October 29, 2018

Michael Robinson
Senior Planner
City of Winnipeg
Unit 15, 30 Fort Street
Winnipeg, Manitoba
R3C 4X7

Re: File No. DASZ 12/2018

Dear Sir,

On Friday, October 19 the City of Winnipeg's Water and Waste department provided our civil engineering consultants (Morrison Hershfield) with comments related to the Fulton Grove development. These City comments were related to the significantly reduced LDS release rates that the City has assigned to Fulton Grove and the engineering solution required to meet this atypical City requirement for the site.

The engineering solution put forward by Morrison Hershfield for this atypical LDS release rate was to have a dry pond and trap lows on the site which was agreed to by the Water and Waste department. Morrison Hershfield is incorporating the comments received from Water and Waste related to the dry pond and tarp low engineering specifications into the Fulton Grove site servicing report.

The necessity of a dry pond will consume developable lands within the site and has prompted the following minor changes to the conceptual plan of development:

- Private developable land identified for housing developments will need to be dedicated to the City as open green spaces for the dry pond to address land drainage.
- Part of an internal north/south road has been converted into an open greenspace for a trap low.
- Part of another internal north/south road was shortened by 220 feet.
- A 'Y' shaped intersection was eliminated to now be a 'T' intersection.

All of these minor changes caused by the imposition of the dry pond and trap lows to the conceptual development plan fit well within the notification printed in the Winnipeg Free Press and the Winnipeg Sun for the proposed Fulton Grove rezoning and subdivision application to be heard at the Public Hearing on November 13, 2018.

We went to the extra step of designing a dry pond and trap low system in detail (which is not a normal engineering design requirement to be doing at this stage of the development application) to provide the Public Hearing Body with the assurance that engineering solutions are available to address the Public Service comments related to the development's ability to tie into City services.

The LDS release rates imposed on the Fulton Grove development by the Water and Waste department are abnormally low in comparison to other developments' LDS release rates. A report will be presented

by an independent engineering firm which has studied the release rates of other lands in the area and the rationale for the release rate at Fulton Grove.

It should be noted that had we been provided the LDS release rate information at an earlier date, we would have incorporated it in previous design versions, well in advance of the Public Hearing. This was the type of feedback we were expecting on servicing issues to be addressed in the pre application letter comments issued on May 5, 2017 by your office.

Today we are using 1,918 units as the current design parameters as the maximum unit count for the Fulton Grove development based on all the current background engineering studies including taking into account the recently provided LDS release rates.

The independent engineering practitioners confirm that this number of dwelling units are able to be accommodated on the site and tie into the City's services. The densities generated by the 1,918 units on the site are:

- Within current Council Policy and By-laws (OurWinnipeg, Complete Communities, the TOD Handbook and the TOD zoning by-law)
- Considered part of best practices of TOD developments as confirmed by independent planning professionals, and
- Well within the current density policies proposed in the Parker Lands Secondary Plan.

We are requesting minor changes to the PDO to regulate the minimum and maximum number of development units for the site to provide Council the assurance that the maximum number of dwelling units does not exceed the current engineering for the lands. Should subsequent engineering work indicate that additional units can be accommodated on the lands [and remain within the target densities of the TOD Handbook and TOD Zoning By-law] the corresponding number of dwelling units may be increased through a development application for the City to review, such as a variance as provided for in the City of Winnipeg Charter.

Again this proposed change to the PDO for Fulton Grove to regulate a specific number of dwelling units with a minimum and a maximum falls well within the notification printed in the Winnipeg Free Press and the Winnipeg Sun for the Fulton Grove rezoning and subdivision application to be heard at the Public Hearing on November 13th.

I am providing the updated conceptual development plans and a revised PDO..

Sincerely,

Andrew Marquess
Applicant for Fulton Grove DASZ application