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August 19, 2020

Cindy Louer
Zoning and Permits Branch
Planning, Property & Development
Unit 31-30 Fort Street
Winnipeg, MB R3C 4X7

RE: Subdivision and Rezoning & Secondary Plan Amendment – Gunn Redonda [File No. DASZ 18/2014]

Dear Cindy,

In 2014, the City of Winnipeg adopted a secondary plan for the Transcona North Neighbourhood ("Transcona North Precinct Plan"). The planning area is approximately 430 gross acres and the net developable area is approximately 288 acres. The planning area includes approximately 159 acres that are identified in the Transcona North Precinct Plan (TNPP) as "The Northwoods Development" which is owned by Genstar. The Northwoods Development, renamed Summerlea, is the focus of this application.

The Northwoods Development was established under the subdivision and rezoning application File DASZ 18/2014 which was the impetus for the Precinct Plan. In 2018, Genstar acquired the Northwoods Development and identified that there was an opportunity to improve the design of the approved plan, on the east side of Redonda Street in particular, while maintaining the intent of the secondary plan.

From very early on, the various key City departments were engaged in the redesign of the approved plan. First, a meeting was held with the Planning Department to determine if there was an opportunity and administrative support for a redesign. The Planning Department showed positive interest in this opportunity and provided feedback. Furthermore, during this same period, there were several meetings with the Water and Waste department to discuss servicing options, especially land drainage. With enough information, and confidence to proceed, a formal redesign of the plan was initiated. Once the draft plan was ready, there were several further discussions with the Planning Department and ultimately a presentation at an internal ACG meeting that included key City departments. The feedback provided was generally positive in that there were not any major impediments identified. Further discussions have taken place with the Parks Department since the ACG meeting, and all together the feedback has resulted in the plan that is being submitted today. It is understood that the redesign will trigger several concurrent development applications, that include a Secondary Plan Amendment, Subdivision and Rezoning, and a Road Opening and Closing.

The subject of this letter of intent are the Secondary Plan Amendment and the Subdivision and Rezoning. A separate application has been submitted for the road closings.

Legal Description:

Blocks 12 - 17, Plan 65931; Lots 1 - 20, Block 18, Plan 65931; Lots 1 - 28 , Block 19, Plan 65931; Lots 1 - 21 , Block 20, Plan 65931; Lots 1 - 20 , Block 21, Plan 65931; Block 22, Plan 65931; Lots 1 - 2, Block 23, Plan 65931; Block 24, Plan 65931; Lots 1 - 4, Block 25, Plan 65931; Lots 1 - 3, Block 26, Plan 65931; Lots 1 - 2, Block 27, Plan 65931; Lots 1 - 2, Block 28, Plan 65931; Lots 1 - 2, Block 29, Plan 65931; Lots 1 - 3, Block 30, Plan 65931; Lots 1 - 2, Block 31, Plan 65931; Lots 1 - 4, Block 32, Plan 65931; Lots 1 - 2, Block 33, Plan 65931; Blocks 34 - 35, Plan 65931 WLTO in NE 1/4 9 and NW 1/4 10-11-4 EPM

Development Applications:

The following sections discuss the specifics of each development application that is being submitted as part of this package of concurrent applications. The redesign maintains the same land uses and is essentially a reconfiguration of the approved plan. Therefore, the amendments are all-encompassing in nature.

Although the land uses being proposed are similar, the vision for Summerlea is much different than Northwoods as demonstrated by the proposed design. The community design creates an environment of connection and togetherness, and the architectural details and housing types will attract diverse home buyers. To achieve the vision for Summerlea, a secondary plan amendment and a subdivision and rezoning application are being submitted which we understand can be approved concurrently.

<u>Secondary Plan Amendment</u>

The land uses identified in the Transcona North Precinct Plan for the Northwoods Development include low density residential, commercial/multi-family, and park. The proposed plan maintains the same land uses as shown on the Land Use Concept Map except the layout has been redesigned which resulted in some very minor discrepancies on the figures. Accordingly, the redesign requires amendments to the following figures in the Precinct Plan:

- Figure 3: Land Use Concept (p.12)
- Figure 4: Parks and Open Space System (p.18)
- Figure 6a: Chief Peguis Trail Expressway Sign (p.29)
- Figure 6b: North Woods Development Sign (p.30)
- Figure 7: Road Network Map (p.34)
- Figure 8: Pedestrian and Cycling Network (p.39)
- Figure 9: Municipal Trunk Services Map (p.43)

The following outlines the amendments to the figures:

- Figures 3, 4, 7, and 8 will be consolidated into one Figure, Figure 3.
- Figures 6a and 6b will be removed.

- Figure 9 will be revised to align with the proposed redesign.

Along with the amendments to the figures in the Precinct Plan, several text amendments are required to update references to the Figures and general housekeeping. The following are the text amendments:

- Table of Figures needs to be updated to reflect current figures as follows:
    - Figure 1: Precinct Plan Area
    - Figure 2: Property Ownership
    - Figure 3: Land Use Concept
    - Figure 4: Gunn Road Buffer
    - Figure 5: Municipal Trunk Services
- Change all references to Figures 4, 7, and 8 to reference Figure 3.
- Change all references to Figure 5 to Figure 4.
- Change all references to Figure 9 to Figure 5.
- P.7 - Edit Property Ownership Figure to change North Grassie Properties Lands to Private Landowner 1 (or 8) and change remaining Private Landowner references accordingly.
- 5.1.2 Background – Remove last sentence: Figure 3 designates a mixed-use activity node at the southeast corner of Redonda Avenue and Gunn Road as a potential, initial location for multi-family housing.
- 5.1.3 Policies 2.a. Staging of Residential Development – Remove last two sentences: The first phase will involve lake construction and lot development on the east side of Redonda Street. From here, development will spread outward towards the east and west limits of the precinct at a scale and pace commensurate with servicing efficiencies and lot absorption.
- 5.3.2 Background – Amend the first sentence with the following:
    - The Transcona North Land Use concept designates land for commercial development along the east side of Redonda Street.
- P.19 – Change reference to Bayview Park to Kinsmen Legacy Park.
- 5.6.3 Policies
    - 3.a. Modify the first sentence and remove reference to Figure 6a as follows:
        - The developer of the residential lands shall install…
        - Remove Figure 6a illustrates the draft Chief Peguis Trail Expressway Sign
    - 3.b. Modify the first sentence and remove reference to Figure 6b as follows:
        - The developer of the residential lands shall install…
        - Remove Figure 6b illustrates the draft North Woods Development Sign.
    - 3.c. Modify the first sentence as follows:
        - The developer of the residential lands shall install…
- 6.1.2 Background – Spelling Error – “Strategic Good**s** Movement”
- 6.3.3 Policies 1.e. – Spelling Error – intersection**s**
- 6.5.2
    - Background – replace reference to NGP with “The developer of the residential lands…”
    - 6.5.2 b. replace reference to NGP with “The developer of the residential lands…”
- 7.1.2 Background – Remove reference to first phase of development on the east side of Redonda Street.

Subdivision and Rezoning

In conjunction with the approval of the Precinct Plan, the Northwoods Development was established under the subdivision and rezoning application File DASZ 18/2014 which established the following zoning districts:

- "R1-S" Residential Single-Family (Small)
- "R1-M" Residential Single-Family (Medium)
- "C2" Commercial Community; and
- "PR1" Parks and Recreation 1 (Neighbourhood)

This DASZ application is specifically for the 119.4 acres on the southeast corner of Gunn Road and Redonda Street. The redesigned plan maintains three of the four zoning districts that were established under DASZ 18/2014. The R1-M district is being removed and RMF-S is being added. Therefore, the zoning districts will be as follows:

- "R1-S" Residential Single-Family (Small)
- "RMF-S" Residential Multi-Family (Small)
- "C2" Commercial Community; and
- "PR1" Parks and Recreation 1 (Neighbourhood)

The following table summarizes the total area for each zoning district:

Zoning District	Area (acres)
"R1-S" Residential Single-Family (Small)	43.99
"RMF-S" Residential Multi-Family (Small)	20.82
"C2" Commercial Community	3.07
"PR1" Parks and Recreation 1 (Neighbourhood)	18.79

The proposed zoning districts comply with the Land Use Policies and are in alignment with the planning vision of the Precinct Plan which is as follows:

- provides housing opportunities for both first time home buyers and residents of Transcona wishing to upgrade to a new home without having to leave the community;
- incorporates a system of interconnected parks and open spaces that encourages outdoor activities, walking and cycling;
- is adequately connected to the larger city via roads, transit and pedestrian and cycling facilities;
- provides lands for small-scale retail and service commercial development;
- provides employment lands for local job creation, and;
- contributes to the life and vitality of the greater Transcona Community.

The proposed residential zoning districts allow for a mix of housing types. The intended housing mix is to allow for single-family homes, two-family homes, and ground oriented multi-family homes all with front drive and laned options. This mix will allow for a diverse group of residents including young families, new Canadians, first time homebuyers, low maintenance living, move up residents etc.

The precinct plan characterizes this community as being an “Active Lifestyle” community. The redesign maintains this characteristic by providing sidewalks and paths connecting the community from the north, south, east, and west with minimal interactions with vehicles. The paths connect the community to transit opportunities, parks, trails, and community facilities within and outside of the community.

One of the benefits of this new community is that it is woven into a well-established neighbourhood with many parks and community facilities. Despite the numerous existing recreation opportunities near Summerlea, approximately 19 acres of land is being provided for active and passive parks and open spaces within footsteps of each home. These include potential for playgrounds and informal sports fields, exercise, naturalized landscapes, water bodies, pathways, and seating spaces. Many forms of recreation opportunities are being provided for the many different way that people choose to recreate to promote mental and physical wellbeing.

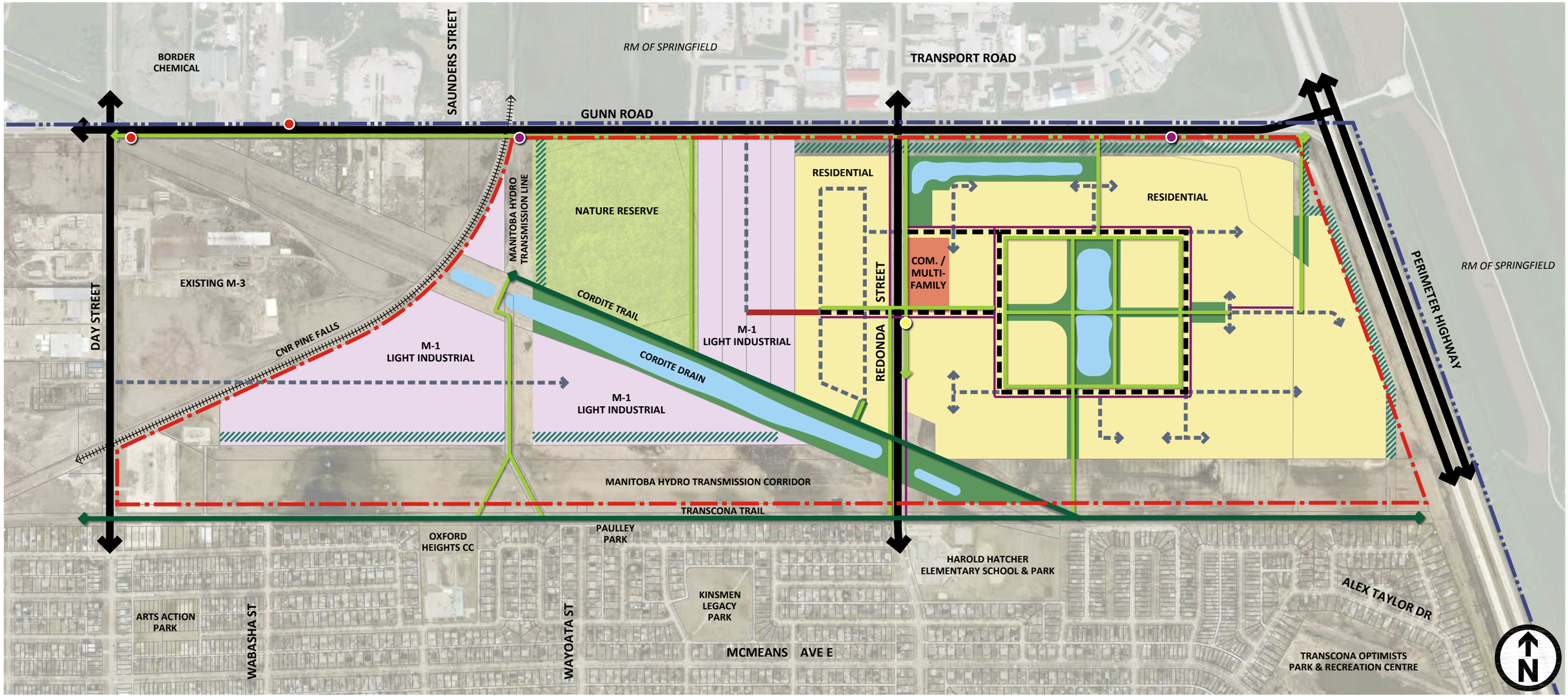
We believe that the proposed redesign is a significant improvement over the approved plan. The approved plan “works” but the improved plan creates opportunities for better movements through the community, it allows for more efficient use of land, it allows for diverse and flexible housing options, and is ultimately a more exciting community than the one currently approved.

Sincerely,

GENSTAR DEVELOPMENT COMPANY



Brock Feenstra
Development Manager
Winnipeg Region



Legend

- Precinct Boundary
- City of Winnipeg Boundary
- CNR Pine Falls
- Proposed Residential
- Proposed Commercial / Multi-Family
- Proposed Light Industrial
- Proposed Landscape Buffer
- Proposed Park
- Proposed Nature Reserve
- Proposed Stormwater Management Facility
- Existing Road
- Proposed Major Vehicular Route
- Proposed Local Vehicular Route
- Proposed Emergency / Bus Only Access
- Existing Recreation Path
- Proposed Recreation Path
- Proposed Sidewalk
- Northwood Sign Including Adjacent Industrial
- Future Chief Peguis Trail Expressway Sign
- Highway Truck Entrance Sign for Border Chemical

Aug 30, 2019 - 1:42pm W:\C2181 Northwoods - Concept Plan Review\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2181-LUC-2019AUG28.dwg

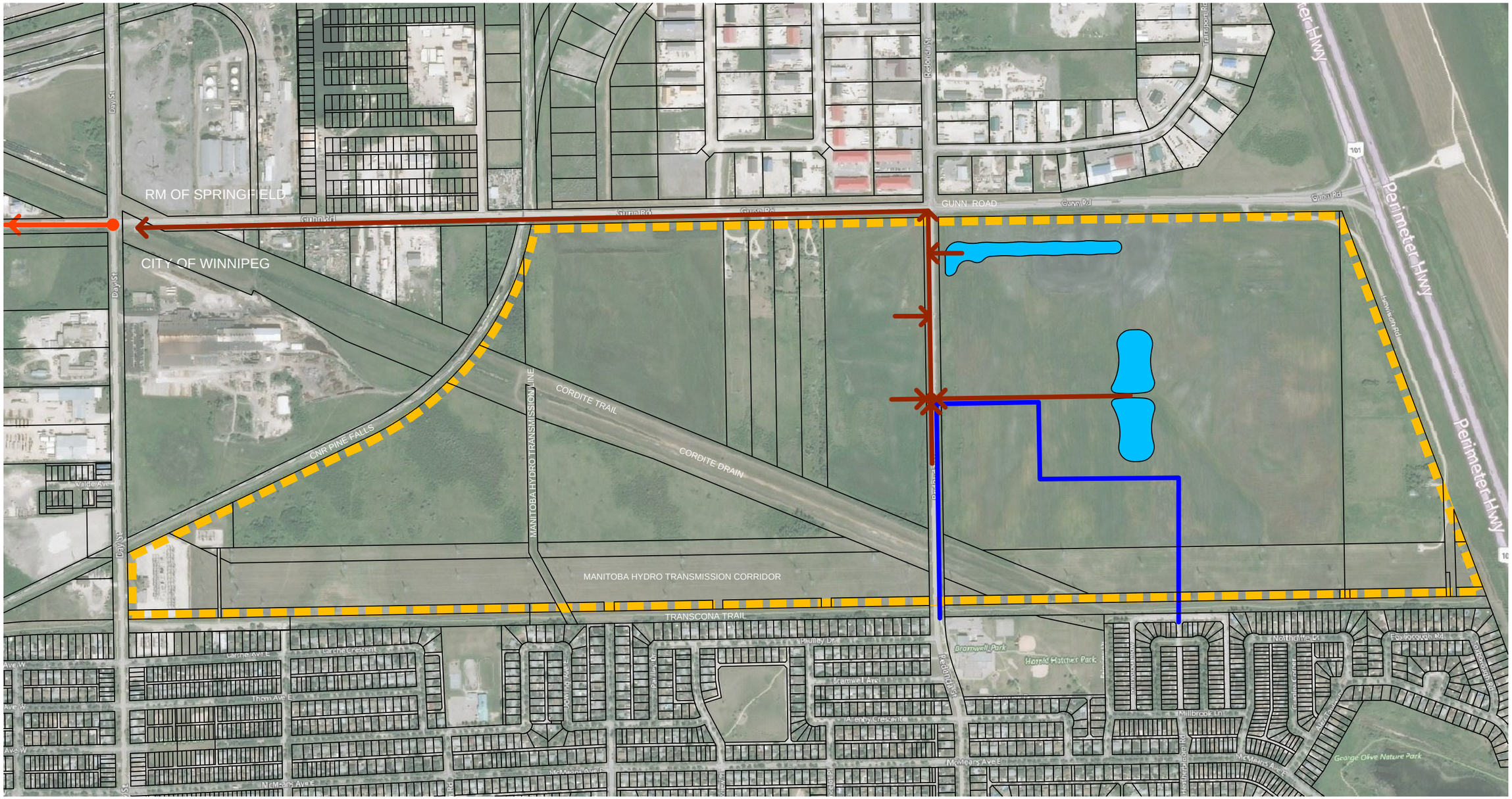
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GENSTAR
BRINGING LAND TO LIFE

Transcona North Precinct

Land Use Concept

August 2019



LEGEND :

- PRECINCT BOUNDARY
- PROPOSED STORM WATER MANAGEMENT FACILITY
- PROPOSED WATER MAIN
- PROPOSED WASTE WATER INTERCEPTOR SEWER (FROM DEVONSHIRE AND PLESSIS)
- PROPOSED LAND DRAINAGE SEWER

Municipal Trunk Services