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October 11, 2019

Jason Van Rooy
Manager, Marketing and Customer Service
Towers Realty Group

Dear Mr. Van Rooy,

Thanks for taking the time to discuss Tower Realty's proposal currently under consideration with the City. I am glad we were able to sit down and 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 residential units to this area.

Our concern with the proposed amendment is that it is 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 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.

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As I indicated at the meeting, WAA is happy to engage in a fulsome planning process with Towers Realty and the City to see if there is a path forward. I appreciate you need to take this back to your client for consideration. 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. 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.

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