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EMAILED

September 25, 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 AMENDMENT

Dear Mr. Kiernan,

As per recent discussions with Property Planning & Development Staff, by way of this letter, the Forks Renewal Corporation is seeking a minor amendment to the Railside at The Forks – Concept Plan (City of Winnipeg Policy No. PD – 023).

The proposed amendment is to modify Policy 1.1.1 to remove the reference to '65 feet' in relation to maximum building heights and subsequently remove any references to a '65 feet' height limit in Attachment 1.

The amended policy would continue to establish a maximum building height of 6-storeys, but provide additional flexibility to permit developments that, due to a variety of reasons (i.e. increased floor-to-ceiling heights, distinct roof lines, etc.), may slightly exceed the specific height limit expressed in feet.

At the same time, we recognize that in the long-term there may be circumstances or development sites within the Railside Plan that could allow for buildings in excess of 6-storeys by one to two storeys, where:

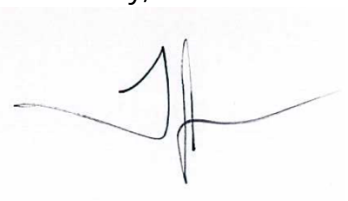
- the site is located on the north side of a planned courtyard;
- the shadow impacts on adjacent sites are managed/mitigated; and,
- there is a demonstrated community benefit associated with the proposed project to justify the additional height.

The approval of projects in excess of 6-storeys shall be authorized by the Director, upon the recommendation of The Forks Renewal Corporation.

This amendment maintains the overall intent of the vision for Railside and addresses an unintended restriction in the current plan.

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