

# KEEP CHARLESWOOD BEAUTIFUL



## **INTRUSIVE LARGE-SCALE DEVELOPMENTS DON'T BELONG IN CHARLESWOOD!**

Dear Friends & Neighbours,

We are a group of concerned Charleswood homeowners wanting to protect the unique natural suburban community in which we reside. We have recently learned of a proposed development plan at 4025 Roblin Blvd. which not only threatens the enjoyment of our own properties but also the very essence of what makes Charleswood the epitome of rural living within the city. While this proposed development may have the largest immediate impact on adjacent properties, ultimately it will negatively affect us all. If we fail to voice our collective concerns now and allow this type of development to proceed in one part of Charleswood, it's only a matter of time until the developers are knocking at your door as well.

### **4025 Roblin Blvd Proposed Development Plan Summary**

**10 Storey, approx. 200 unit multi-family residential tower at the corner of Roblin Blvd. and William Clement Parkway**

#### **Primary Concerns:**

- **Inappropriate, massive scale: 10 storeys, 229 units, 343 parking stalls**
- **Loss of green space and natural wildlife habitat**
- **Interference with active transit routes (walking, cycling, etc.)**
- **More stress on our roads and sewer system**
- **Lower property values**
- **Noise pollution**
- **Creation of shadows and loss of sunlight**
- **More traffic at major Charleswood intersections**
- **Hiding the historic Odd Fellows Home**
- **Less Privacy**
- **Diminishing the character of our neighbourhood**

### **Please help us oppose the proposed development at 4025 Roblin Blvd by:**

1. Signing our petition: [www.change.org/keepcharleswoodbeautiful](http://www.change.org/keepcharleswoodbeautiful)
2. Joining our Community Facebook Group: [www.facebook.com/groups/keepcharleswoodbeautiful/](http://www.facebook.com/groups/keepcharleswoodbeautiful/)
3. Contacting our City Councillor - Kevin Klein (204) 986-5232, [kklein@winnipeg.ca](mailto:kklein@winnipeg.ca)
4. Email us to learn more: [keepcharleswoodbeautiful@gmail.com](mailto:keepcharleswoodbeautiful@gmail.com)

**Thank you for your support! Together we can make a difference in our community.**