Cadillac
Fairview

November 7th, 2019

Dear Members of the Executive Policy Committee,

In the spirit of collaboration, we met with the Winnipeg Airport Authority and the City of Winnipeg on November 4th to discuss SPA 1/19. While the discussion was respectful and cordial, there was unanimous agreement that a solution satisfactory to WAA and ourselves would not be forthcoming. On this basis, we request that our application to amend the Winnipeg Airport Vicinity Plan advance to a public hearing to allow for all points including WAA concerns to be raised in a public forum.

We initiated this process in April 2018, engaging with the WAA, the City of Winnipeg Administration and elected officials and the Province of Manitoba. We initiated the formal application process with the City of Winnipeg in March 2019. We acknowledge this has been a complicated application process for all involved. However, at this time, we would like to move as expeditiously as possible to a public hearing. We are asking that the City of Winnipeg follow the process for consideration of changes to the AVP with the next step being 1st reading and direct that a public hearing be held on the matter, where all information can come out and be deliberated appropriately.

We remain committed to respecting the WAA's desire to protect the 24 hour status of the Winnipeg James A Richardson International Airport. We will explore all measures to ensure noise mitigation described by Transportation Canada Guidelines for residential development within identified noise contours. We are open and committed to undertaking all applicable acoustic engineering and exploring all mitigation mechanisms in consideration of our proposed amendments.

It is also very important to keep in mind that the proposed amendments set the stage for another development application process that will involve significant consultation and engagement with all stakeholders including the WAA. That subsequent development planning process is entirely controlled by the City of Winnipeg, which also includes

Cadillac Fairview
20 Queen Street West
Toronto, ON M5H 3R4

T - 416 598 8200
F - 416 598 8607
cadillacfairview.com

HOME OF
TEAM CANADA

Cadillac
Fairview

designating land use and density. It is during this process that there will be a collaborative opportunity to identify and plan for developer - led improvements to the area. We believe that through a responsible planning process our Polo Park site will have tremendous benefits to taxpayers, improve the area, address key infrastructure issues and provide much needed multi-family housing to St James.

Finally, we would like to thank you for your assistance. We look forward to the opportunity for public dialogue on this important amendment in the near future.

Sincerely,



Michael Peiser
Director, Development
Cadillac Fairview