October 20, 2023

Mayor and Council,

The attached DASZ application has been thoughtfully updated and respectfully submitted to be advanced for your review. We are submitting it with the objective to have all associated approvals in the development process completed in a timely manner so that we can initiate construction on this very important project that will realize 1,918 new dwelling units adjacent to rapid transit with a green energy geothermal system providing heating and cooling services – both aspects that will contribute to housing affordability and sustainability.

As you may recall, in November 2020 the City of Winnipeg Council approved the Parker Lands Secondary Plan (PD-024) and DASZ 12/2018 applications. While there was collective optimism that the protracted history of the planning process was behind us and that finally the project would move forward, time showed that was not to be the case.

Unfortunately, the Administration through conditions of approval that were inserted into the administrative report and not discussed with the decision-making body, demanded that changes be made to the Council approved site plan. Given the Administration's untenable position, the Proponent chose to abandon that subdivision and rezoning approval. Had this recent barrier to development not been in place, there would be people living in homes at Fulton Grove and paying municipal taxes.

We are submitting this new application against the growing backdrop of a national housing crisis that Winnipeg is not immune from in any respect. The cost of housing in Canada has been on the rise and Winnipeg is not excluded from this. It is, however, not

only the cost of housing that is a growing crisis but the ability of housing developers to bring product to the market, given high interest rates, construction costs and major/lengthy development approval processes that are uncertain at best, as illustrated by this project's notorious process to date.

This project has been historically contentious due to the actions of the Administration and has been a local issue, but it has now drawn national attention with the inclusion of this project into the Federal Conservative Party's discussion as a poster child of the bureaucratic challenges to building more housing in Canada.

In addition to the national attention it is drawing, this project has been the subject of multiple Court rulings all in favour of the developer. We believe it is time to stop the necessity that a project like this needs to look to the assistance of the court to move forward. We recognize that the City of Winnipeg wants to continue this contentious discord by appealing the recent Court of King's Bench ruling in favor of the Proponent. That decision to appeal the court ruling does not impede this project from moving forward.

Our development vision represents a very clear path to bring needed housing to the market that people can afford. The Proponent has been receiving calls from the development community asking when the project can move forward so it can participate in the building of this housing. We are not prepared to 'argue' planning best practices or certain City employees view of "good planning" with your Administration any longer. We remind the City that past efforts to use that narrative as a platform to debase the project has failed miserably. The application in front of you was drafted by a team of professionals both local and national who stand by their work. It should be noted that this teams view on planning and planning processes was mentioned in the recent court ruling. We have provided in our application package the reasons behind the site's vision, design standards and density targets, which vision and density targets align with the Parker Lands Secondary Plan.

This process cannot, again, get derailed by the overreach of the Administration under the guise of using their discretion on what constitutes 'good planning'. The recent court decision (although publicly rebuked by the CAO with strong wording) speaks directly about specific city employee decisions under the guise of good planning and their discretion which was used in an unlawful manner. Internal city emails made public through the court process are abundant in the matters which were disclosed in court and these emails paint the picture of the actions of certain City employees and others.

With all the above being said about the recent court decision and desire to continue this fight in court by the individuals at the City, Council remains the decision maker on this development approval process and the planning principles of this site are not in question. This sustainable infill development will realize 1,918 dwelling units adjacent to rapid transit. A spectrum of housing choices will be provided. This site will be Winnipeg's first Major Redevelopment Site that is developed based on the rigors of an urban vernacular. It does not default to a suburban model. It is an opportunity to show that Winnipeg is on the forefront of meeting the housing needs driven by this current national crisis.

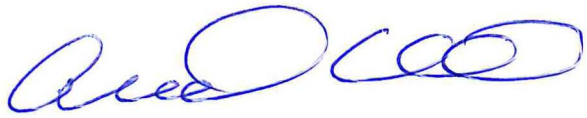
We respectfully submit to you as Council, not only the DASZ application but also the geothermal plan drawings showing the placement of the geothermal infrastructure on the site. We have been in contact with the appropriate people in the Administration to discuss the Development Agreement required and our hope is to collaboratively work with the Administration to have a draft Development Agreement in place before the public hearing at City Centre Community Committee.

We cannot allow this project to be approved at the Council level and then get mired in bureaucracy and personal politics resulting in no housing being built. Therefore, a draft development agreement and legal plan of subdivision need to be discussed, reviewed and a process of approval agreed upon at the time of the consideration of the DASZ application for approval.

The Proponents current focus is to work with Council to have all the approvals in place in early 2024 to allow construction to begin on the site in the summer of 2024, allowing municipal taxes to be generated.

The Proponent is looking forward to working collaboratively with Council to move this project forward and get housing built as soon as possible.

Sincerely



6165347 Manitoba Inc.
Andrew Marquess