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October 11, 2019

Michael Peiser
Director, Development
The Cadillac Fairview Corporation Limited

Dear Mr. Peiser,

Thanks for taking the time to discuss Cadillac Fairview's proposal currently under consideration with the City. I am pleased we were able to expedite our meeting to accommodate your previously planned trip to Winnipeg. While we were not able to have our full team attend due to other commitments, we wanted to ensure WAA was available to discuss your project, share our concerns and see if there was an opportunity to work together toward a solution.

As we shared at the meeting, Winnipeg Airports Authority exists for the benefit of the community. This commitment guides everything we do at the airport. The profit generated from operating the airport is reinvested back into the development and growth of the airport campus so we can continue to meet the current and future needs of the community.

WAA supports new residential development in St. James. The airport has been a proud St. James resident since 1928, and the operation of the airport has created jobs and economic opportunities for the City and Province. WAA has not done this alone, as we have been able to work with partners and community leaders to make the airport an economic engine. Today, airport operations support over 17,000 jobs in the community and generate $3.4 billion in economic activity.

Our concern with your proposal is not the idea of adding residential to St. James, but rather the location. We feel strongly that substantial due diligence is required before considering the addition of new high-density residential units to this area, and this due diligence has not been undertaken to date. Without the support of such due diligence, the amendment would be clearly contrary to stated intentions of the Airport Vicinity Protection Area Planned Development Overlay - protecting the on-going viability of the Airport as a 24-hour operation. We believe this plan has

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served the community well, and we therefore cannot support what we see as a 'spot amendment' that currently benefits some landowners over others, and which threatens the long-term viability of community connectivity and access.

As I indicated at the meeting, WAA is happy to engage in a fulsome planning process with Cadillac Fairview and the City to see if there is a path forward. I understand you feel this has already happened, however we disagree. Following an introductory meeting in April 2018, WAA provided your group with information to assist you in determining the viability of redeveloping your site to accommodate multi-family uses. We also shared current development restrictions as found in the latest editions of The Aeronautics Act (R.S., 1985, c. A-2), The Winnipeg International Airport Zoning Regulations (SOR/81-708) and TP 1247 Aviation - Land Use in the Vicinity of Aerodromes.

Based on the information you have provided to date, we do not see that the required due diligence to support an amendment has been undertaken. Such due diligence would include a review of the development restrictions noted above to understand how they may be amended, and may also include, for example, a review of building standards for all buildings proposed within the AVPA.

In talking with others in the development community, we understand that while there is no set process, typically consultations on a secondary plan amendment of this complexity would take up to eight months and include proper background research, a review of best practices, and a thorough stakeholder engagement process.

As I shared at the meeting, WAA respects that Cadillac Fairview has the right to propose amendments to the AVPA as you see fit. However, if you are interested in working collaboratively in the best interests of the community and engage in a planning process deserving of the significance of this amendment, we would be pleased to work with you and the City. I am confident we can accelerate the timelines typical of such a process. Unfortunately without greater assurance that this amendment will continue to protect the 24-hour operation of the airport, the very purpose of the AVPA, WAA cannot support the amendment as currently proposed.

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I look forward to your response.

Sincerely,



Tyler MacAfee
Vice President – Communications and Government Relations

cc: Councillor Scott Gillingham – St. James – Brooklands – Weston
Marc Pittet – Interim Chief Planner