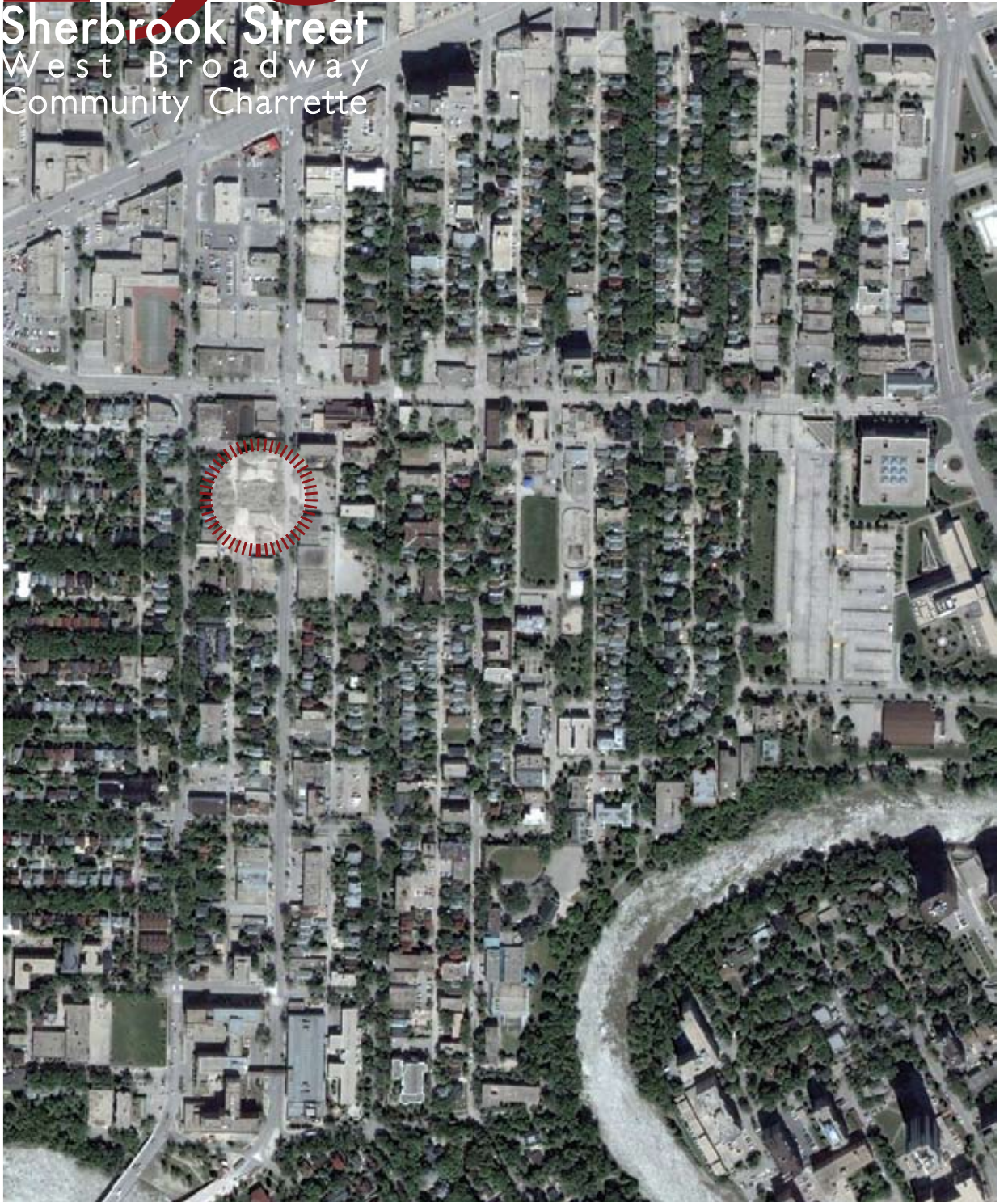


# 198

Sherbrook Street  
West Broadway  
Community Charrette





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

Prepared for:  
West Broadway Development Corporation

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

Consulting Team:  
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## EXECUTIVE SUMMARY



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

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

### CHARRETTE PROCESS

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



### GUIDING PRINCIPLES

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

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

RECREATION            activities

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

## DEVELOPMENT OPTIONS

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

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

## RECOMMENDATIONS

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

The ultimate development of the property should incorporate:

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



## **ACKNOWLEDGEMENTS**

### **CHARRETTE PARTICIPANTS**

Jen Altemeyer	Jimmy Huillery	John Schwandt
Andrew Basham	Candice Humeny	Robert Shaw
Marie Branconnier	Alana Hyde	Jolene Shepherd
Mike Brentnall	Chris Kolba	Chris Tarrant
Geoff Butler	Karen Lind	Charles Thrift
Monique Campbell	Audrey Logan	K Thordarson
Caroline Chartrand	Richard Mahe	Wayne Walski
Steve Chatzoglou	Brent Mitchell	Andrew Ward
Sharon Delaquis	Sharon Olson	Linda Williams
Jim Derksen	Sheldon Parry	Stephanie Whitehouse
Doug Dobchuk	Tonya Plotycia	Genevieve Woods
Veronica Eyob	Ginny Prins	Kim Lee Wong
Adam Hannah	Beverley Roberts	

### **CEDTAS**

Julio Rivas

### **WEST BROADWAY DEVELOPMENT CORPORATION**

Molly McCracken	Executive Director
Saul Henteleff	Board President
Leah McCormick	Board Members
Thelma Randall	
Louis Ricciuto	
Joe Welty	
Staff	

## **CITY OF WINNIPEG**

Jenny Gerbasi                      Councillor for West Broadway Neighbourhood  
Glen Doney                        City of Winnipeg, Planning Department

## **PROVINCE OF MANITOBA**

Rob Altemeyer                    MLA for West Broadway Neighbourhood

## **TABLE FACILITATORS**

Sarah Cooper                      Richard Mahé  
Erin Ferguson                      Robyn Webb  
Matthew Gratton

## **PRESENTERS**

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

## **FOOD**

Wolseley Family Place Catering

## **CONSULTANTS**

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

