TERRACON
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August 24th, 2016

City of Winnipeg
Planning, Property and Development Department
Land Development, Geomatics & Land Information Services Division
65 Garry Street
Winnipeg, Manitoba
R3C 4K4

Attn: Marc Pittet, Land Development Manager

Re: DASZ 30/2013 – Amendment to Development Agreement

Context

- Development Agreement AG 30/2013 was executed in July, 2014 and sets forth the conditions for developing Castlebury Meadows.

Request

- Terracon Development Ltd. (Terracon) on behalf of 6460527 Manitoba Ltd. is requesting that a particular condition of the Development Agreement for DASZ 30/2013 be amended. Development Agreement AG 30/13, clause 11.1 of Schedule "C" has prevented the ability to bring on much needed multi-family housing options for the neighbourhood.
- Terracon requests that the following condition be removed in its entirety from Development Agreement AG 30/13:
    - Schedule "C" – 11.1 of Development Agreement AG 30/2013:
        - "The Developer agrees it will not apply for, and the City will not grant permits for the lands in the Planned Area which are to be zoned "RMF-M" Residential Multi-Family (Medium) District, until Commercial Avenue, from King Edward Street to the future extension of Hazelton Drive, is constructed as a collector road."

History

- At the EPC Hearing in October, 2013 for DASZ 30/2013, a condition was introduced restricting development of the multi-family land until such time that Commercial Ave. is upgraded to a collector road.
- The condition within Development Agreement AG 30/2013 that restricts multi-family development has created a "catch-22" scenario as there is a need for multi-family housing in the area without the ability to construct. Terracon Development Ltd. (Terracon) met with representatives from Public Works, Land Development and Transit on April 18, 2016 at which time we presented the following options in hope of resolution:
    - Front ending agreement
    - Development Agreement amendment

- Terracon requested to work collaboratively with the City of Winnipeg to resolve the issue of restricting multi-family development in Castlebury Meadows.
- Terracon was prepared to work with the City of Winnipeg to ensure a term and repayment that aligned with the City's budgets.
- Public Works declared that they will no longer entertain the idea of front ending agreements similar to those done for Dr. Jose Rizal Way and Ravelston Ave.
- Despite the fact that a front ending agreement was a win-win scenario for both the City of Winnipeg and Terracon as the construction of Commercial Ave. and extension of Hazelton Ave. would have:
    1) Complied with the development agreement condition and allowed the multi-family units in Castlebury Meadows to be built;
    2) It would have allowed for additional lands to the south and west to be opened up for development, and;
    3) It would have allowed for the ability of the neighbourhood to be serviced by transit immediately rather than wait for the development of the lands to the south to be completed.
- The opportunity to proceed with a font ending agreement has been denied by the City of Winnipeg and Terracon has no other choice but to move forward with a development agreement amendment.

Opportunity & Need

- At the EPC Hearing in October, 2013 for DASZ 30/2013, a condition was introduced restricting development of the multi-family land until such time that Commercial Ave. is upgraded to a collector road.
- Following the conclusion of the Development Agreement in July, 2014, Castlebury Meadows quickly became one of the most desirable neighbourhoods in the City of Winnipeg.
- To date, over 200 homes are either under construction or have been completed and occupied.
- Phase 2, which consists of 154 lots is entirely sold out.
- Castlebury Meadows has two parcels approximately 7.5 acres in total area zoned RMF-L. Parcel 1 is approximately 4.14 acres is size and Parcel 2 is approximately 3.22 acres is size.
- These properties have the potential to generate approximately $250,000 in annual tax revenue for the City of Winnipeg.
- The demand for multi-family housing in the area far exceeds the supply. Castlebury Meadows was built with the vision of creating housing for people of all ages and all spectrums of the housing market.
- Multi-family housing allows residents of the neighbourhood additional housing options and the ability to "age-in-place".

Our Winnipeg / Complete Communities Compliance

- The proposed amendment is supported by the guiding principles of *Our Winnipeg* and *Complete Communities*.
- *Our Winnipeg* states:



01-4 – Housing (Page 54) states:

  - Support the creation of a range of sizes, forms and tenures of housing. Tools include applying zoning by-laws and processes for approval. Standards should be flexible enough to reflect the unique identity and character of each neighbourhood."

- *Complete Communities* states:



14 – Implementation (Page 138); states:

  - Use new and innovative tools to complement and enhance planning efforts toward the implementation of complete communities objectives

Rationale

- Castlebury Meadows does not front on to any part of the future extension of Hazelton Dr. or Commercial Ave.
- The conditions set forth in Development Agreement AG 30/2013 put restrictions on adding needed affordable multi-family housing to the neighbourhood.
- Castlebury Meadows was designed as a pedestrian friendly neighbourhood, with linkages to the surrounding collector roads.
- The future extension of Hazelton Dr. to Commercial Ave. will remain open and will be developed at such time that the neighbouring lands to the south are developed. At that time, the future additional linkage to Castlebury Meadows will be formed as further detailed in Precinct Plan "T".

Thanking you, we remain,

Yours truly,

TERRACON DEVELOPMENT LTD.

Per: Matt Glavin

Yours truly,

Matt Glavin.