America" forced the City to look at new options for a safer water supply. The facility on the Point was upgraded and a new water pumping station was built on McPhillips Street near Logan Ave which used artesian wells.

1903 saw Central Avenue reduced to a width of 25.6 metres, giving each residential lot more depth. Sewers and street paving was completed in 1904 in the Point by the City along with tree planting on Central Avenue.

Armstrong's Point resident George Elliott appeared at City Council asking for assistance from the City to control traffic on the Point. He described horses and automobiles racing down Assiniboine Avenue, the cars travelling at speeds up to "35 miles per hour" endangering the local residents.

A newspaper ad for another subdivision development explained that the increase in lot prices in Armstrong's Points was due to increased accessibility because of street cars; strict building restrictions; and available sewer and water facilities. By 1905 the area was still sparsely populated.

Slowly lots were bought and large homes were built. Resident millionaire Thomas Ryan, former mayor and prominent shoe and boot wholesaler, had a floating "bungalow (sic)" built that, on warm summer mornings, was used to have breakfast prepared by a chef



Figure 22: Armstrong's Point 1899

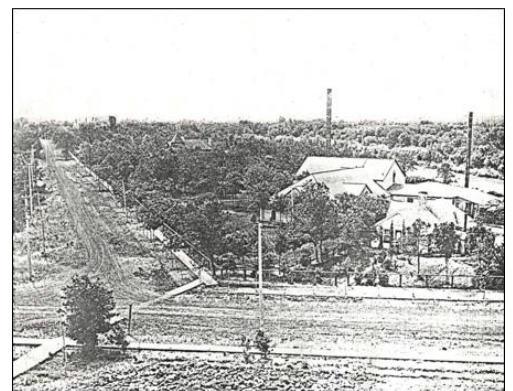


Figure 23: Armstrong's Point ca. 1900

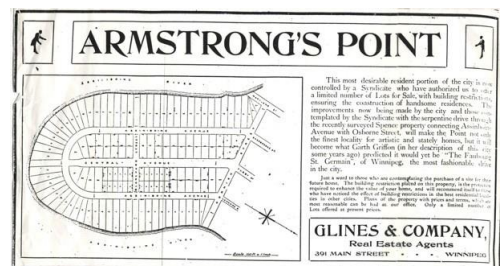


Figure 24: ca. 1903



Figure 25: 69 East Gate ca. 1908



Figure 26: Horse Drawn Carriages in Armstrong's Point. circa 1905



Figure 27: Armstrong's Point ca. 1908

brought in from Japan. It was docked at Ryan's home named "Ryandell" built in 1906 (5 East Gate.)

In 1910 a group of residents from Armstrong's Point appeared before a committee of Council requesting the construction of archways/gates on Cornish Avenue where Assiniboine and Central Avenue meet. The cost was to be borne by all residents of the district, not to exceed \$12,000 and to be paid off in seven years. Col. H. Ruttan, an Armstrong's Point resident and City Engineer, had plans prepared, as early as 1905, by his staff. He pointed out that in Chicago he had seen twenty or thirty such archways. For the City to borrow money to undertake this beautification project on behalf of residents required an amendment to the City's charter by the provincial government. The following year the Board of Control decided to call for tenders for the gates, which was awarded to the City's "Engineer of Construction" at a cost of just over \$7,000. Work began in the spring and was completed in the fall. The lights were electrified in the summer of 1912. That same year by-laws were passed based on the request of the residents that front yards have a 9.1 metre set-back on Central and Assiniboine Avenues and another by-law limiting front yards to a 6 metre set-back on Blanchard Avenue.

As well, the City's Board of Control issued instructions to City Departments that building permits not be issued in Armstrong's Point until proper sewer connections be made to properties emptying sewage into the river for which a study was underway. A developer threatened to sue the City since his plans for an apartment development had been approved by the building inspector. Some suggested this was a stall tactic to disallow this sort of development in the district.

On February 24, 1913 By-law No. 7639 was passed by City Council that prohibited apartment buildings and public garages from being built in Armstrong's Point.

Up to the beginning of World War I garden parties, teas, tennis matches, trap shooting, boating and cricket tournaments dominated the social pages of local newspapers as activities in the Point. After the war, only teas and receptions for marriages were mentioned.

Inter-War Era

Confusion regarding the addresses of homes in Armstrong's Point was cleared up when the residents chose East Gate, West Gate and Middle Gate as the names for Assiniboine and Central Avenue. A

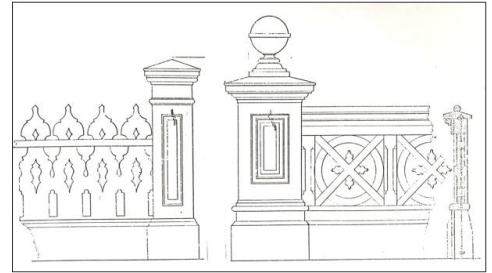


Figure 28: Detail for Cornish Gates 1873

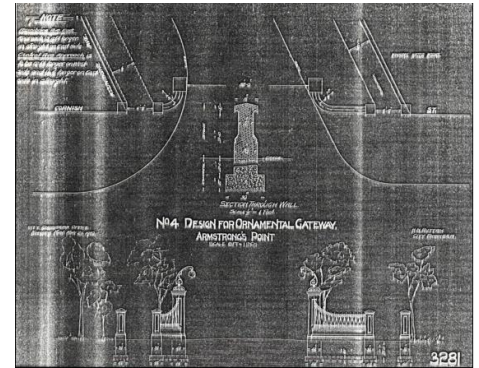


Figure 29: Plan for Cornish Gates 1910



Figure 30: Ornamental Cornish Gates

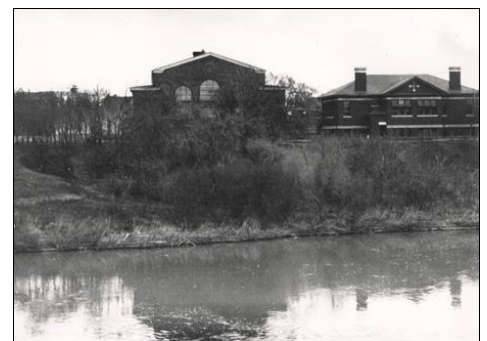


Figure 31: Cornish Bath and Library 1915

by-law was passed in June 1914 making the street names official; the numbering of buildings was resolved later that year. That same year plans were prepared for a public pool and library on land that was formerly the site of the Winnipeg Waterworks now called Cornish Park.

In 1920 a by-law was passed to replace Maryland Bridge because of the dramatic increase in traffic resulting from the development of new residential areas in Fort Rouge, Crescentwood, River Heights and Tuxedo. Author Randy R. Rostecki points out that building mansions in the Point ended in 1921 but a big turnover of residents continued into the 1950s.

A Winnipeg Tribune editorial “Locking the Stable Door” printed on September 18, 1929 pointed out that in Armstrong’s Point, the residents had not requested City Council to declare the area “a first class residential district” under the newly adopted zoning by-law. This allowed a boys’ school (Ravenscourt School for Boys) to open in the Point in the former Bannatyne’s Castle and that it was too late to prevent this type of activity.

The 1930s saw many structural issues in homes along the Assiniboine River bank starting to become serious. This, combined with the difficult economic times and high taxation rates, resulted in a number of vacancies and property sales in the Point. With no buyers, demolition was a reality.

In 1935 a zoning by-law was passed for the district since an application for turning a residence into a private girls’ school was denied. The boys school at the Bannatyne’s Castle moved to another area of the city and the Convent of the Sacred Heart opened a girls’ school in the former Ravenscourt facility on September 8th 1935.

As the housing shortage continued in Canada and Ottawa adopted the Home Improvement Loans Guarantee Act (1937) to provide employment and needed housing in urban areas. City Council, in 1937, passed a by-law that provided a tax exemption of up to \$2,000 on repairs and alterations to existing buildings. The result was that many large homes in the Point were turned into duplexes.

In May 1941 the City zoning board refused an application



Figure 32: Maryland Bridge built 1894



Figure 33: Second Maryland Bridge built 1920

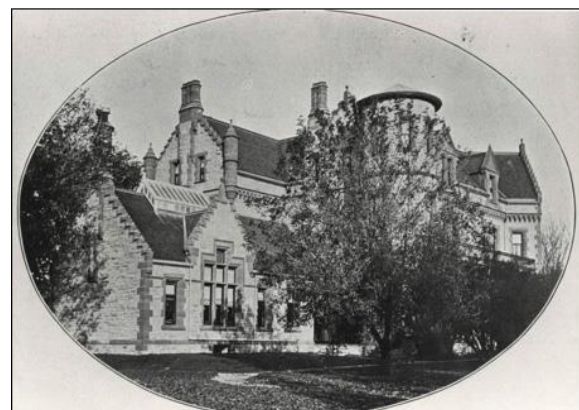


Figure 34: Bannatynes Castle (later Ravenscourt School) 1903

to operate a guest or boarding house in Armstrong's Point. The application was for 6 East Gate to provide meals and lodging for up to nine persons. A large delegation of residents turned out to oppose the application.

Mid Century Years

Beginning in 1944 through to 1962, Fred May, a Winnipeg contractor, began buying lots in the area that the City had for sale. A number of properties had come into the possession of the City due to tax arrears which resulted in a larger properties being subdivided into smaller lots. This enabled May to be one of the most significant developers of residential properties in Armstrong's Point.

The spring of 1950 saw the major Winnipeg flood. Water covered parts of East Gate, Middle Gate and a small portion of West Gate. Several basements had up to 2.1 meters of water including Bannatyne's Castle, which the City acquired in 1949 for back taxes. After many attempts to find a new owner and use for the property, the house was demolished and the City created six lots.

The ongoing erosion of the existing charm of the Point resulted in the Armstrong's Point Association (APA) formed in 1955 "To protect the character and status of Armstrong's Point as a First Class R1 Residential Area."

Present

In the early 1980s, Armstrong's Point residents talked to the City's Planning Department about having the Point recognized as a heritage area. No mechanism was available to do this in the existing City of Winnipeg Act which was enabled by the provincial government. A number of neighbourhood properties were placed on the Buildings Conservation List under the terms of the then Historical Buildings By-law 1774/77 (as amended).



Figure 35: 1956 bungalow on West Gate



Figure 36: 145 Middle Gate 1901

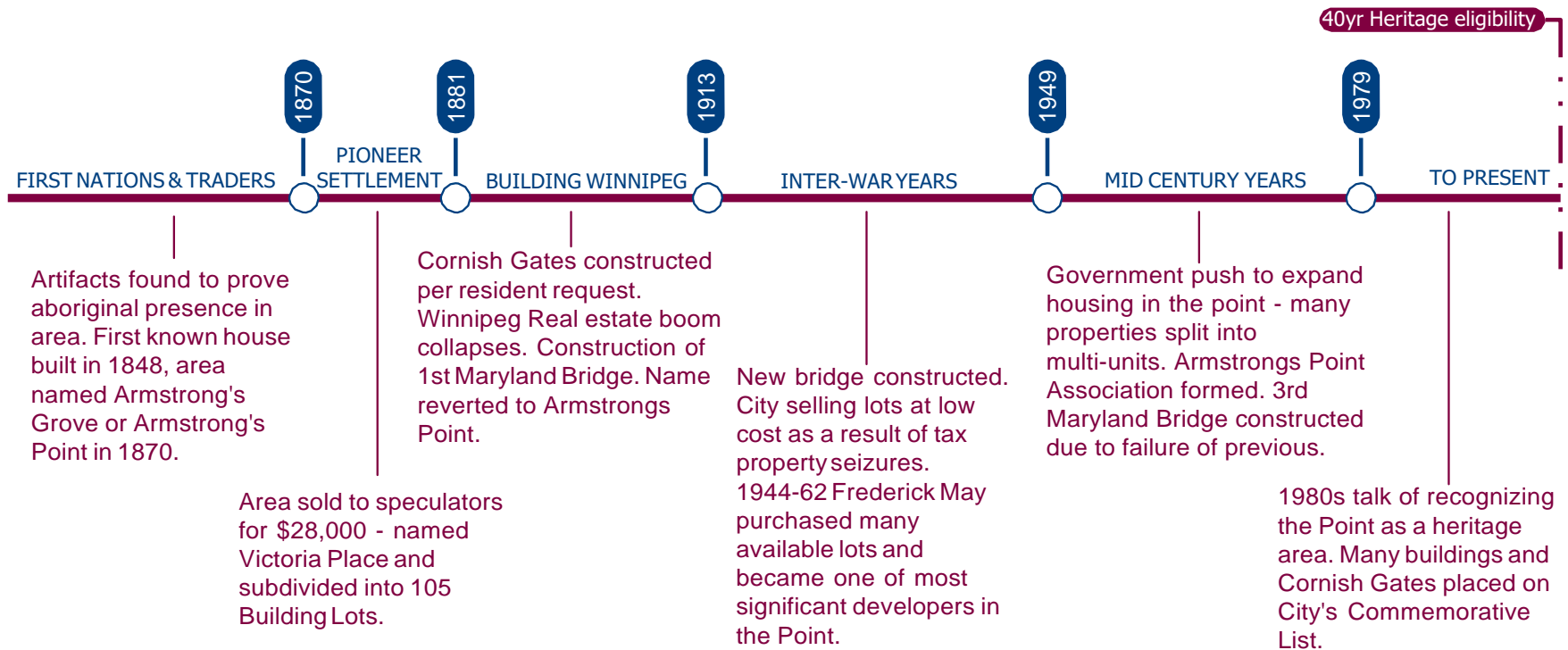


Figure 37: 145 Middle Gate 2015

Conclusion

The early development pattern of Armstrong's Point is still highly visible today, even though the area has evolved with the ongoing subdivision of the original lots.

Timeline of Armstrong's Point pertaining to Development Eras

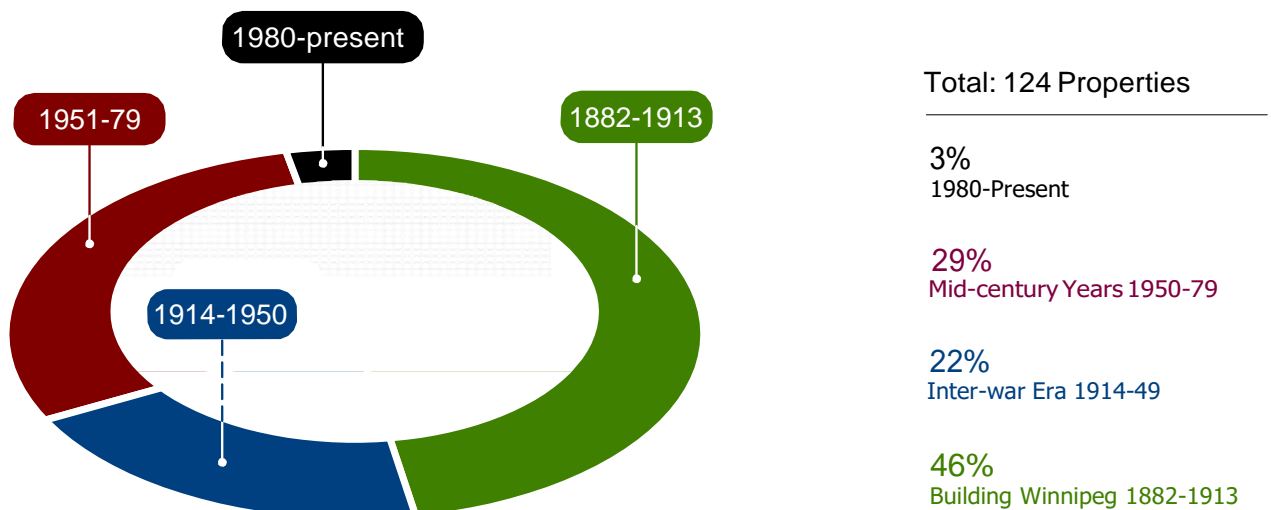


4.4.3 Key Development Eras

In the absence of a Winnipeg Thematic Framework and Historic Context Statement, the works of Winnipeg historians Alan Artibise and Ruben Bellan were consulted along with the writings of Randy Rostecki to arrive at time periods that show not only the changing nature of Armstrong's Point but also the city of Winnipeg as well. These writings about the city contributed to the final categories used.

The development eras in the following figure show the transformation in the occupation of the Point, the changing economic times in Winnipeg, and thus the Point, the variation in the type of homes built in the area, and finally the ongoing pursuit of Winnipeggers and the local residents to conserve this neighbourhood's unique qualities

Figure 38: Properties constructed per Development Era



4.5 Landscape Context and Character



Figure 39: 54 West Gate Landscape and brick pillars



Figure 40: 94 Middle Gate Landscape

4.5.1 Overview of Landscape Character

In the late nineteenth and early twentieth century the layout of the residential property followed common design principles:

The residence was placed in the centre of the lot with a spacious front lawn area within the public view of the street. This lawn was frequently accented with individual specimen trees or ornamental planting beds composed of shrubs and perennials. The façade of the house was frequently rich in architectural detailing so that dense foundation plantings that obscured the view of the lower level of the residence were not common.

The view of the front entrance of the residence was usually enhanced by a direct walkway connection to the public sidewalk which ran across the frontage.

Beginning in the early 1900's as automobiles became numerous, a single width driveway led past the side of the house and led to a separate garage in the rear yard. Garages were typically wide enough for a single car. Cars that were parked outside the garage were typically parked in the driveway behind the front wall of the house.

The side yards and the rear yard property line were frequently fenced and or defined with hedging or shrub borders. As well the front property line was also generally lined with a low ornamental fence or wood or metal or hedging which was regularly pruned to maintain a formal appearance. The front yard was primarily a green open space with only a small percentage of it paved for circulation. The layout of the lots and siting of the buildings was intended to create a generous landscaped setting for each of the two and two and a half storey residences that varied significantly in their architectural styles. The landscape context provided the unity and neighbourhood character that connected this variety in building details.

As the twentieth century progressed, new residential building styles of bungalows or ranch style houses were common. In many cases, the garage became an integral part of the building forming a part of

the front façade. Many garages while attached to the main house were set back from the front façade maintaining the secondary function of the garage. Parking of vehicles outside the garage took place tandem fashion in the single width driveway in front and to the side of the house.

The newer architectural styles featured a prominent front entrance and tall foundation plantings to increase the horizontal lines of the house. The treatment of the front yard remained open with individual specimen trees. The side and rear property yards were typically fenced to ensure privacy in the newly popular outdoor living spaces created by patios and decks.

In the late twentieth century newer architectural styles moved the accommodation of vehicles from a secondary location at the rear of the property or setback from the front façade to a primary location in front of the front façade. The size of garage increased and the driveway parking locations moved closer to the street. This change in design has increased the amount of hard landscaping in the front yard and is at odds with the overall landscape character found in Armstrong's Point. At the present time these deviations from the traditional pattern of locating parking beside or behind the front façade of the residence to one of accommodating parking in the front yard on increased hard paving surfaces or in garages located in front of the front façade of the residence are very few in number. There are some examples of where there has been a reduction of paving for vehicles and the creative use of a variety of paving.

Conclusion

Despite the limited additions to the neighbourhood in the recent past, there is little deviation from the original landscape design traditions of the nineteenth and early twentieth century and therefore the landscape character of Armstrong's Point continues to provide a cohesive framework for a diverse collection of buildings.

4.6 Streetscape

4.6.1 Streetscape Composition and Character

The contribution of the streetscape to the overall visual character and heritage value of Armstrong's Point is extremely significant. The streetscape is made up of many individual components which together form a heritage resource that is worthy of conservation. The makeup of the streetscape includes not only the public road allowance with its wide grass boulevards, regularly spaced street trees and narrower pavement widths but also the landscaped front yards of private properties visible from the street. Together, these components provide a visual appearance for the district landscape that is dominated by open lawns and vegetation. The abundant street trees frame the views along the streets and direct the movement forward of both pedestrians and vehicles.

The first plan for the street layout within the district, then called Victoria Place was created in 1881 and shows an ordered and formal layout of building lots along 3 streets that extend from Cornish St.(now named Cornish Ave.) throughout the Point. The alignment design remains unchanged in the plan of 1903 with the exception of the removal of the centre median and circular island display beds from Central Ave. (now named Middle Gate). Since its inception, the vision for the street pattern reflected the physical layout of the Point as an promontory surrounded by the river on 3 sides. By the 1903 date the Maryland St. bridge was built which carried through traffic along the perimeter edge of Armstrong's Point which further reinforced the scale and feeling of the area as an enclave. The 1903 plan illustrates

the vision for the area with generously sized building lots fronting on an equally generously sized road allowance. Within the wide road allowance, the illustrative plan shows the comprehensive street tree planting strategy for the area. The mature trees evident today are a result of the implementation of this strategy. The street trees remain one of the areas most distinctive heritage features. The importance of the street tree planting is evident in historic photos that show where street trees were installed close to the sidewalk. The sidewalk was frequently notched to provide adequate room for the tree's root zone. This unique detail is still found in the district today.

There are 2 larger properties that do not have a residential land use and this impacts on the streetscape character in these areas. The Cornish Library (a Carnegie Library) is highly visible from West Gate and Cornish Ave. as it is set back from the street and fronts onto an open lawn. This reinforces the library as a major landmark at the entrance to the district.

The large property at 86 Westgate has been used as a school site since 1949, first as a girls convent school and since 1964 as Westgate Mennonite Collegiate. Many additions and alterations to the architecture on the property have been made since then with the most recent in 1990 with the demolition of the 1901 section. As a result of these changes, the property contains large open space areas and parking generally visible from the street and a section of the frontage that is lined with an unadorned brick façade. The setback of this building although narrower than adjacent residential properties contains a collection of trees and shrubs which helps in reducing the impact of this structure as part of the view along the street.

The detailed inventory sheets (see in Appendix I) that have been completed for each section of the streets in the district reveal a very consistent collection of features: pavement widths of approximately 7.5 m. in width which can frequently accommodate on street parking on one side; concrete curbs; sidewalks of approximately 1.5-1.8m in width on at least one side of the street; an extensive street tree collection of both mature and more recent trees; and wide grass boulevards with utility poles and street lights. Frequently, there are ornamental pillars, decorative fencing and low retaining walls that mark the edge of the private lot and these add visual interest to the streetscape. Blanchard Avenue is the exception in that there are no sidewalks on either side of the street. However it does have several mature street trees and wide grass boulevards similar to the other district streets and as a result it contributes to the cohesive visual character of the district.

The narrower width of the roadway and the frequency of parking cars contribute to traffic calming and enhancing the area as a place that is very comfortable for pedestrians.



Figure 41: Sherbrook Street



Figure 42: Cornish Avenue



Figure 43: Middle Gate



Figure 44: Blanchard Avenue

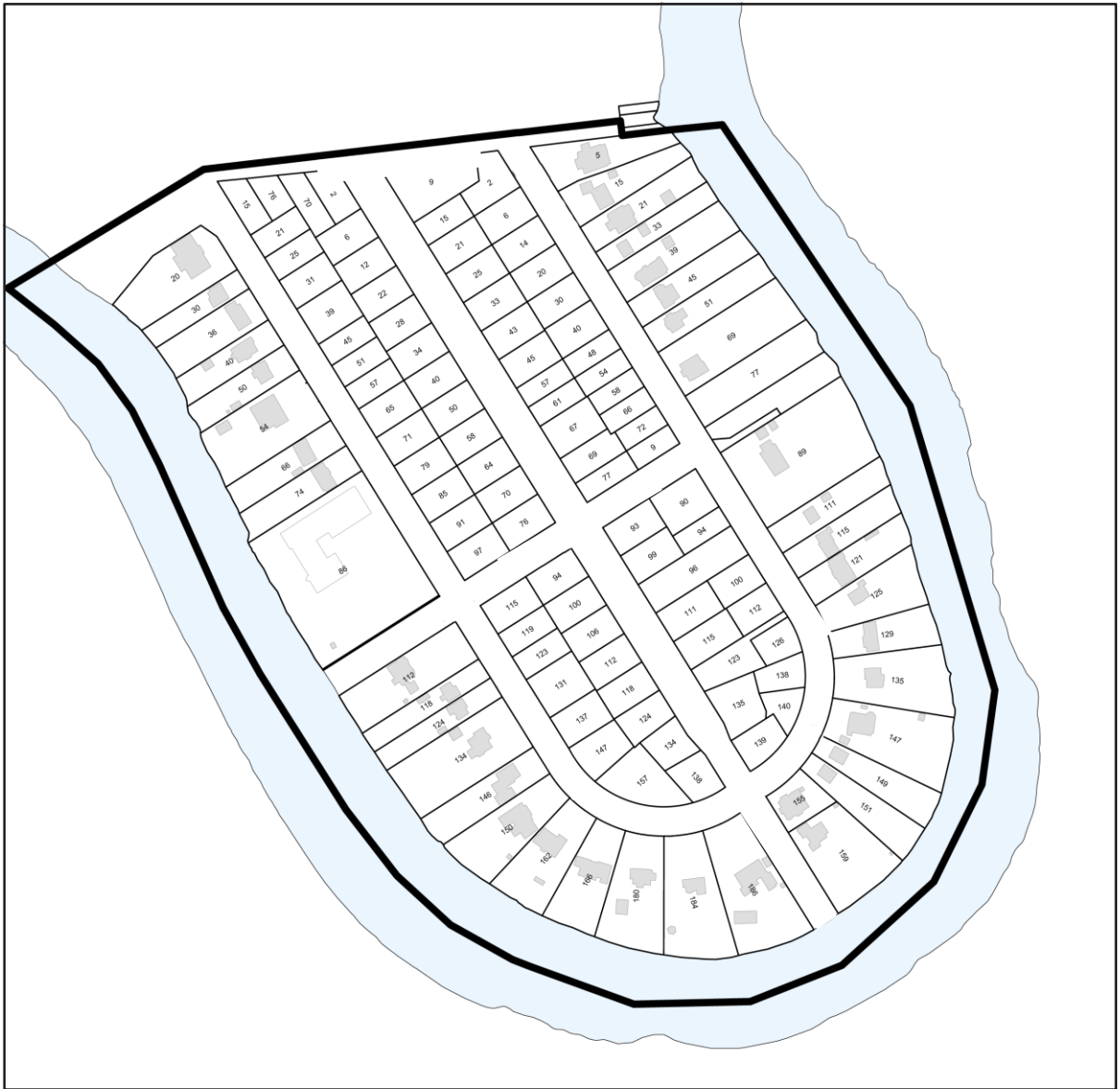


Figure 45: West Gate

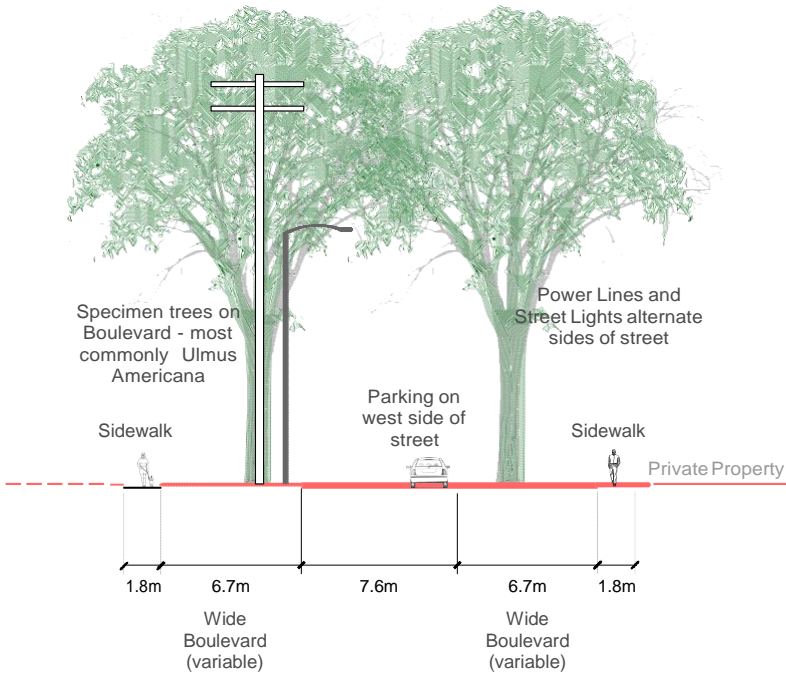


Figure 46: West Blanchard Park

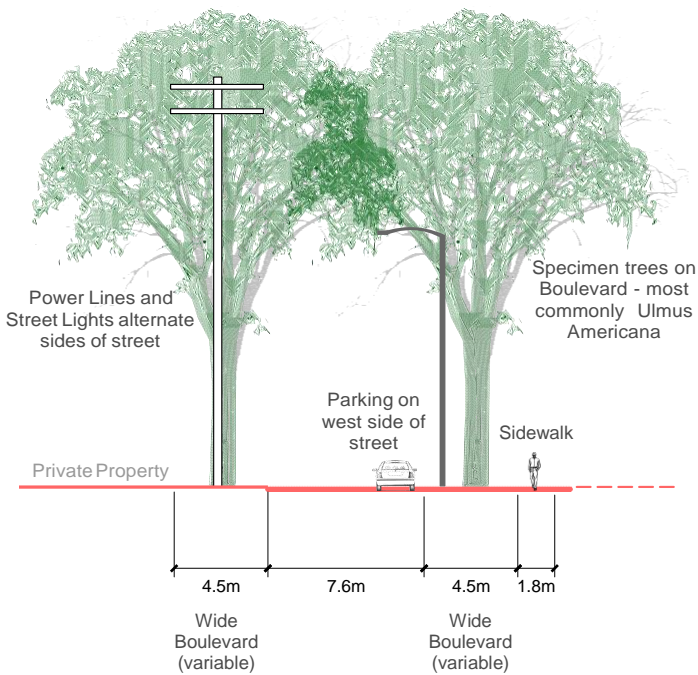
Figure 47: Armstrong's Point Street Plan



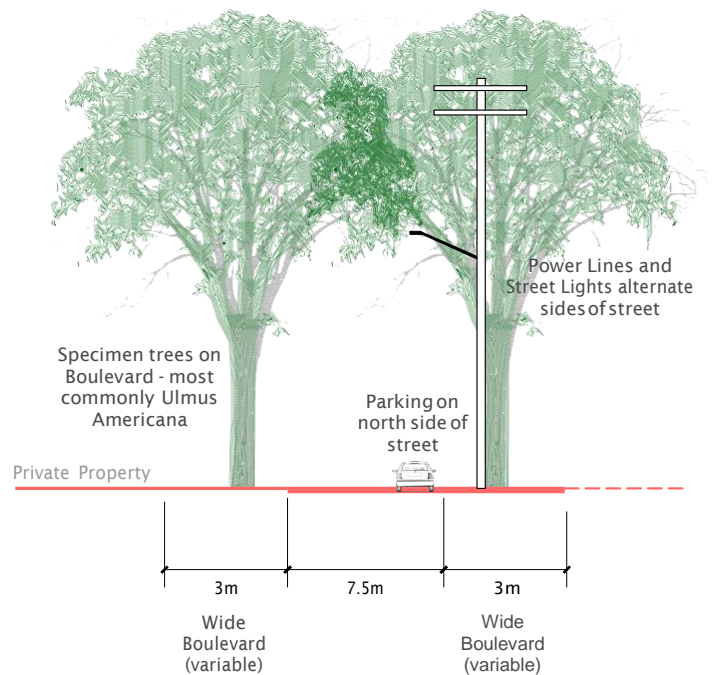
Typical Middle Gate street section



Typical East Gate and West Gate street section



Typical Blanchard Avenue street section



4.6.3 Public Open Space

Armstrong's Point has three public open spaces; Cornish Avenue riverbank, East Blanchard Park, and West Blanchard Park. These valuable spaces are the remnants of the picturesque, wooded setting that first enticed developers to build in the area and presently provide forested retreats in the heart of downtown Winnipeg. The location of these spaces, each along the riverbank, also enables the public to embrace the amenities provided by the Assiniboine River. Some of these available amenities are fishing, boating, wildlife/bird watching, skating, and other recreational activities throughout the year.

2. Cornish Avenue riverbank

This public access point provides a connection to the Cornish Path, a trail that follows the Assiniboine River between the Osborne Street Bridge and East Gate in Armstrong's Point. Two large cottonwood (*Populus deltoides*) are a prominent feature of the space.

3. East Blanchard Park

East Blanchard Park has a full tree canopy and a manicured understorey, complete with benches and a defined walking trail to the riverbank. Large cottonwood (*Populus deltoides*), American elm (*Ulmus americana*), and bur oak (*Quercus macrocarpa*) are prominent features in the park. In winter months the park is used as a public access point to the Rivertrail, a skating trail that is formed and maintained annually along the Red and Assiniboine Rivers when conditions permit.

4. West Blanchard Park

West Blanchard Park is a rare segment of relatively intact riparian forest in urban Winnipeg. The heavily vegetated space has a variety of riverbottom tree specimens such as cottonwood (*Populus deltoides*), basswood (*Tilia americana*), green ash (*Fraxinus pennsylvanica*), Manitoba maple (*Acer negundo*), and various others.

5. Middle Gate Extension (non-public)

The Middle Gate extension is at the southern most point of the neighbourhood. A driveway services adjacent properties. Though the space is not a public resource, there is a small footpath leading from the driveway terminus to the river and views of a monumental cottonwood (*Populus deltoides*) that has been in residence for hundreds of years. The discovery of artifacts in this area in 1995 provide archeological evidence of aboriginal presence here.



Open Space

1. Assiniboine Parkway / Cornish Path
2. Cornish Avenue riverbank
3. East Blanchard Park
4. West Blanchard Park
5. Middle Gate Extension (non-public)
6. Rivertrail (winter)



Figure 48: Cottonwood at Middle Gate Extension



Figure 49: East Blanchard Park at Assiniboine River



Figure 50: Cornish Avenue at Assiniboine River

4.7 Built Heritage Character

4.7.1 Overview of Built Character

The built heritage character in Armstrong's Point was studied as part of the district's cultural heritage value assessment undertaken by the study team. The study involved conducting a comprehensive inventory of all buildings within the Point through research and by walking the streets to document the character and appearance of each building.

This process confirmed initial observations and provided new insights into the area. The overall character of area is almost exclusively residential and true to the layout of the original 1881 'Victoria Place' subdivision with a range of development from 1881 to 2010. There are two institutions within Armstrong's Point – a library and a school; a private club; and a few commercial buildings (Bed and Breakfasts) within the building stock that has not altered their original form. People familiar with Armstrong's Point would typically consider it to be one of Winnipeg's oldest neighbourhoods with a large number of historic homes. On closer examination, the study team gained a new understanding of the range of building dates and styles, with more than one third of the homes built after 1948. Also notable is the lack of distinct concentration of heritage structures but rather homes of varying styles interspersed throughout the street blocks. Buildings are generally similar in height and uniform setback from the street. There are many examples of vernacular construction and modifications such as cladding, window replacement, and entrance replacements.

The following section demonstrates the evolving community of Armstrong's Point from its early beginning in 1881 to present day. The range of development is evidenced through both quantitative and qualitative analysis.

The quantitative analysis indicates two major eras of development within Armstrong's Point as being the pre WW1 years (1904 – 1915) when 47 residences were built with a peak building year in 1909. The second significant building development occurred in the mid century (1949 – 1957) when an additional 33 residences were built. The 44 remaining residences and institutions were built in Armstrong's Point throughout the late 19th century to present day with low frequency and undetermined development patterns as building lots became available.

The qualitative analysis demonstrates the style and material preferences of the day, major architects and developers and the changing times of prosperity.

4.7.2 Built Heritage Development

The following figures illustrate a further breakdown of periods of growth in the Point when buildings were inserted into the neighbourhood with low frequency and without altering the development pattern. The figures clearly identify short periods of rapid development and long spans with none, to few, new properties constructed. The two periods that experienced the highest growth were from 1904-1915, pre WW1, and from 1949 - 1957, at the beginning of the mid century development era.

1882 - 1883

Years: 1

Properties Developed: 4



1890 - 1896

Years: 6

Properties Developed: 9



1904 - 1915

Years: 11

Properties Developed: 47

**Cornish Gates constructed*

**Cornish Bath and Library Constructed
(Cornish Bath demolished)*



1920 - 1931

Years: 11

Properties Developed: 17



1937 - 1948

Years: 11

Properties Developed: 4



1949 - 1957

Years: 8

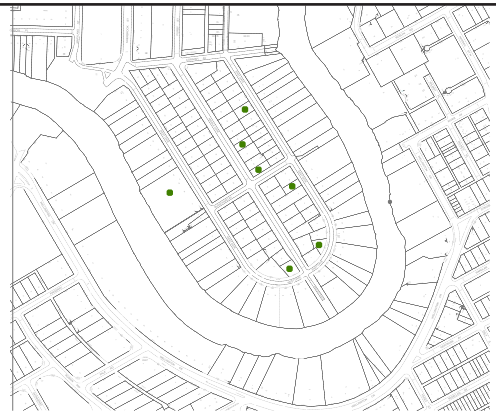
Properties Developed: 33



1960 - 1985

Years: 25

Properties Developed: 7



2003 - Present (2015)

Years: 12

Properties Developed: 3



4.7.3 Architectural Styles

The numerous architectural styles used in the design of homes in Armstrong's Point is reflective of its various periods of development, technological advances in materials and engineering, the changing tastes of society and the varied livelihoods of the residents who had them built.

The architectural style of a house has two aspects: style is the decoration or ornamentation that has been applied to a house in a systematic pattern or arrangement. Style can also mean the overall form of the house: the proportion, scale, massing and symmetry or asymmetry. Also important is the relationships among parts such as solids and voids or height, depth, and width and orientation. Materials also play a part in the definition of its style.

In all neighbourhoods, stylistic categories can become blurred. While many houses in Armstrong's Point have been built in distinct, recognizable architectural styles, other houses have multiple characteristics, and do not fit neatly into one category. Houses were sometimes built with elements of a variety of architectural styles, while in some cases houses were remodelled later in a style that was more fashionable. For example, a Colonial Revival house may feature a gambrel roof or a Palladian-style dormer, but have the porch supports commonly found on Craftsman style houses.

From about 1890 to 1915, various styles such as Queen Anne, Prairie, Tudor, and Craftsman were being built simultaneously. During the 1930s, architects and builders experimented with mixtures of Tudor, Colonial Revival, and American west coast influences that are reflected in some of the homes found in Armstrong's Point.

By the 1950s new shapes were seen as a reflection of the changing architectural design philosophies, economic times, need for more housing and the changing nature of the district. It now housed residents of more modest means. By the 1970s the area regained its distinct flavour and as lots were subdivided, homes with a more distinctive character appeared that added to the wide range of architectural texture now established in the Point.

The major styles and dates of popularity that are found in the Armstrong's Point and relative to the overall North American trend are:

Style	Manitoba	North America
Italianate	1880 - 1900	1840 - 1885
Queen Anne	1890 - 1910	1880 - 1910
Classical Revival	1900 - 1930	1895 - 1950
Colonial Revival(Georgian Revival)	1905 - 1930	1880 - 1955
Tudor Revival	1910 - 1940	1890 - 1940
Foursquare	Not Identified	1900 - 1930
Prairie	1905 - 1925	1900 - 1920
Craftsman	Not Identified	1905 - 1930
Traditional Bungalow	1910 - 1940	1935 - Present
Contemporary	Not Identified	1946 - Present

ITALIANATE

The Italianate style was brought over from England as part of the Picturesque movement, a reaction against the formal classical motifs that were in fashion for many years. They were to be in rural settings and often times the design was taken from pattern books. The Point was the perfect setting for this design.

Common elements:

- Typically two or three storeys
- Low pitched roof
- Tall narrow windows, round headed and with elaborate detailing
- Wide overhanging eaves supported by decorative brackets.



Italianate - 147 East Gate

QUEEN ANNE

One of the most identifiable and picturesque styles, it was popularized in Britain by architects following the design language of architect Norman Shaw. They borrowed elements from the medieval past, exhibiting much exuberance and multiple layers of detail. In Armstrong's Point the style took on influences of more contemporary styles after the turn of the 20th century. There were Colonial Revival, Tudor and Romanesque influences.

Common elements:

- Complex roof design
- Extensive use of porches
- Random changes in wall planes
- Decorative patterns in front gables
- Common use of towers or turrets
- Diverse cladding including decorative shingles and patterned masonry



Queen Anne - 155 East Gate

CLASSICAL REVIVAL

The fashion for this style of ordered symmetry was led by young architects, trained in an academic manner, who went back to using motifs found in the classical period. This style became associated with mansions because of its extensive use by wealthier clients.

Common Elements:

- Dominant two storey façade
- Giant order columns with Ionic or Corinthian capitals
- Symmetrical façade with balanced windows
- Triangular pediment



Classical Revival - 5 East Gate

COLONIAL REVIVAL

This style of planning a residence, also known as Edwardian Classicism, was one of the dominant styles in Armstrong's Point. The exterior decoration, based on American trends, has a variety of roof shapes, could be one or two storeys and was usually asymmetrical. Elaboration in decoration was common in entrances, cornices and windows. The style took free interpretation of Classical motifs and added elements of previous European domestic architecture.

Common elements:

- Variety of roof shapes
- Accentuated front door with small porch or canopy
- Multi-pane windows
- Gambrel roof is one sub-type
- Common use of dormers



Colonial Revival - 180 West Gate

TUDOR REVIVAL

Inspired by English medieval precedents, modeled after country houses and manors, this suburban style was very common in North America and became one of the most popular styles in Armstrong's Point.

Common elements:

- Steeply pitched roofs
- A variety of materials for wall cladding: stucco, brick, stone, wood
- Front facing gables
- Decorative (false) half-timbering
- Elaborate doorways
- Windows commonly grouped
- Chimneys are exaggerated



Tudor Revival - 90 East Gate

FOURSQUARE

This new house type, that first appeared in the United States was offered by house mail order companies beginning about 1900 and continued in to the 1930s. In Canada, Eaton's Department store provided plans and pre-cut packages of lumber. Massive in scale, restrained in exterior decoration with an emphasis on the horizontal, this housing form was used by Winnipeg contractors to meet the increasing housing needs of the city's middle class. The subtle ornamentation of this form resulted in very few being built in the Point.

Common elements:

- Usually two stories high
- Raised foundation
- Stairs going up to a veranda
- Low pyramidal roof
- Front facing dormer



Foursquare - 21 East Gate

PRAIRIE

The strong influence of distinctive American suburban dwellings was again seen in the Prairie style. With the premise that homes should reflect the landscape of the Midwest, the style sought to emphasize both this horizontality and the environment through natural building materials. The style quickly faded after World War I.

Common elements:

- Low-pitched hip roof
- Overhanging eaves
- Horizontal lines
- Two storeys



Prairie - 65 West Gate

CRAFTSMAN

With roots in the British Arts and Crafts Movement, the Craftsman style was refined in southern California and quickly spread through plan books and home decorating magazines. The style was short lived as Canadians felt the need to express their British traditions in the form and style of their homes after World War I.

Common elements:

- Horizontal proportions
- Wide unenclosed eaves with overhang
- Exposed roof rafters
- Large front porches that create an outdoor room
- Elaborate piers or porch supports



Craftsman - 58 Middle Gate

VERNACULAR

In the late 19th and continuing into the 20th centuries, many homes were built by contractors and carpenters based on traditional methods of construction that did not involve the services of an architect. Pattern books, ready to assemble home building kits and readymade building materials allowed homes to be built that were affordable and met the needs of the average home buyer. Decorative elements may have been added reflecting individual home owner preferences.

Common elements:

- One and two storeys
- Side gable roof, with ridge parallel to the street
- Clapboard siding
- Medium pitched roof
- Usually no porch is added



Vernacular - 66 East Gate

BUNGALOW

The bungalow, with roots in the British Bengal, is a building type, rather than a specific form of exterior ornamentation. In North America, it began as a seasonal vacation cottage, soon its popularity spread as an inexpensive, modest home. Many were built prior to World War II; they were not elaborate because of the economic constraints of the Depression. They featured a lower pitch roof and simple façade detailing. Small one-storey homes were most common although some more elaborate, two-storey dwellings are found. By the 1950s, they were the most popular form of housing for young couples in Canada.



Bungalow - 15 East Gate

Common elements:

- Typically one storey, two storey forms can be found
- Dominant front gable
- One front facing gable
- Simple façade with no historicist detailing
- Low roof pitch
- Shallow eaves
- Massive chimneys

CONTEMPORARY

The 1950s saw architects and home builders abandon the stylistic forms of the past, and move away from a home being a haven separate from its surroundings. Now, there was a connection between the interior and exterior of a dwelling, with an open structure that was part of its landscape setting.

A number of contemporary sub-types were developed:

- Ranch Style

This style house is characterized by a single storey low pitched building. Many times the building has at least one picture window and a sliding glass door that opens to a patio. Usually there is an attached garage, sometimes connected by a breezeway. Many of the structures lacked detail and became known for their plain unadorned exterior. Although Ranch Style homes are traditionally one-story, Raised Ranch and Split Level Ranch homes have several levels of living space.



Ranch Style - 70 Middle Gate

- Neo-Eclectic

Beginning in the 1960's and continuing to today, houses are being built that combine a variety of styles and details in non-traditional ways. A Neo-eclectic style is difficult to characterize as the shape of the building and its details are inspired from many different periods and



Neo-Eclectic - 126 East Gate

cultures. Most of the structures however use modern materials, for example vinyl, imitation stone or exterior insulation systems, to simulate traditional building materials. These materials are often combined in non-traditional methods and borrow references from many cultures.

Style of Non-Residential Architecture in Armstrong's Point

CLASSICAL REVIVAL

The beginning of the 20th century saw a re-emergence of the classical tradition in Canada. Many young architects now trained in the Beaux-Arts tradition moved away from the Victorian tradition of the "Picturesque" to a stately, formal design that implied stability, tradition and a studied intellectual approach to design.

Banks, commercial buildings and government buildings all were cloaked with classical motifs.

Examples in Winnipeg include the Bank of Montreal, Portage Ave. and Main St., and the Bank of Commerce (Millenium Centre).

Common Elements:

- Classical detailing
- Dominant two storey façade
- Giant order columns with Ionic or Corinthian capitals
- Symmetrical façade with balanced windows
- Triangular pediment
- Simplicity of design



Cornish Library (20 West Gate)



Armstrong's Point Gates

4.7.4 Building Stock and Integrity

The Government of Ontario publication *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act* points out that when evaluating the significance of a Heritage Conservation District one must ensure that as a group, the buildings and landscape must be a collective asset to the community. Each “building or structure, together with its site, should retain a large part of its integrity – its relation to its earlier state(s) – in the maintenance of its original or early materials and craftsmanship.”

Armstrong’s Point is unique in that it represents a clear division of development eras that correlate to the general development of the City of Winnipeg and the structures built reflect the architectural and design tastes of each period that blend in a unique harmony.

Each era is represented by buildings that reflect the time period from Victorian picturesque to the Revivals of the Edwardian era up to World War I. After 1919, there appear residences that offer a refinement of the older styles. The scope of development over the next several decades, however, was much reduced, as those years saw global economic struggles. But the homes in Armstrong’s Point remained. It was only after the Second World War that a few of the larger mansions were demolished and others converted into multifamily dwellings, although this later process had little impact on the building’s exterior facades.

Post-war housing units were developed by a few individuals who acquired a number of lots and built to suit the current times. As well, many new homes were designed by the same architect, again to meet the needs of homebuyers in the 1950s.

Most recently, changes to the exteriors of properties have been of minor consequence, upgrading of windows and the removal of some deteriorating wood elements of exterior decoration. In other cases, homes have been conserved to a very high standard, others stabilized so that the exteriors are repaired in a sensitive manner, additions are compatible and as a whole the district retains its visual, functional and historical coherence.

Conclusion

Armstrong’s Point is an area with special character and integrity of its own that distinguishes it from other neighbourhoods of Winnipeg.

5.0 DETERMINATION OF CULTURAL HERITAGE VALUE

5.1 Categories of Heritage Value

There are several potential criteria to be considered to determine heritage value. These include, design or physical value, historical or associative value or contextual value. A property needs to demonstrate that it satisfies only one of these criteria for it to be considered as having heritage value.

Within the category of design or physical value there is consideration of the style, type and design traditions represented in the heritage resources. It may also consider the functional organization and evidence of technological or scientific innovation. Consideration of materials, forms and ornamentation is also part of this criterion.

Within the category of historical or associative value, consideration is made of cultural patterns of themes of past use such as settlement, individuals and events or organizations of historical life, and local history. This category includes a consideration of social or spiritual values that may not only be represented in features crafted by human activities but may be present in natural features given special meaning through oral history, stories or legends.

Within the category of contextual value the evaluation of heritage value may include considering different qualities, its contribution to the character of the surrounding setting of the resources or consideration of the resource as a landmark, distinct from its surroundings.

There are additional descriptive terms that are applied to the heritage resources as part of the evaluation process. The first is a consideration of integrity, the extent to which the original or early form, materials or craftsmanship of the resource are still intact. (Ontario Tool Kit HCD p.22). Consideration of the physical condition of the resources is not a factor in determining their heritage value. This is in part because condition is considered a reversible situation where the function and serviceability of the property could be restored through repair and maintenance activities.

(Reference Regulation 9/06 of the Ontario Heritage Act)

5.2 Other Considerations Affecting Heritage Value

As part of the inventory and evaluation of the heritage resources in the Armstrong's Point area, there are several issues that have been considered:

Layers of Heritage Value

Most heritage properties have not survived to the present day without changes over time. The changes may be minor in nature or compatible with the original form and function of the property. These changes may be now considered part of a later layer that has heritage value in its own right and should form part of the description of the heritage attributes of the property.

Reversibility

The second consideration is the issue of reversibility. For example owners of a property may have undertaken the reconstruction of a porch with modern materials and forms without permanently altering the remainder of the building. In this case the porch could be reconstructed in the future by removing

the existing material and replacing it with new without impacting on the original heritage fabric of the building. If there is historic photographic evidence of illustrative materials that reveal the original form, this information could be used to guide the restoration of the feature especially if this feature is one of the key character defining elements of the property. Consideration of altering or adding to heritage properties should if possible anticipate the possibility that future owners may wish to return the property to an earlier state and remove later modifications.

New Construction

There is an important role for new design in the conservation planning process. New initiatives for improving environmental sustainability and barrier free accessibility are part of the current practices that may involve adding new features to a heritage property. The Standards and Guidelines for the Conservation of Historic Places in Canada provides direction for the design of additions to heritage properties, or new infill construction. The design of new features should not create a false sense of history combining features that did not exist in the past or creating historic replicas of past built forms. Instead, new construction should be compatible with, subordinate to and distinguishable from the original construction.

Public Views

Underlying the conservation planning for heritage properties is the idea that there are areas of the property that are very sensitive to further change and other areas where accommodation of modern requirements may be added without major impact on the heritage character of the property. For example, streets and residential lots designed in the late nineteenth century were used by horse-drawn vehicles. Early twentieth century development saw the accommodation of a growing number of motorized vehicles. As the century continued, the residential landscape and streetscape underwent further changes to accommodate a considerably increased number of vehicles on the roads and on private lots. Providing adequate room on a residential lot for a number of parked cars while not part of the original consideration of the lot layout, can in many cases be accommodated in such a way that the historic view of the property remains generally intact. Consideration of the view of the property from the public right-of-way should form the basis to evaluate proposed changes to the property to acknowledge the increased vehicular needs of modern urban form. This means that the view of the front of the property from the street should be considered in the placement of parking areas or garages. Areas of the property such as the rear yard or the side yard behind the front wall are areas that are generally out of the public view (except on corner lots) and are areas that are the preferred locations for these uses.

This consideration of the public view also applies to interior spaces since they are generally not available to the public. Unless there is a specific interior feature that warrants protection through heritage designation, the planning for the consideration of historic places does not identify interior character defining elements or heritage attributes.

Designation of individual properties within a heritage conservation district may be undertaken and may involve listing of interior features.

5.3 Armstrong's Point Heritage Status and Value

5.3.1 Existing Heritage Status

The residents of Armstrong's Point are unique in that from the earliest days of settling the district, they have collectively come to Winnipeg City Council asking for considerations to make their neighbourhood distinctive. As early as 1882, the home owners asked the City to build gates, a turnstile and a gate-keepers lodge at the entrance of Assiniboine and Central Avenues.

In 1955, the Armstrong's Point Association was formed and by 1980 meetings were being held with City officials regarding the Point as an historic district. This came on the heels of the City passing its first heritage legislation, the Historical Buildings By-law No. 1474/77. The by-law enabled City Council to place buildings on a "Buildings Conservation List" where alterations were permitted if they were deemed appropriate; and an "Inventory of Buildings" where properties of some heritage value were placed in order to delay their demolition until it was determined if they had "special" architectural or historical significance. City administration realized that they did not have an enabling mechanism to proceed with the designation of a district and the item remained dormant for many years.

Over the ensuing years, based on the requests from the owners of Ralph Connor House, 54 West Gate, and the J.B. Monk House, 134 West Gate, these properties were "Listed" by City Council. At the request of the residents, the City agreed to list the three gates at the entrances to the Point as well as the Cornish Library, 20 West Gate. The formal recognition of these properties enables the owners to apply and receive financial incentives from various levels of government to stabilize and preserve their property.

Most recently, due to amendments to the City of Winnipeg Charter by the Province of Manitoba, additional powers were granted and City Council passed By-law No. 55/ 2014 – the "Historical Resources By-law." The "List of Historical Resources" contains properties which need a Heritage Permit to undertake certain alterations. The properties in Armstrong's Point that were on the Conservation List are now protected by this By-law.

Also under By-law 55/2014, a number of properties are in the process of being reviewed for their heritage value and are deemed "Nominated." A demolition application is delayed until the heritage significance of the resource (building and/or site) is determined. Currently there are no Nominated properties in the Point. Lastly, the new By-law established a "Commemorative List" consisting of resources of significant historical or architectural interest which have not been added to the List." The By-law further notes that "Inclusion of a resource on the Commemorative List is intended solely to recognize significant historical and architectural resources and to encourage their conservation. It does not restrict the owner of the resource from developing or demolishing the resource." Currently, of the 124 structures in the Point, there are 71 resources identified on the Commemorative List. This information is included in the individual residence Inventory (see Appendix I)

The remaining 49 properties in Armstrong's Point ranging in age from 1912 to the present are not identified with an existing heritage status.



On the City of Winnipeg's Historical Resource List under the terms of By-Law No. 55/2014

1. Cornish Library
2. Ralph Connor House (also National Historic Site)
3. Monk Residence
4. Ornamental Gates

On the City of Winnipeg's Commemorative List ●

5.3.2 Heritage Value

The Armstrong's Point Heritage Conservation District property Inventory form (see Appendix I) provides for the Heritage Value/Character Contribution, which identifies the resource's contribution to the historical or architectural character of the study area. In a few properties, there is an associative historical value that contributes to the resource and/or the development of Armstrong's Point.

It is the opinion of the consultant team that the majority of buildings within the study area are contributing to the heritage value of the district and a 'Dynamic District'. The proposed district contains a few properties that do not fall into the category of 'heritage' and are more recent origins. It is not uncommon for heritage conservation districts to contain contemporary buildings and have them co-existing with heritage resources. These resources, as part of the evolution of the study area, will still be managed as part of the 'Heritage Conservation District Plan' with appropriate guidelines for the management of all resources in the district.

5.3.3 Character Defining Elements

The visual character of Armstrong's Point is a result of human settlement activity dating back to the late nineteenth century. This layer of activity overlays an earlier period of use by Indigenous peoples who left archaeological evidence of their presence.

The buildings and landscape features that are visible today are evidence of occupancy over two centuries with each period of time adding to the overall visual coherence of the area. These incremental additions to the Armstrong's Point area have created an overall character of outstanding heritage value. The Point displays a great deal of variation in its built heritage with many different periods represented in the styles, materials, roof lines, form and massing of the architecture. However, despite the variations in the built form, the landscape setting creates an overall harmonious composition created by the placement of the buildings within a spacious and green streetscape. Both the private settings of individual lots and the public realm of wide grass boulevards along tree lined streets create a cohesive visual character of heritage value.

The buildings are primarily single family detached residences with a limited number of exceptions including the school and the Carnegie library which are a different building type. There are also other uses found in the area such as the conversion of the Connor house to the Women's University Club and at least one known bed and breakfast operation. These new non-residential uses have been created within the residential buildings without significantly altering their appearance. This practice of inserting new uses in the existing building fabric without major alteration has maintained the overall visual unity and contributed to the continued appreciation and recognition of the area by the community.

The public realm of Armstrong's Point consists of the municipal road allowances and parkland parcels that provide visual and physical access to the river. The streets within the Point are dominated by large mature street trees which provide a comfortable shaded pedestrian environment. The spacious grass boulevards further enhance the pedestrian area of the streetscape.

Because of the unique configuration of Armstrong's Point, surrounded by the river on three sides, the street network does not contain any through streets that link the Point with neighbourhoods beyond its boundary. The narrower pavement width readily handles the local traffic. In comparison, Cornish Ave. is

wider and defines the edge of the Heritage District. It accommodates a higher level of traffic heading across the river from neighbourhoods outside Armstrong's Point.

Within Armstrong's Point there are long views along each of the streets, framed by the mature street trees. In addition there are views to the river at 4 locations available to the public.

The vegetation collection found within the Point consists of both ornamental plantings of native and non-native trees and shrubs and naturalized native material (with some invasive non-native species) along the river's edge. The variation in the trees in both the public realm and private properties adds visual interest to the District. The street tree plantings generally consist of mature elms with broad canopies and high branching habits. In contrast many of the private properties contain evergreen trees with year round colour and branching habits that extend the full height of the tree. Together the trees of the district create an impressive visual character dominated by landscape features.

In summary the neighbourhood character of Armstrong's Point involves a grouping of individual heritage features which together forms a distinct and significant collection that has heritage value distinct from its component parts.

Following is a summary list of character defining features of heritage value:

- the scale and form of the majority of buildings with heights under three stories
- a majority of residential building types with the exception of the school and the Cornish (Carnegie) Library
- the variety of architectural styles, materials and details that are evidence of construction from many periods of activity spanning more than 125 years
- a wide setback of residential buildings from the street which is generally landscaped with lawn or planting areas with the front entrance visible from the street
- spacious lots with a high percentage of soft landscaping in contrast to building or paved surfacing
- the boundaries of the private lots defined with ornamental fencing or hedges and frequently marked by brick or stone pillars
- narrower road widths with curbs, sidewalks, and wide grass boulevards creates a spacious road allowance
- sidewalks are frequently notched to integrate the street tree planting locations
- numerous street trees planted at regular spacing along the streets
- three street entrances from Cornish Ave. are accented with ornamental stone and wrought iron gates
- public open space is located at three places, each at the end of the adjacent street
- views from the Point to the river and its distant bank are available at four access points
- views within the Point are along each spacious street and are framed by street trees
- the variation in the number of species and ages of vegetation

Conclusion

The heritage character consists of a range of building types and ages set in a distinctive designed landscape setting. These buildings provide a context for the historical development and building stock within the study area, which together form a collection which is greater than the sum of its individual parts.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Next Steps - HCD Plan

The detailed study of Armstrong's Point's history, buildings and landscape provides the rationale for sensitive conservation, management and protection of the district's identified heritage features. The outcomes of this Heritage Conservation District Study will form the framework for the Heritage Conservation District Plan that will provide guidance and management of the district's character and attributes. This Plan will include a variety of matters regarding future changes to planning, development, and municipal activities such as public works, active transportation, forestry and naturalist services, and streetscape improvements.

6.2 Recommended Statement of Significance for Armstrong's Point

The District Statement of Significance is formed based on the outcomes of the HCD Study. The Statement of Significance (SOS) is a "key document in determining goals, standards and techniques that are appropriate for conserving the historic places in to the future." (*Source: Canadian Registry of Historic Places - Writing Statements of Significance*)

STATEMENT OF SIGNIFICANCE

Introduction

Armstrong's Point (locally known and referred to as the Point) is a well-established and intact example of an early Winnipeg residential development pattern with an evolution of building stock. The area's history, architecture, cohesive streetscaping and natural landscape contribute to Armstrong's Point as a highly valued urban district that is worthy of recognition and protection.

The cultural values of the district lie in its historical associations with many aspects of the City of Winnipeg's 19th and 20th century development:

- Its original development as a "picturesque" residential area for the city's early elite followed by its waning due to declining economic conditions in Canada,
- The rise in property tax levels which led to the subdivision of some of the individual homes and lots,
- The renewed development of modest residential buildings through the post-World War II era, and finally,
- As a birth place of heritage community activism with early recognition and support for the special character of the neighbourhood.

The development of the residential stock in the area is an encyclopaedia of the styles (ornamentation and mass) that is illustrative of the North American domestic residential design trends from the 1880s through to the 21st century.

Armstrong's Point is a dynamic district, one that contains integrated successive periods of construction and retains evidence of each period. This is illustrated through the buildings and spatial street arrangements typifying successive stages of district history.

Description of Historic Place

Armstrong's Point is primarily a residential neighbourhood located southwest of Downtown Winnipeg on a 21.8 Hectare meander along the north side of the Assiniboine River. The Hudson's Bay Company originally granted the parcel of land to Captain Joseph Hill, in 1848. Hill placed the property into the care of Corporal James Armstrong in 1853 when he went to fight in the Crimean War. Armstrong, assuming Hill had died, assumed ownership of the land and eventually sold it to F.E. Cornish. Hill, however, returned in 1880 and restored his ownership. He sold the property in 1881 for \$28,000 to a syndicate, whose intentions were to subdivide and sell properties to the elite of Winnipeg. The first houses built during the 1880s were Victorian in style. Armstrong's Point was considered more of a summer residential area for "the country set of Winnipeg's commercial elite"¹. Building began in 1882, with twenty homes on the Point by 1904. Construction continued with the majority of houses built between 1910 and 1920, some mid-century modern and ongoing construction as recently as 2012.

The Point is bound by ornamental gateway features built in 1911, at the three entrances. The Assiniboine River and a dense riparian forest wraps around the Point. The streets are regularly tree-lined and the individual properties are well treed, making it an environmental haven. There are a total of 124 lots comprised of the majority single-family residences, a library, a school, a private club, duplex-triplex conversions, a few commercial businesses, and two public park spaces offering views to the river. The fact that the building stock, street layout and vegetation are relatively intact from the original development pattern gives this district a distinct identity within Winnipeg.

Key Heritage Value

The heritage value of Armstrong's Point includes:

- It is an intact primarily residential neighbourhood over a century old;
- It is the first suburban neighbourhood in Winnipeg;
- It was envisioned and has many features of an exclusive high-end neighbourhood of early Winnipeg with large lots, many large homes and ornamental gateway features;
- Many of the residences were originally built and occupied by Winnipeg's founding families;
- Armstrong's Point is clearly bound by the natural form of the Assiniboine River and built ornamental iron gateway features (later locally referred to as the Gates);
- Integrity of building stock of residences, built between 1882 and 1920;
- Where new building uses have been added, they have been integrated into the existing building forms;
- 71 buildings are listed on the City of Winnipeg's Commemorative List;
- Three buildings and the ornamental gates are listed on the City of Winnipeg's Historic Resources List, one of which is also a National Historic Site (Ralph Connor House).

Character-Defining Elements

The key character-defining elements of Armstrong's Point include:

- Distinct location in an ox-bow of the Assiniboine River, bound by the river on three sides, Cornish Street on the fourth side, and separated by formal ornamental iron and decorative stone gates built at the three entrances to the Point;
- Well-defined geography - tree-lined streets wrapping around the Point with generous grass boulevards and sidewalks integrated with street trees;
- Large residential lots, many with river access;
- Two park spaces, with views to the river from the parks,
- Generous vistas along the streets;
- Notable urban forest with old-growth vegetation with many documented pre-architectural tree specimens;
- Curbed roads with narrow paved travel lanes and wide grass boulevards;
- Large stock of architecturally significant buildings, built between 1870's and 1920's, including Victorian, Revivals of the Edwardian era, Arts and Crafts houses and the Cornish Library, which is a Carnegie Foundation library (1915);
- Houses were built by and belonged to many of Winnipeg's founding families and prominent individuals;
- Building height varying from one to three storey;
- Deep setbacks to the buildings with a high percentage of landscape covering the lot;
- The Gates are distinct to Armstrong's Point – Winnipeg's first planned community with defined entrances

1. Randolph Rostecki "The Growth of Winnipeg, 1870-1886" (unpublished M.A. Thesis, University of Manitoba, 1980).

Resource: Armstrong's Point – Victorian Suburb in the Heart of Winnipeg, Working Papers in Winnipeg's History, Volume No. 1, 1992, by Sarah Carter.

6.3 Preliminary Objectives of the Proposed HCD Plan

6.3.1 Overview

“Our Winnipeg” Plan is Winnipeg’s 25 year blueprint that guides growth and development, the physical, social, environmental and economic development, in accordance with The Winnipeg Charter.

The City of Winnipeg’s [draft] “Heritage Resource Management Plan” expresses a vision, goals, and strategies for managing Winnipeg’s heritage resources. Regarding neighbourhood heritage planning, the City’s strategy is to plan for the sustainable development of healthy neighbourhoods, based on their historic identity and character. In considering the protection of important historic streetscapes, precincts, and neighbourhoods in mature areas, the plan identifies the following principles:

- The unique identity, character, and heritage resources of each neighbourhood should be identified, protected, and celebrated;
- The determination of neighbourhood identity and character should derive from stakeholder engagement and a broadly-based assessment;
- When developing plans for new and existing neighbourhoods, the cornerstone should be to build upon a foundation of historic integrity; and
- The adaptive reuse of existing building stock and historic infrastructure should be significant factors in achieving sustainability targets.

Meanwhile, the City of Winnipeg’s “Winnipeg Heritage Conservation Districts – Policies and Procedures Framework” recognizes the benefits of a clear process for the nomination and designation of heritage conservation districts. The City of Toronto, in its “Heritage Conservation Districts – Procedures, Policies, and Terms of Reference”, built on provincial legislation and tools to standardize the process establishing HCDs. Toronto’s framework requires that the primary objective for heritage conservation districts be stated in each HCD Plan:

- The primary objective for every Heritage Conservation District is the protection, conservation, and management of the attributes and heritage resources of the district so that the area’s historic significance, cultural heritage values, and character, as identified in the HCD Study and Plan, are protected in the long term.

In following the Toronto and Ontario lead, the Armstrong’s Point HCD Study must detail the heritage character and attributes of the neighbourhood and, on these bases, make the case for designating Armstrong’s Point as a heritage conservation district. The case for Armstrong’s Point’s significance and designation has been demonstrated in previous sections of this study; the following sections are intended to outline what the HCD Plan should contain in order to successfully establish this neighbourhood as a designated heritage conservation district—provided, of course, that the City of Winnipeg determines preparation of a HCD Plan for Armstrong’s Point is warranted.

Furthermore, to ensure that those who will be depending on a HCD Plan for guidance—including Council members, neighbourhood property owners, appointed heritage committee members, design professionals, contractors, City staff, and others—it is important that the plan’s objectives and contents be identified at this stage in the designation process.

6.3.2 Preliminary Objectives

Primary or Over-Riding Objective

- The primary objective for every HCD is the identification, protection, celebration, and management of the district's attributes and heritage resources so that the area's historic significance, heritage values, and character as identified in the HCD Study—and, ultimately, in the HCD Plan—are protected in the long-term.

General or Area-Wide Objectives

- To protect and celebrate Armstrong's Point neighbourhood character and heritage resources as identified through both community and expert contributions;
- To encourage the ongoing use and adaptive reuse of existing building stock and infrastructure as a means to achieve community sustainability targets; [from Winnipeg HRMP]
- To conserve the distinct heritage character of the district by building on the foundation of historic integrity as determined through the HCD Study process;
- To manage the tree canopy, individual specimen trees, and planted boulevards that contribute to the cultural heritage value of the district;
- To encourage the establishment of those land uses and associated built forms that individually would be in keeping with the district and cumulatively would not have detrimental impacts on the district's character;
- To confirm the recommended conservation district boundaries;
- To identify any potential changes that may be necessary to the official community plan and civic by-laws, including zoning regulations, as a result of the designation—items such as height, density, lot coverage, and related planning and heritage policies or by-laws should be carefully analyzed for their potential impact on the proposed HCD;

Individual Private and Public Property Objectives

- To avoid the loss of individual heritage buildings and structures and specific streetscapes and landscapes;
- To encourage ongoing repair and maintenance of properties and ensure that such work is undertaken in a manner that does not diminish the essential form and integrity of heritage properties;
- To ensure new buildings and additions to existing buildings are consistent with the district's character and complement the context;
- To ensure new buildings and additions to existing buildings do not have a detrimental effect on the riverbank's stability or on the riparian area;
- To recognize the diversity of building styles, materials, and construction dates;
- To protect the pattern of prominent principal buildings and the relationship of accessory buildings and service functions to them, particularly in terms of respecting the characteristic view of private properties from the street;
- To protect the building placement within a garden-like setting as a unifying element in the district;
- To recognize the high number of homes designed by notable architects;

Public Realm / Street Right-of-Way Objectives

- To retain and enhance opportunities for public access to/from the riverbank at street ends and at municipally-owned properties;
- To respect the characteristic public right-of-way cross-section--narrow travel lanes, public sidewalks, grassed boulevard with space for street trees and utilities--with its emphasis on the pedestrian comfort and walkability

6.3.3 Proposed Heritage Permit Criteria

The focus of the Armstrong's Point HCD Plan policies and guidelines is on guiding changes in the district, specifically those within the public street rights-of-way and on those portions of private and public properties visible from these streets. As a result, all interior works and any alterations, additions, demolitions, and infill developments not visible from the street (or streets, in the case of corner lots and through lots) do not require a heritage permit—unless elements are otherwise identified in specific heritage building designations at the municipal, provincial, or federal level. Nevertheless, such works must still comply with all applicable municipal, provincial, and federal policies, by-laws, and codes in effect at the time of HCD Plan adoption and those subsequently brought into force-and-effect. Depending on the location and complexity of proposed changes, multiple approvals (e.g. heritage permit, building permit, waterway permit) may be necessary.

The Armstrong's Point HCD and all public and private properties located therein are considered to have the same status as “listed resources” under the “Historical Resources By-law”. As such, the Heritage Permit process provided for under the Historical Resources By-law will apply to district properties unless works are otherwise exempted under the “Work Not Requiring a Heritage Permit” section. All works that require a Heritage Permit are to be designed, reviewed, installed, constructed, and maintained in accordance with the HCD Plan’s “District Conservation Policies & Guidelines”.

The heritage permit process ensures that the significance and character of the Armstrong's Point HCD are not harmed by proposed changes and that the district's integrity is maintained. Heritage permit review will be coordinated by the Heritage Planner and may involve the participation of the Historical Buildings & Resources Committee as provided for under the Heritage Resources By-law [note, may also include the participation of an Armstrong's Point Advisory Committee, should such committee be established subsequent to the adoption of this plan].

In order to avoid delays in cases when a building permit is required, permit drawings and information can be submitted to the Heritage Planner for advance review and feedback before a formal application is submitted. In cases where demolitions or removal of heritage attributes visible from the street are contemplated, proponents must submit permit drawings and information that include details of new buildings or modifications to existing buildings. See section 8.0 Implementation Measures for further guidance.

Work Not Requiring a Heritage Permit

Notwithstanding the heritage permit requirement for all alterations, additions, demolitions, and infill developments located within the public street right-of-way or visible from the street, certain types of modifications are considered minor in nature and may be undertaken without a heritage permit. These exemptions are based on the understanding that specified works are generally undertaken within a small area, they are confined to areas generally out of sight from public view, they constitute routine maintenance, or they are easily reversible. Although a heritage permit is not required in the instances specified in this section, property owners and those working on owners' behalf are encouraged to conform to the spirit and intent of the district policies and guidelines. Where exceptions are identified in this section, they are provided for convenience. See "District Conservation Policies & Procedures" section for further guidance.

A. Work Proposed Within the Public Right-Of-Way & Open Space Areas

These alterations, additions, demolitions, removals, and infill developments may be carried out without obtaining a heritage permit:

1. Maintenance or Minor Repairs
 - Routine maintenance or minor repairs to road, sidewalk, or approach surfaces that do not significantly affect the appearance of the surface.
 - *Exceptions:* new road, sidewalk, or approach surfaces including expanded dimensions, new traffic calming devices (excluding traffic signs), new crosswalk designs and surfaces, and new boulevard treatments require consultation with the Heritage Planner and/or the Historical Buildings & Resources Committee and may require a Heritage Permit.
2. Repair and Installation of Underground Utilities or Services
 - Subsurface excavation for the repair and installation of utilities (e.g. water, sewer, gas, electric, communications).
3. Repair and Installation of Above-Ground Utilities or Services
 - Repair and installation of above-ground utilities (e.g. street lights, electric, communications), including poles, conduits, associated boxes or covers.
 - *Exceptions:* new poles and/or light fixtures and new street furniture (e.g., planters, tree grates, banners, hanging baskets, waste/recycling receptacles, bike racks) that introduce a design new to the district require consultation with the Heritage Planner and/or the Historical Buildings & Resources Committee and may require a Heritage Permit.
4. Landscaping, Soft
 - Maintenance, installation, and replacement of any soft or vegetative landscaping confined to boulevard installations and associated planting beds.
 - *Exception:* installation of new trees or removal of trees (greater 4.5m in height or 15 centimetres dbh) requires consultation with the Heritage Planner and/or the Historical Buildings & Resources Committee and may require a Heritage Permit.

5. Landscaping, Hard
 - Removal or installation of hard landscaping, such as approaches, paths, and parking areas in the same materials and of the same surface area and dimension.
 - *Exception:* installation of hard landscaping in any material new to the district or with expanded dimensions.
6. Signs
 - Removal or installation of street signs in the existing design.
 - *Exception:* Installation of new street signs with a design new to the district.

B. Work Proposed on Private Property

These alterations, additions, demolitions, removals, and infill developments may be carried out without obtaining a heritage permit:

1. Interior Alterations
 - Alterations to interiors of buildings or structures
2. Maintenance or Minor Repairs
 - Routine maintenance or minor repairs to buildings, structures, and small paved areas that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal of or damage to heritage attributes.
 - *Exceptions (when visible from the street):*
 - removing original cladding materials and replacing with other materials;
 - cleaning of any building façade surface (using any method of cleaning such as chemical cleaning or pressurized water);
 - carrying out test patches in any location for any cleaning method;
 - removing paintwork from a masonry building façade surface.
3. Roof Materials & Eavestroughs/Downspouts/Leads
 - Repairs to the existing roof or replacement of existing roof materials provided the basic form and composition of the roof is not altered, when visible from the street.
 - Removing existing and/or installing new eavestroughs, downspouts, or leads.
4. Painting & Stripping Paint
 - Painting or stripping paint from trim, cladding, doors, window frames, eavestroughs, downspouts, or leads, and minor architectural elements.
 - *Exceptions (when visible from the street):*
 - painting previously unpainted masonry elements
 - removing paint from a masonry building façade
5. Windows & Doors
 - Installing new doors and windows at the same locations and of the same approximate size.
 - *Exception (when visible from the street):* closing-in or introducing new door or window openings.

6. Awnings
 - Replacing or installing new awnings.
 - *Exception (when visible from the street):* new awnings and replacement awnings that are larger than the existing or that require additional building fastenings.

7. Signs
 - Installing house numbers or non-illuminated signs up to 2 square feet in area that does not damage the heritage fabric.

8. Landscaping, Soft
 - Installing, pruning, and maintaining vegetative landscaping (e.g. lawns, planting beds, shrubbery, ornamental trees).
 - *Exception (when visible from the street):* removing trees exceeding 4.5m in height or 15 centimetres dbh requires consultation with the Heritage Planner and/or the Historical Buildings & Resources Committee and may require a Heritage Permit.

9. Landscaping, Hard
 - Removing hard landscaping, such as driveways, paths, decks, patios, and parking areas or installing in the same location.
 - *Exception (when visible from the street):* installing any hard landscaping in new locations or expanding dimensions of existing hard landscaping.

10. Fencing
 - Maintaining or installing fencing.
 - *Exception:* installing new fencing in the front yard, when the fence exceeds 4 feet in height and when the solid-to-void ratio exceeds 30% solid.

11. Accessibility Elements
 - Installing or expanding any accessibility elements (e.g. railings, ramps, lifts, paved areas) that do not involve the permanent removal of or damage to heritage attributes.

12. Skylight, Solar Panels, & Satellite Dishes
 - Installing skylights, solar panels, satellite dishes and similar features that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal of or damage to heritage attributes.
 - *Exceptions (when visible from the street):*
 - skylights that depart from the roof pitch;
 - solar panels that depart from the roof pitch when roof-mounted, that are pole-mounted, or that require visible structural framework;
 - satellite dishes.

13. Security Systems & Amenity Lighting
 - Installing security systems and lights, porch and other amenity lights, and seasonal lights.

As with any modifications, it is beneficial to contact the Heritage Planner to discuss proposals before commencing work within the district. Some of the proposed modifications may also require approval in accordance with other by-laws or codes. In these cases, relevant agency representatives should also be contacted.

Emergency Work

When emergency work is required to public or private property and circumstances dictate that Heritage Permit application and review are not possible, due to imminent threats to persons or properties, such emergency work may proceed without a Heritage Permit. Notwithstanding the foregoing, all work should be undertaken in a manner that does not significantly affect the appearance of the building exterior, involve the permanent removal of or damage to heritage attributes, or destroy valued heritage fabric.

6.4 Recommended HCD Plan Contents

- Statement of HCD Plan objectives, based on the preliminary objectives specified in the HCD Study;
- Statement of district significance, based on the draft statement specified in the HCD Study;
- Policies that build on the statement of objectives and provide the basis/underpinning for the district guidelines—including restating relevant policies from OurWinnipeg, Complete Communities, the draft Heritage Resource Management Plan;
- Guidelines to inform the design and construction of exterior alterations and additions to existing heritage buildings and structures;
- Guidelines to inform the design and construction of new infill buildings and structures;
- Guidelines to inform the demolition, relocation, and removal of buildings and structures;
- Identification of alterations or classes of alterations that may be undertaken without a Heritage Permit;
- Guidelines to inform the design of landscapes on private property;
- Guidelines to inform the design and construction or installation of streetscape elements on public property;
- Modifications that may be necessary to municipal policies, regulations, and procedures necessary in order to implement the HCD Plan—this could include a recommended Heritage Permit procedure, possibly under Historic Resources By-Law Part 3 [i.e. no change for listed buildings; authority for non-listed buildings and other district features] or through other procedural mechanisms [Development Procedures by-law], plus work that would be exempt from requiring a Heritage Permit [e.g. interior renovations, routine exterior maintenance, rear yard landscaping];
- Incentives to be considered to encourage conservation and adaptive re-use of buildings and structures that contribute to the district's historic significance

6.5 HCD Advisory Committee Recommendation

To assist with the heritage permitting process and to provide advice to the public service related to HCDs, it is recommended that an HCD advisory committee be established as a subcommittee of the Historic Buildings and Resources Committee. Section 8.0 outlines the proposed terms of reference (subject to change when HCD Plan is finalized, with include criteria for membership, number of members, and the committee's duties and responsibilities.

7.1 Results of Public Consultation - Armstrong's Point HCD Study

The following is a summary of public engagement from the first community meeting in 2013, to the final open house where the draft HCD plan was presented, in 2017. Feedback from all meetings helped shape the 2014 report on Heritage Conservation Districts using Armstrong's Point as a case study, as well as the draft HCD Study and draft HCD Plan

Community meeting - November 26, 2013

The first workshop meeting of the City of Winnipeg's Heritage Conservation District Designation Study was held on Tuesday, November 26, 2013 at Westminster United Church. A mailing to all of the property owners in Armstrong's Point invited community members to come and learn about the City of Winnipeg's study to develop a heritage conservation district plan; what a Heritage Conservation District is; and how Armstrong's Point can be used as a prototype for heritage conservation district designation. Approximately 40 residents were in attendance with several more sending regrets but expressing interest to remain in contact for future participation.

The evening presentation began with a brief introduction of the consultant team. This was followed by an overview of the City of Winnipeg's heritage planning and the significant heritage inventory found within Armstrong's Point. Several models from other cities, collected both nationally and internationally, of heritage district designation were shared as well as some of the key findings from these interviews and research. This portion of the presentation concluded with a short narrative of the cultural history and early development of Armstrong's Point.

In the second half of the evening, the Ontario Heritage Toolkit for Heritage Conservation Districts was presented as an example of the steps and the considerations towards heritage designation. Workshop participants were divided into four working groups. Members of the consultant team helped to facilitate small group discussions on heritage conservation districts using Armstrong's Point as a model. A note taker was appointed in each group to record the discussion. The exercise consisted of four key questions aimed to focus the examination and evaluation of Armstrong's Point as a Heritage Conservation District. Individuals were encouraged to listen to one another and work together to provide a list of what the significant qualities and features are of Armstrong's Point as a heritage district. Groups were also asked to identify the possible challenges that may come along with heritage designation. Each small group then presented their findings to the entire group.

The information gained from this workshop will inform the consultant team's next steps and the preliminary draft of the Winnipeg Heritage Conservation District designation plan. Input from Armstrong's Points residents will once again be sought to review and comment on the draft plan. This follow-up meeting is scheduled for January 14, 2014.

Community meeting notes – November 26, 2013

The following questions were given to each group to address. The summary of findings is as follows:

1. Identify cultural heritage values of Armstrong's Point.
2. What do you consider to be the significant qualities and features about Armstrong's Point?

Similar responses were given for questions 1 and 2 and are as follows:

- Historical association
 - Long time named community (Armstrong's Point)
 - Significant families lived in the Point (important people)
 - o Winnipeg's forefathers settled here
 - o Merchants and founders (Winnipeg economic growth)
 - o Ashdown, Cornish, Bannatyne, Ralph Connor, Don Bain
 - o Architects and builders (contributors to the fabric of the City)
 - Early City development rooted in the point
 - Education has always had a presence in the Community
- Architecture
 - Cornish Library
 - Ralph Connor House (University Women's Club)
 - Houses
 - o Variety of decades and styles represented (spanning three centuries)
 - o Large stately manors to modern bungalows
 - o High quality / well maintained homes (shows pride in community)
 - o Less decay than other neighbourhoods of similar age
 - o 71 homes out of 123 have heritage designation status (architecturally significant, this is unique to Winnipeg)
- Vernacular Design
 - No features were noted
- Integrity
 - Could infer that historically designated buildings have maintained their integrity
 - Was not brought up as a topic
- Architectural Details
 - The Gates
- Landmark Status or Group Value
 - Cornish Library
 - Ralph Connor House (University Women's Club)
 - The Gates
- Landscapes and Public Open Spaces
 - Wide boulevards
 - House / building setbacks
 - o Balanced design in relation to streetscape
 - No back lanes

- East and West Blanchard Parks
- River trail in the winter
 - o Promotes active living and interaction with the surrounding neighbourhoods
- Overall Spatial Pattern
 - Well defined geographic boundary
 - o Recognizable from aerial photos and by car
 - o Unique cul-de-sac configuration / peninsula
 - o Contained on 3 sides by the Assiniboine River
- Circulation Network and Pattern
 - Close proximity to downtown
 - Spatial configuration of neighbourhood is “isolated” but accessible
 - River trail in the winter
 - Neighbouring communities come to Armstrong’s point as a destination
 - o A place to walk, jog and walking distance to downtown
- Boundary and Other Linear Features
 - The Gates create a threshold and define the boundaries of the Point
- Site Arrangements
 - Area originally developed as residential
 - Wide boulevards and building setbacks provide a unique spatial configuration that reflects the history of large, stately manors
- Vegetation
 - Elm trees lining boulevards (large concentration in City)
 - Notable urban forest, some of City’s oldest Elms (old growth / heritage vegetation)
 - Riverbank vegetation (connections and views)
 - Treed canopy is important to neighbourhood, unique
 - Park-like setting
 - Trees create microclimate / oasis in the City
 - Creates vistas and views down the streets
- Historic Views
 - Elm trees create vistas and views down the streets
 - Riverbank views

Other qualities identified as significant to Armstrong’s Point:

- Strong community
 - Community of conservationists who are ordinary people
 - Founders to preservers
 - Armstrong’s Point Association
 - o Holds neighbourhood functions and activities
 - o Neighbourhood watch (email system)
 - o Mandate to maintain R1 status
 - o Raised funds to protect and maintain R1 status
 - o One of the oldest neighbourhood associations in Winnipeg
 - o Strong community support, residents are engaged
 - o Very active membership (annual membership fee, has existed since the mid 1950’s)

- o Tenacity to preserve and maintain (residents have requested heritage designation)
- Close knit community / community traditions
 - o Real feeling of neighbourliness
 - o People are involved in the community and caring
 - o Residents prepared to invest in their own community
 - o Contributes to a feeling of safety and security in the neighbourhood (very little break-ins)
- Diversity
 - o Diversity of socio-economic groups and families (ages, occupations, etc.)
- Community Amenities
 - Personal care home
 - Library
 - School (to some)
 - Daycare
 - Hospital nearby
 - B&B's (tourism)
 - History of public uses (Cornish baths, Cornish Library, school)
- No commercial located in neighbourhood (except B&B's)

3. Why are these qualities and features significant to Armstrong's Point as a heritage district?

- Resource to the rest of the City (Armstrong's Point belongs to the City, not just the homeowners)
 - Architecture
 - Trees / Vegetation
 - "Calm" in the City
 - Aesthetics of the neighbourhood
 - People spend leisure time in neighbourhood (walking / jogging groups, hospital residents and staff, daycare, etc.)
- Preservation for future generations
- Majority of residents would probably approve of further protection that historic designation would provide
- Presence of school in the community is a benefit for some (Group 4 was reluctant to address the school as a positive)
- Area is unique in Winnipeg due to its many features
 - Armstrong's Point is a part of the City's history worth preserving
- Movie companies are drawn to the neighbourhood

4. What are some of the challenges you believe may come along with heritage designation?

- Resident communication / education
- Regulations
- Worry that City policy will not reflect community input or misrepresent what the community deems important
- Perception of imposing restrictions on a community
 - Limitations / restrictions on repairs, housing additions, renovations, etc.
 - Maintenance of properties (costly, will City provide financial "rewards")

- Dispelling myths such as imposing restrictions
- Defining the extent of the controls applied
- Concern City will not follow through with the process
- Zoning and heritage designation need to go “hand & glove”
- Increase in traffic
- Transient movement (i.e. river access)
- Lack of local empowerment
- Some residents may leave the area as a result of heritage designation
- Slows down process of change
- Might deter new buyers or give that impression
- Some homes might not be kept up – heritage homes threatened (approx. 3 homes “vacant”)
- Does it have teeth? Who or how will it be enforced
- Is it finite?
- Potential for dividing the community
 - What happens if some residents don't buy in?
- Need the neighbourhood to be collaborative
- Urban oasis, but with some challenges of growth

Community meeting – January 14, 2014



The following feedback was provided by workshop participants to the question: 'What would you like to see in the Heritage Conservation District Plan for Armstrong's Point?'.

Comments were recorded by facilitators at small conversation table groups. The meeting concluded with participants sharing highlights of their findings with the larger group.

General HCD concerns and comments

- Ensure decisions consider environmental costs and concerns i.e. tree decline and succession, storm water and run-off, energy efficient buildings
- How to manage properties that fall into disrepair? Recommendations / regulations are to encourage on-going property maintenance (so buildings do not fall into disrepair and require removal)
- Flexibility!
- Flexibility to reflect different types of built resources
- Is there a mechanism for placing interim hold on development permits until an HCD Plan is in place?
- General large group discussion on nature of the process for items that require approval, e.g. resident representation or independent approval body or some combination thereof.

Approvals and Permit Process

- Rigour of review approvals – need to reflect the Plan intention
- Mechanism for City of Winnipeg internal planning department to run concurrently with HCD review process
- Simplify the permit and approval process
- Simplify the permit process when it comes to re-establishing historic character and features
- Should be an unbiased expert group – separate from neighbourhood
- Association – is it representative? Should be residents (like jury duty) to serve on the committee – rotation/appointments – Citizens input is important for rebuilds or major change of façade
- Hybrid approach to incorporate both a community advisory review process and an external expert group review (within the City)

Financial Support/Considerations

- Support or incentives (i.e. taxes) for maintaining heritage character
- Cost—how can people recover the cost/investment of re-installing/restoring heritage fabric (i.e. cladding)
- How can restoration be more accessible financially?
- Considerations:
 - Converting buildings into condominiums only if the heritage value is protected – perhaps restrictions on number allowed in district
 - Tax-incentives
 - Cost forgiveness on restoration / renovation
 - Tax incentives
 - Cost Matching? Grants?
- Consider the extreme costs of bringing heritage buildings fully up to the provincial energy code – “all or nothing” mentality

Zoning/ Existing by-laws and policies

- Residential use / form of buildings
- R1 Status – how will it work with the HCD Plan
- How to manage historical accuracy vs provincial codes (ex. restoring historic fabric that is no longer to code – such as low railings)

Demolitions/Subdivision

- Restrict demolitions and Lot subdivision
- If demolition is permitted – consider a building tax on new constructions and the period of time the lot would remain vacant (to discourage vacant lots for long periods of time)
- Demolition limitations

Renovations / Restoration / New builds

- Give and take is needed for guidelines. Find good solutions i.e. matching of windows in new materials but in keeping with the character
- Preserve character of district in new builds and existing building renovations
- Advice on windows
- Energy efficiency to be accommodated (solar panels)
- Chimneys
- Character of new designs
- Size of new additions / dwellings
- Address adaptive re-use/ adding new units – incentives
- Should new builds /additions be made to reflect/replicate the historical period to “blend” with the heritage district, or should they be made to be contemporary (subordinate, new, but reflective of overall district character)?
- Concerns over loss of heritage homes and new builds being excessive, large and imposing (ex. Wellington Crescent)

Site Layout

- Maintaining layout set-backs
- Lot layout / set-backs – as long as the character is maintained, open to front additions etc.
- Importance of front yard setbacks

Parking / Paving

- Restrict in front yard of properties – reinforce existing by-law
- Keep garages recessed in back
- Restrict street parking during the day – recommend 1 hr max from 9am – 5pm
- Issue permits (ie \$25 parking pass) to residents who want additional parking and construction crews etc.

Materials / Colours

- New materials – some are not appropriate materials in keeping with heritage character. Need for new material guidelines
- No colour restrictions – but recommendations for appropriate colours and period
- Painting brick – not encouraged

Landscaping/Trees

- Tree protection and replacement – not only boulevard trees but in trees in rear yards should be considered as well
- Consider working with hydro especially around pruning and siting of new trees. Need City's help through HCD to get them on board about special requirements on these matters in an HCD.
- Context of environmental protection of trees is not just in public realm – how can we ensure the entire district tree canopy retention – because the sum is greater than the parts. Guidelines for replanting when one is taken out.
- Landscaping – should be fairly flexible, in front yards but not to distract from long vistas and viewshed. Do not encourage gardening on boulevard
- Protect trees and riverbank
- Tree protection & tree collection renewal - removal of hazard trees
- Guidance desired for fencing and hedging

Streetscaping/Approaches

- Street alignment maintained
- Retain existing street profile
- Guidelines for approaches (outside the district)
- Retain boulevards

Community Meeting – October 15, 2015

On October 15, 2015, HTFC facilitated a workshop in the Armstrong's Point community.

At this event, three key pieces were shared with the residents – the boundary map, the statement of significance and the inventory. This was the first time residents saw the inventory. After the presentation, participants read through and commented on the Statement of Significance, and provided feedback on the initial property inventory. Comments were integrated into future versions of the inventory.

Additional participant comments included the following:

- Encouraging homeowners to upgrade homes
- Decreasing government controls
- Process concerns (too slow, not thorough enough, etc.)
- Encroachment of institutions in the area
- Recent infill housing
- Maintaining protection for infill homes, having a plan with 'teeth', not allowing variances
- House maintenance
- Street parking
- Worries that one type of architecture would be imposed on all houses
- Delays and costs associated with making changes

PUBLIC ENGAGEMENT SUMMARY			
PUBLIC ENGAGEMENT	DATE & VENUE	PARTICIPATION	DELIVERABLE
Public Information Meeting (HCD Plan content & direction)	St. Mary's Academy June 22, 2016	22 participants	Presentation, question and answer session. 'What We Heard' report
On-Line Survey #1 (HCD Plan content & direction)	June 22, 2016 - November 17, 2016	44 respondents	Survey response summary
Armstrong's Point Heritage Neighbourhood Tour	September 11, 2016	100+ tour participants	Public Display - presentation boards, consultant team in attendance
Project Bulletin Update	October 27, 2016	Home delivery 129 residences	Update on HCD Plan development & website
Public Workshop (draft Policies & Guidelines)	Universalist Unitarian Church November 9, 2016	28 participants	Presentation, facilitated table discussions, Summary of Findings report
On-Line Survey #2 (draft Plan Policies & Guidelines)	November 9, 2016 – January 31, 2017	9 respondents	Survey response summary
Open House	University Women's Club April 19, 2017	± 30 participants	Presentation Boards
Open House Feedback Form	April 19, 2017	7 respondents	Feedback comment summary

Public meetings and open house events were promoted in the following ways:

- direct home mail delivery (129 residences);
- stakeholder email list (61 email addresses);
- Armstrong's Point Association members' social media;
- posters (Cornish Library, BIZ public notice boards).

Presentations and summaries of feedback received at the public information meeting and the public workshop is available on the City of Winnipeg website: www.winnipeg.ca/heritagedistricts

Public Workshop - June 22, 2018

Armstrong's Point HCD Study and Plan



The following feedback was provided by workshop participants to the question: "What would you like to see in the HCD Plan for Armstrong's Point?".

Comments were recorded by facilitators at small conversation table groups. The meeting concluded with participants sharing highlights of their findings with the large group.

General HCD concerns and comments

- Ensure decisions consider environmental costs and concerns i.e. tree decline and succession, storm water and run-off, energy efficient buildings
- How to manage properties that fall into disrepair? Recommendations / regulations are to encourage on-going property maintenance (so buildings do not fall into disrepair and require removal)
- Flexibility!
- Flexibility to reflect different types of built resources
- Is there a mechanism for placing interim hold on development permits until an HCD Plan is in place?
- General large group discussion on nature of the process for items that require approval, e.g. resident representation or independent approval body or some combination thereof.

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June 22, 2016 Public Workshop Questionnaire results



1. What guidelines, issues or topics would you like to see included in a Heritage Conservation District Plan for Armstrong's Point?
 - Respondents cited multiple issues and topics which framed the creation of the HCD plan.

2. What do you hope will be achieved with a Heritage Conservation District Plan for Armstrong's Point?
 - 41 respondents spoke positively, mostly citing hopes to preserve residential character and acknowledge the historic significance of the neighbourhood. One respondent stated their hopes that this plan not go forward.

3. How informed do you feel about the Armstrong's Point HCD Study and Plan? (44 responses)
 - a. Well informed - 34%
 - b. Adequately informed – 45%
 - c. Not as informed as I'd like to be

4. Do you live in Armstrong's Point? (44 responses)
 - a. Yes – 93%
 - b. No – 7%

5. Do you own property in Armstrong's Point? (43 responses)
 - a. Yes – 91%
 - b. No – 9%

6. Please share with us any concerns you have about the project:
 - Encouraging homeowners to upgrade homes
 - Decreasing government controls
 - Process concerns (too slow, not thorough enough, etc.)
 - Encroachment of institutions in the area
 - Recent infill housing
 - Maintaining protection for infill homes, having a plan with 'teeth', not allowing variances
 - House maintenance
 - Street parking
 - Worries that one type of architecture would be imposed on all houses
 - Delays and costs associated with making changes

Please Note: this is a summary of comments received by workshop attendees at the November 9th HCD Plan workshop. Participants were provided copies of the DRAFT HCD Policies and Guidelines and asked to provide comment. The following has not been edited or organized in any specific manner, and as such represents the variety of opinions and approaches on the proposed HCD Policies and Guidelines.

General HCD concerns and comments

- Change has occurred over the years, and can be for the better - thoughtful change in moving forward is needed;
- Term “Character neighbourhood” vs “Heritage Neighbourhood” – possibly more representative of the building diversity;
- Incremental back sliding – institutions may purchase homes slowly over time;
- Fear of becoming areas like Roslyn or Wellington without guidance;
- Accommodate thoughtful deviation from patterns and guidelines based on variation in the district;
- If compliance does not require a permit, why have guidelines?
- Find balance between “evolution and infill” and “conservation/preservation of heritage character”;
- The setting and landscape are more significant to district character than architectural details.

Process and Implementation

- No “design police” – preference for neighbourhood committee to discuss big ticket items;
- Concerns over staff regulation at the City of Winnipeg – how could they possibly police every tree removal?
- If too onerous, people are likely to forgo permit process altogether – streamline the process;
- Consider instances when alterations are done without knowledge, or adherence to the guidelines. Will there be repercussions for those who do not conform to Plan?
- Heritage premium – original look can cost more;
- Revenue for income for larger homes – don’t want to see homes broken up into tenements; OR
- Consider “smart” divisions where the integrity of the house isn’t compromised (when alternative is losing the house);
- There is a concern of institutional creep – where condos proliferate and expand, eventually in height, number of units etc;
- Ensure the Plan has “teeth”;
- Ensure the right people are applying and managing the process and enforcement of the plan;

- Implementation is critical, the process needs to be rigorous;
- Private property – let people do what they please if like with like;
- Review Permits / Heritage Permits – what is the cost? Length of time?
- There should be benefits when applying for variances, or a simplified process, when modifications conform to heritage planning/area part of restoration works;
- No purpose-use builds, condominiums, duplexes, and apartments;
- Residents MUST be involved in heritage permit approvals;
- Fear of setting the stage for neighbourhood conflict;
- Consider degree of permanence and reversibility in permit process;
- Neighbourhood review committee for demos and infill consider “why demolish?” “what will be replacing this building?”

The Building - Draft Guidelines

- Consider how residents can afford to maintain and salvage buildings;
- Encourage “good” new design;
- Hydro now requires service be at front of existing and new buildings;
- Ensure a balance between contemporary and heritage homes;
- Height restrictions, materials, and garages should be regulated;
- Guidelines should focus less on architecture details and more on scale, massing, proportions etc.
- Consider succession planning in neighbourhood – in 10 years many of the older residents will have moved on, will sentiments remain consistent?
- Many homes already do not meet the proposed guidelines;

Windows and Doors

- Restrictions on changing doors/windows is a bit “heavy handed” especially for newer homes;
- Flexibility for changing windows (making more energy efficient etc.) - the location, size of openings, orientations are the important elements to retain;
- Improve for heat, comfort, and efficiency;
- Difficulty in replacing original windows to exact size of pane (i.e. Might require 2-3 windows for one opening).

Roofs

- Flexibility – there is already variation in roofing materials in The Point
- Maintain shape of roof;
- Is there a difference in permitting / regulations for homes from the 50’s and earlier, compared with the older heritage homes?
- Keep solar panels, skylights, light tubes, and other equipment on the back of the roof so they are not visible from the street. If unavoidable, ensure placement on front of roof is tasteful and subdued.

Chimney

- Retain original chimney, even if no longer in use (blocked in).

Cladding

- Enable change;
- Conserve original stone and brick work;
- Leniency with newer materials – some may be preferred over originals, and still be in keeping with heritage character;
- Consider new / evolving technologies (ie. Metal roofs can be stylistically compatible with heritage character, It's not about the "materials" it is about the overall aesthetics).

Porches and Verandas

- Few porches in the District can be considered "heritage" or "original";
- Encourage restoration of heritage porches/verandas (use historic photos / record for reference);
- What if restoration works conflict with existing by-laws (such as set-backs).

Additions/Accessory Buildings

- Concerned new additions will have to conform to existing buildings too strictly (i.e. Same cladding);
- Allow bungalows to be altered to allow another storey addition;
- Carport – closed in would require a permit.

Demolition

- The issue of demolition had differing points of view from no demolition to some support for flexibility / leniency with demolitions;
- Allow demolition of bungalows for larger (2-3 storey) homes;
- Who decides when a demolition becomes necessary and repair is no longer "viable"?
- Prevent/address abandonment if possible;
- Maintenance guidelines – to prevent homes falling from into disrepair and becoming "unsalvageable properties" – to avoid "preventable" demolitions.

Infill

- Avoid rebuilding / infill that is inappropriate to the district;
- Allow flexibility in Plan for infill and evolution;
- Encourage infill that follows guidelines/ is sympathetic to neighbourhood;
- Do not reject creative infill – address "ridiculous" interventions;
- Consider if infill buildings will fit better with district character.

The Site - Draft Guidelines

Trees

- Consider tree plantings. It is encouraged to plant trees, but removing them isn't acceptable – is this fair?

Siting of Accessory Buildings

- Setback – recognize variation (consistent with existing);
- Make setbacks generous and sympathetic to adjacent;
- No buildings permitted in front yard;
- Keep “generous feel”/“pattern” created by setbacks, massing, buildings etc.

Paved Areas

- Maximum green on front yards – consider permeable pavers (avoid using word “generous” in guidelines).

Vehicle parking

- Consider on-street parking permits for residents;
- Consider requirement for a back-up lane in front property (even with rear / side parking).

The District - Draft Guidelines

Lot Pattern

- Do not encourage any subdivisions (even if it was a historic pattern);
- Do not permit layout alterations that aren't already in progress.

Streets

- Encourage winter snow removal maintenance (blocking ends of sidewalks);
- Do not widen streets.

Sidewalks

- No urgency to add more / discourage new ones.

Boulevards

- To be maintained;
- No curb cuts – do not to accommodate layby lanes or pull ins.

Trees

- Guidelines for tree species - to encourage long living plant species for renewal;
- Encourage inter-planting of trees on boulevards and public property;
- Stronger language should be used in guidelines around tree planting and replacing;

- No incineration of trees by City on the riverbank as has been recent practice;
- An HCD should receive priority planting for loss of street tree collection due to age or disease;
- Tree maintenance guidelines are important;
- Hydro affects street trees – hydro should accommodate new street tree plantings not vice versa.

Parks and Open Spaces

- Incorporate policies relating to riverbank development;
- Maintain diversity between parks (i.e. East Blanchard, West Blanchard and Middle Gate extension);
- Request City to consider end of Middle Gate to be included as a park / open space.

Views, Vistas, and Approaches

- Redo approaches to the district to better define.

Utilities

- Shift utilities to adjust to streetscape;
- Plant 20' trees as an alternative under hydro - not ideal sol'n because lose the overall district impression of the tall tree canopy.

Signage and Lighting

- Encourage (unique) street signage (i.e. Wolseley);
- No commercial signs;
- Softer colour LED street lights – more ambient lighting;
- Consider shorter light poles if conflict with trees;
- Upgrade Park signage;
- Signage style consistency within district for park signs, street signs;
- Heritage + interpretive signage;
- Map of neighbourhood – offer wayfinding “you are here!”;
- Recognition of Heritage Conservation District (plaque).

Public Open House – April 19, 2017 Location: 54
West Gate, Ralph Connor House Time: 4:00pm -
8:00pm



Survey results

1. Overall, how satisfied are you with the process for developing a HCD Plan for Armstrong's Point?
(7 responses).
 - Very Satisfied – 71%
 - Somewhat satisfied – 29%

2. How satisfied are you with following components of the HCD Plan?

District Boundary

- Very satisfied – 100%

HCD Policies and Guidelines

- Very Satisfied – 71%
- Somewhat satisfied – 29%

Work NOT Requiring a heritage permit

- Very Satisfied – 71%
- Somewhat satisfied – 29%

Heritage permit process

- Very Satisfied – 71%
- Somewhat satisfied – 14.5%
- Don't know – 14.5%

3. Please share with us any additional comments or concerns you have about Armstrong's Point HCD Plan.
 - Overall I am very appreciative of the efforts of everyone who contributed to this project and I think, in future, the Draft Plan will effectively protect the heritage character of Armstrong's Point.
 - Proposed plan limits development and retains residential character, which is good, but policies seem rather generic. Would prefer more emphasis on historical restoration.
 - Please ensure variance guidelines are stronger than current (unenforced) City by-laws.
 - Hoping residents continue to have a cooperative relationship with those enforcing the HCD and it does not become dictatorial.
 - I live in Crescentwood and we have same problems as Armstrong's Point.

8.0 Armstrong's Point HCD Advisory Committee Draft Terms of Reference

INTERPRETATION

1. In this document:

“Advisory Committee” means the Armstrong's Point Heritage Conservation District Advisory Committee;

“Citizen” means a person, other than a Councillor, who is an inhabitant of and is entitled to vote in the municipal elections of The City of Winnipeg;

“Citizen Member” means those members of the Board appointed under Section 7 hereof;

“Council” means the council of The City of Winnipeg;

AUTHORITY

1. Formation and activities of the Heritage Conservation Districts (HCD) Advisory Committee is authorized under HCD By-law 87/18, and shall be formalized through the adoption of an HCD plan for Armstrong's Point.

FUNCTION

2. The Advisory Committee's function is to:

- (1) Advise the public service on HCDs and neighbourhood-specific issues on an as-needed basis; and
- (2) Review applications for heritage permits on an as-needed basis.

MEETINGS

3. Advisory Committee meetings will be determined on an as-needed basis.

DUTIES AND RESPONSIBILITIES

4. Advisory Committee Responsibilities are as follows:

- (1) To review and offer advisory input into process, policy and programs regarding the HCD on an as-needed basis.
- (2) To make recommendations concerning applications with respect to the HCD Plan.
- (3) To evaluate heritage permit applications on an as-needed basis to determine whether said application complies with the guidelines outlined in the HCD Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada, and to give advice to the Designated Employee concerning a heritage permit application.
- (4) To provide community perspectives related to specific HCDs.
- (5) To provide updates on Advisory Committee activities and workload as needed.

- (6) Advisory Committee members shall keep informed about local HCD Plans and processes.
- (7) Members are expected to attend meetings regularly, be punctual, and be prepared.

CRITERIA FOR MEMBERSHIP

5. (1) Advisory Committee membership shall not be less than five (5) members, and will include the following:
 - (a) At least three (3) members from the Historical Buildings and Resources Committee (HBRC), to participate in the committee on a rotating and voluntary basis; and
 - (b) No more than two citizens who reside in Armstrong's Point (optional participation);

APPOINTMENTS, RESIGNATIONS, REPLACEMENTS, VACANCIES

6. (1) Citizen appointments shall be made in accordance with the City's [policy on citizen appointments to boards and commissions](#).
- (2) Citizen members shall be appointed for terms of three years and may be re-appointed for a limit of one additional term.

SUPPORT

7. (1) Staffing support from Winnipeg's Urban Planning and Design Division will be assigned as needed to support the Advisory Committee.
- (2) The Director must provide professional and technical support to the Advisory Committee sufficient for the Advisory Committee to perform its function.