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November 24, 2019

John Kiernan
Director
Property Planning & Development
City of Winnipeg
Winnipeg, MB R3B 1B9

RE: RAILSIDE AT THE FORKS – CONCEPT PLAN (CITY OF WINNIPEG POLICY NO. PD – 023) PROPOSED AMENDMENTS

Dear Mr. Kiernan,

Further to my letter on September 25, 2019, and subsequent discussions with Marc Pittet and Kurtis Kowalke, the Forks Renewal Corporation is seeking some further minor technical/clean-up amendments – in addition to the previously proposed height amendment – to the Railside at The Forks Concept Plan (City of Winnipeg Policy No. PD – 023).

The additional proposed amendments are as follows:

1. **Modify Policy 6.1 as shown below:**

   *Railside Lands is intended to be developed as a number of smaller parcels and projects, with development sizes ranging **generally** from 15,000 square feet to 50,000 square feet to encourage a diverse mix of participants, ownership models, architectural outcomes and the creation of a variety of public outdoor spaces.*

This is a minor technical modification that is aligned with the previously proposed height amendment. While the majority of buildings are anticipated to fall into the size range as originally established, there may be some instances where due to increased height provisions or connected buildings, a project may exceed the upper end of the specified development size range.

2. **Modify Policy 7.1.1 (2) as shown below:**

   This network of alleys and squares ~~should constitute approximately 75%~~ ***is an integral element of Railside's design character and will constitute the majority*** *of the Railside Lands area at* ***full build-out****.*

The original intent of this policy was to ensure that at full build-out, approximately 75% of the Railside development area would constitute public spaces and circulation networks which are foundational components of the Railside concept. However, the achievement of that target is affected by how the final project boundaries are defined (i.e. inclusion of the future planned reconfiguration of Israel Asper Way). The City's approved policy, FRC's Concept Plan, and the subsequent conditionally-approved subdivision plan all use slightly different project boundaries, and therefore result in differing ratios of developable vs. public areas. Further, the achievement of that overall target may not be realized on a phase-by-phase case, depending on the sequencing of development and how the boundaries of a particular development phase are defined. The purpose of this amendment is to broaden the development parameters, while protecting the original intent of the policy to maximize the amount of space dedicated to public use.

3. **Modify Policy 9.3.1 (4) as shown below:**

   Railside ~~shall~~ ***should*** *include a geothermal-based district utility that provides centralized and efficient heating and cooling delivery for the entire Planning Area. The utility ~~shall~~* ***should*** *be designed to ensure adaptability to new or additional energy sources in the future.*

While FRC is fully committed to pursuing a geothermal-based district utility for Railside, the feasibility of the district system is contingent on available funding and public investment, including TIF. The proposed amendment does not diminish FRC's commitment, but provides a degree of adaptability should that public investment – which is outside of FRC's control – be affected or limited in some way. In that instance, FRC would want the ability to advance the development without the district system in place, while ensuring that the development be 'geothermal-ready' for future conversion when/if funds became available.

4. **Modify Policy 9.3.1 (10) as shown below:**

   District-wide systems ~~shall~~ ***should*** *be implemented to monitor energy generation and usage.*

This achievement of this policy is largely contingent on the implementation of a district utility for Railside. The proposed amendment to change the policy wording from "shall" to "should" is intended to be consistent with the preceding proposed amendment.

5. **Modify Policy 9.3.1 (11) as shown below:**

   *Railside ~~shall~~ **should** incorporate opportunities for local food production by developing community gardens and encourage investment in green roofs.*

Again, the development of community gardens, like other public amenities, is contingent on available funding, including TIF. FRC has already invested in local food production projects on The Forks site, and is committed to further opportunities in this regard. The proposed amendment does not diminish FRC's commitment, but provides a degree of adaptability should that public investment – which is outside of FRC's control – be affected or limited in some way.

6. **Modify Policy 9.5.1 (5) as shown below:**

   *The planned archaeological dig site on the ~~south~~ **north** parcel may be converted into a stormwater retention feature after archaeological assessment work is complete.*

This is a technical correction of a drafting error.

7. **Modify Policy 10.3.1 (4) as shown below:**

   *Each building within Railside shall be equipped with sprinklers and fire department connections~~.~~**, where required by Manitoba Building Code**.*

This proposed amendment clarifies that the requirement for sprinklers and fire department connections falls under the jurisdiction of the Manitoba Building Code.

Overall, the policy amendments proposed herein, as well as the previously proposed height amendment, adhere to the vision for Railside and intent of the Concept Plan, but will provide additional flexibility that may be required as the development advances.

If you have any questions or would like to discuss further, please do not hesitate to contact Paul Jordan or me. I can be reached at 204-898-8494 or via email at tjanzen@scatliff.ca.

Sincerely,



Tom Janzen, M.Sc.Pl., MCIP, RPP, LEED AP

Partner

cc. Marc Pittet, Manager of Real Estate and Land Development / Acting Manager Urban Planning and Design

Kurtis Kowalke, Principal Planner