JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

July 17, 2023

Land Development Branch
City of Winnipeg
Main Floor, 65 Garry Street
Winnipeg MB R3C 4K4

RE: Letter of Intent – NW Intersection King Edward ST & Inkster BLVD
DASZ 44/2016 – SERVICING AGREEMENT AMENDMENT [AG 44/16]

John Wintrup is the 'Applicant' in making all the development applications on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	N/A
(b) Location:	NW Corner of Inkster and King Edward
(c) Roll Numbers:	14098649000
(d) CT:	3138028/1
(e) Legal Description:	*Lot 1 Plan 962 exc. Plan 18954 in SE ¼ of 26-11-2 EPM*
(f) Registered Owners:	B & B Developers Inc.
(g) Neighbourhood:	3.327 North Inkster Industrial Neighbourhood
(h) Electoral Ward:	Old Kildonan Ward
(i) Provincial Regs:	*Airport Vicinity Protection Area Regulation 66/2021 [August 12, 2021]* Area 2
(j) Development Plan:	*OurWinnipeg 2045 By-law No. 120/2020* [May 26, 2022] *Complete Communities Direction Strategy By-law No. 119/2020*
(k) D. Plan Designation:	Employment Lands
(l) Zoning By-law:	*Winnipeg Zoning By-law 200/2006 [March 1, 2008]*
(m)Zoning District:	A – Agricultural District
(n) Land Area:	+/- 3.5 acres
(o) Lot Configuration:	Corner Lot
(p) Land Configuration:	Rectangle
(q) Fronting Street:	King Edward Street & Inkster Blvd

(r) Municipal Services: Full municipal services.

(s) Current Land-Uses: Vacant

(t) Proposed Dev'pmnt: Port Town Centre – a multi-building, multi-tenant development consistent with the C2 zoning.

2. LOCATION

(1) The subject lands are approximately +/- 3.5 acres located adjacent to the northwest intersection of King Edward ST and Inkster Blvd, south of Haggart Ave and east of Groverdale ST in the North Inkster Industrial neighbourhood of the Old Kildonan Ward.

3. PROPOSED DEVELOPMENT

(1) Port Town Centre – a multi-building, multi-tenant development consistent with C2 zoning.

(2) Driveway access points proposed include:

(a) one along King Edward, approximately +270 feet north of Inkster; and

(b) two (2) along Inkster approximately 123 feet west of King Edward.

(3) Proponent of this matter is requesting an amendment to the Development Agreement to construct the proposed roadway improvements in Inkster and King Edward abutting only their lands now, instead of paying towards the future construction of the roadway improvements, on the condition the City will endeavor to collect a cost recovery from the other benefiting lands for the constructed improvements and reimburse the proponents; and/or pay from the capital budget, the costs associated with the additional infrastructure being constructed by the proponents that is above the required infrastructure to service the subject lands.

(4) The Proponent currently has only the obligation to construct:

2.c Land Drainage Pipe;

5. Private Approaches; and

6.a. Sidewalks.

(5) The Proponents wishes to take on the obligation to construct the following:

4. Inkster;

7. Traffic Signals; and

8. King Edward

(6) Proponent would still pay to the City for:

1.a. Waterman's;

2. Land Drainage pipes installed in King Edward and Inkster and currently in use by others; and

3.a. Stormwater lake installed to the north.

(7) The following is a breakdown of the Agreement in the current / proposed changes:

1. Water Mains

a. Developer pays $46,036.20 for the water main in King Edward.

2. Land Drainage Sewers

a. Developer pays $47,993.93 for land drainage in King Edward and Inkster.

b. Developer installs drainage sewer to west abutting land.

c. Developer constructs and installs a land drainage sewer to service the Planned Area and West Abutting Lands.

3. Stormwater Management Facilities

a. Developer pay for their share of the lake built to the north and currently in operation.

4. Inkster Boulevard

a. Developer pays the City $219,265.20 the cost of the services to be Installed in the north side of Inkster.

>>>Change to Developer Constructs<<<

5. Private Approaches

a. Developer installs and constructs all private approaches to the subject lands.

6. Sidewalks

a. Developer install and constructs a concrete sidewalk on the north side of Inkster.

7. Traffic Control Signals

a. Developer pays to the City 25% of the costs for the installation of traffic control signals at the intersection of King Edward and Inkster.

>>>Change to Developer Constructs<<<

8. King Edward Street

a. Developer pays to the City $584,232.60 the costs of services to be installed in King Edward.

>>>Change to Developer Constructs<<<

4. REASONS

(1) Proponents of Port Town Centre seek to construct all the related roadworks abutting their property at this time to enhance marketing their site, and to avoid any detrimental effects of future roadway construction on the access/use/viability of the new commercial businesses on the lands.

5. NOTES

(1) The lands are currently vacant, zoned **A – Agricultural [Airport Vicinity Protection Area 2 Overlay District]** under *Winnipeg Zoning By-law 200/2006.*

(2) On March 22, 2017, Council approved File DASZ 44/2016 To rezone the land from "A" Agricultural District to "C2" Commercial Community District for the establishment and construction of multi-use commercial buildings subject to the following:

That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

(3) Public Works required a 6.6 metre road opening along King Edward, a 3.6 metre road opening along Inkster Blvd; and a corner cut at the in the north-west corner of the intersection of Inkster Boulevard and King Edward Street, as determined by and to the satisfaction of the Director of Public Works.

(4) There were no variances sought or granted at the time of File DASZ 44/2016 that was at the Lord Selkirk – West Kildonan Community Committee meeting on February 13, 2017.

(5) On January 28, 2021 Council approved BY-LAW NO. 5/2021.

(6) On December 16, 2021 Council approved Extension of Time – Subdivision and Rezoning – Northwest Corner of Inkster Boulevard and King Edward Street File DASZ 44/2016 with the Coming into Force provisions of By-law No. 5/2021 be extended to January 28, 2024.

(7) On January 23, 2023 the Lord Selkirk-West Kildonan Community Committee approved the plans for the Northwest Corner of Inkster Blvd and King Edward Street.

(8) The Agreements and mylars have been prepared for release and the Developer anticipates construction beginning as soon as the Developer secures funding for the required Letters of Credited.

(9) On February 22, 2024 Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the time limit to satisfy the Coming into Force provisions of by-law 5/2021 be extended to January 28, 2025;

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

(10) On July 03, 2024 The Standing Policy Committee on Public Works directed the Winnipeg Public Service to:

1. Work with the applicant and report back in 150 days to the Standing Policy Committee on Public Works with a design that provides 1 access onto Inkster Blvd at the westerly most portion of the applicant's land includes an acceleration/deceleration lane.

(11) The Proponents expect to be paid back for any roadway and infrastructure that benefits 3rd parties and is above & beyond the infrastructure required to service their lands.

6. APPLICATION MATERIAL

Information that is being provided with this Letter of Intent includes:

(1) Servicing Agreement Application Form;
(2) Letter of Authorization to John Wintrup;
(3) Current Status of Title;
(4) Application Fee.

Please do not hesitate to contact me directly if there is any information or materials missing from this application. We respectfully request this matter be advanced and processed in a timely manner.

John Scott Wintrup, *B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™*
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Encl.