August 11, 2025

To: City of Winnipeg
Planning, Property and Development Department
Zoning and Permits Branch
Unit 31 - 30 Fort Street
Winnipeg, Manitoba R3C 4X7

Attention: City of Winnipeg Zoning Administrator

RE: **SPA APPLICATION**
ALL THAT PORTION OF THE SW 1/4 OF SECTION 36-11-2 EPM
WHICH LIES NORTHWEST OF THE NORTHWESTERN LIMIT OF THE RIGHT-OF WAY OF THE CANADIAN PACIFIC RAILWAY PLAN 2444 WLTO
EXC CANADIAN PACIFIC RAILWAY RIGHT OF WAY PLAN 371 WLTO
Title Number: 3136887/1

Dear Recipient,

Landmark Planning & Design Inc. is pleased to submit this SPA application on behalf of Jefferson Heights Development Inc. This application relates to a **proposed** Complete Communities Direction Strategy 2.0 **amendment to change the boundaries of Precinct 'B' and Precinct 'C'**,

This process has been collaborative with the City of Winnipeg Administration. The City of Winnipeg entered into a Terms of Reference with the landowner in December 2023 to facilitate the conversion of amend the boundary of Precinct C in Complete Communities 2.0, and convert the existing Waterford Green Precinct Plan into a Secondary Plan By-law. As part of this process four steps were required:

1. A Complete Communities 2.0 (Secondary Plan) amendment (Completed);
2. Converting the Waterford Green Precinct Plan to a Secondary Plan By-law;
3. Amending the precinct plan map to include the subject site (attached herein); and
4. A subdivision and rezoning application (DASZ).

Items 1 and 2 have been completed and File SPA 3/2024 was approved at the Executive Policy Committee meeting on September 17th, 2024 and Council on June 26, 2025, respectively. This letter of intent pertains to Item 2, an amendment of the Waterford Green Precinct Plan (Council on June 26 (By-law No. 58/2025) policy map. An accompanying application for the DASZ (item 3) is being filed in concert with this SPA application.

).



Figure 1: Subject Site in context of the planned Chief Peguis Trail Extension.

As part of the overall planning process for this site, including the OurWinnipeg Amendment and forthcoming DASZ application a series of studies and reports have been completed and submitted to the Winnipeg Public Service, including:

- Supply and demand analysis;
- Servicing study; and
- Traffic Impact Assessment.

Furthermore, a great deal of correspondence has occurred with the area Councillor and Public Service to inform the final development concept contained within the DASZ application.

PUBLIC CONSULTATION AND STAKEHOLDER ENGAGEMENT

The project team is undertaking a thorough public engagement process as part of the Secondary Plan (CCDS 2.0) Amendment application process for the subject site and prior to the public hearing. As shown in **Figure 2**, the project team is conducting two rounds of engagement with residents in the neighbourhood, businesses, and other stakeholders impacted by this proposal.

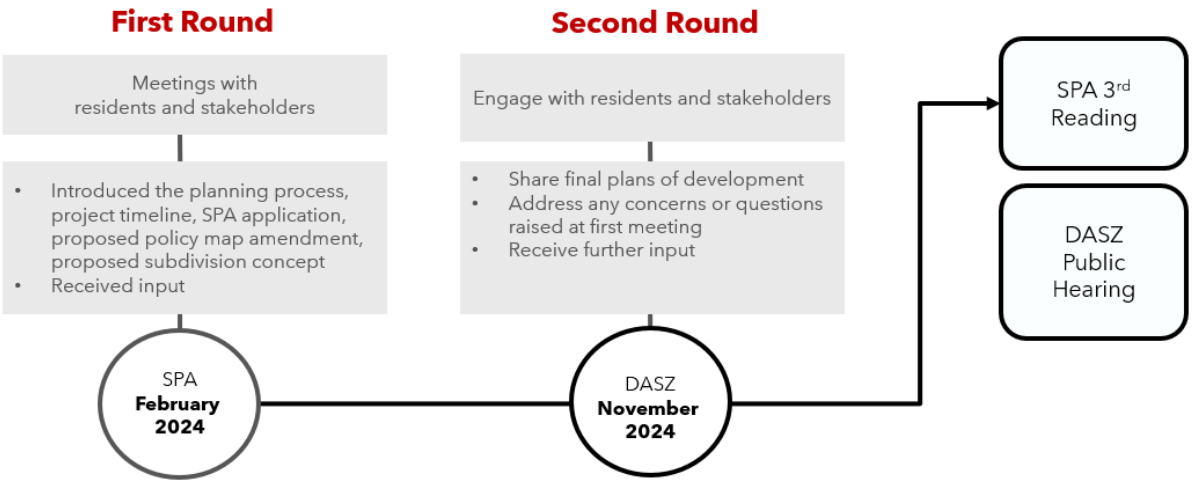


Figure 2: Public Engagement Timeline

Figure 3 illustrates the notification area. Stakeholders in the immediate vicinity of the project received direct notification via mailed notices. In Round 2, email notifications will be also sent to residents who attended the previous meeting and provided their contact information.



Figure 3: Notification Area Map

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca

An advertisement (see **Figure 4**) was placed in the Winnipeg Free Press Community Review – East and West newspapers for Round 1.

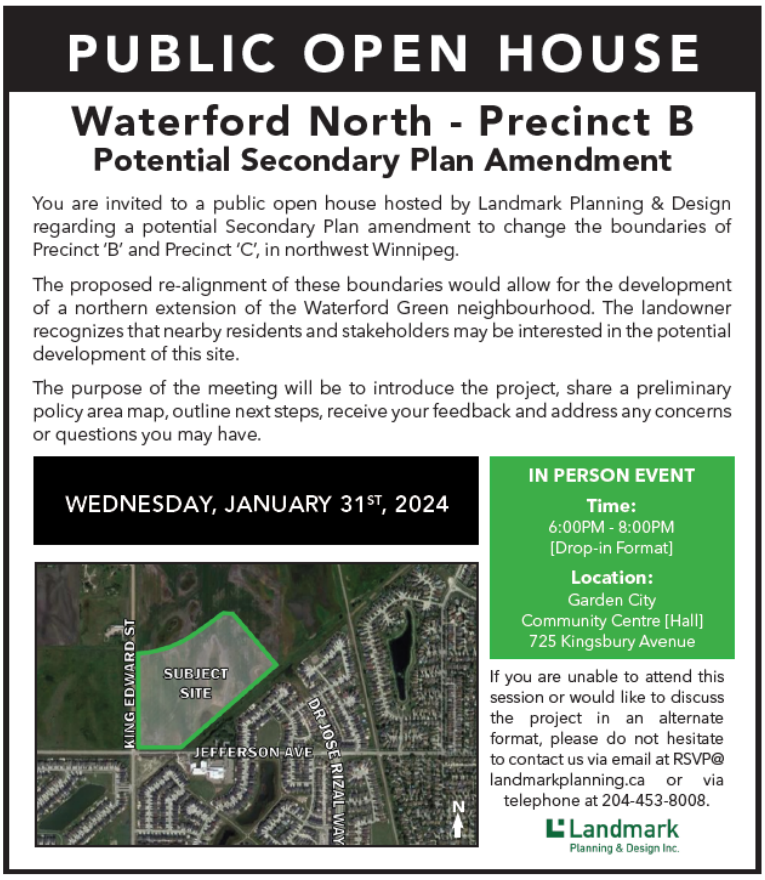


Figure 4: Newspaper Ad

The first round of engagement consisted of an in-person open house (January 31st, 2024 – 6:00 to 8:00PM). At this meeting, the project team introduced the project and the planning process to stakeholders, shared preliminary subdivision concepts, and outlined anticipated next steps. We also sought residents' input and provided responses to any concerns or questions from attendees.

A few key concerns were raised by participants related to:

- Lot size and housing type;
- Traffic impacts in relation to the adjacent school property; and
- Green areas and landscaping.

POLICY MAP AND SUBDIVISION CONCEPT

Based on the results of our preliminary due diligence, City of Winnipeg consultation, and best practice, the project team prepared a preferred subdivision concept (see **Figure 13**). The proposed subdivision concept includes:

- A total area of 48.3 acres;
- 203 single-family lots;
- 2 multi-family parcels; and
- Public Reserve land dedication for active and passive recreation.

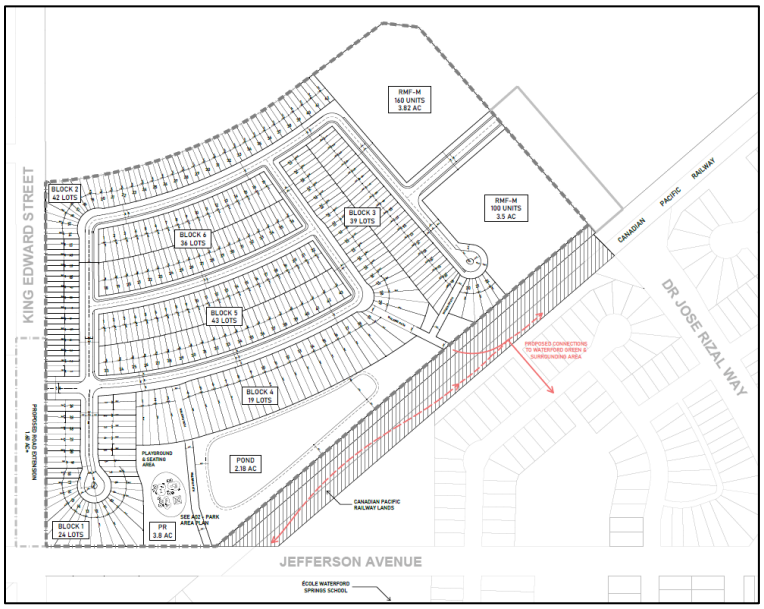


Figure 5: Proposed Subdivision Concept

As you will see in the attached proposed Policy Map Amendment, the proposed development concept and policy map align.

1. APPLICATION DOCUMENTATION

We have enclosed five (5) copies of each of the following application materials:

- Current Status of Title
- 3136887/1
- Letter of Intent
- Letter of Authorization (Jefferson Heights Development Inc.)
- Title Plot
- Proposed Policy Map amendment

If you have any questions or require additional information, please contact the undersigned at 204-453-8008. We thank you for your consideration and we look forward to meeting with City of Winnipeg representatives on this file.

Sincerely,



Jeff Pratte, RPP, MCIP
Landmark Planning & Design Inc.

Landmark
Planning & Design Inc.

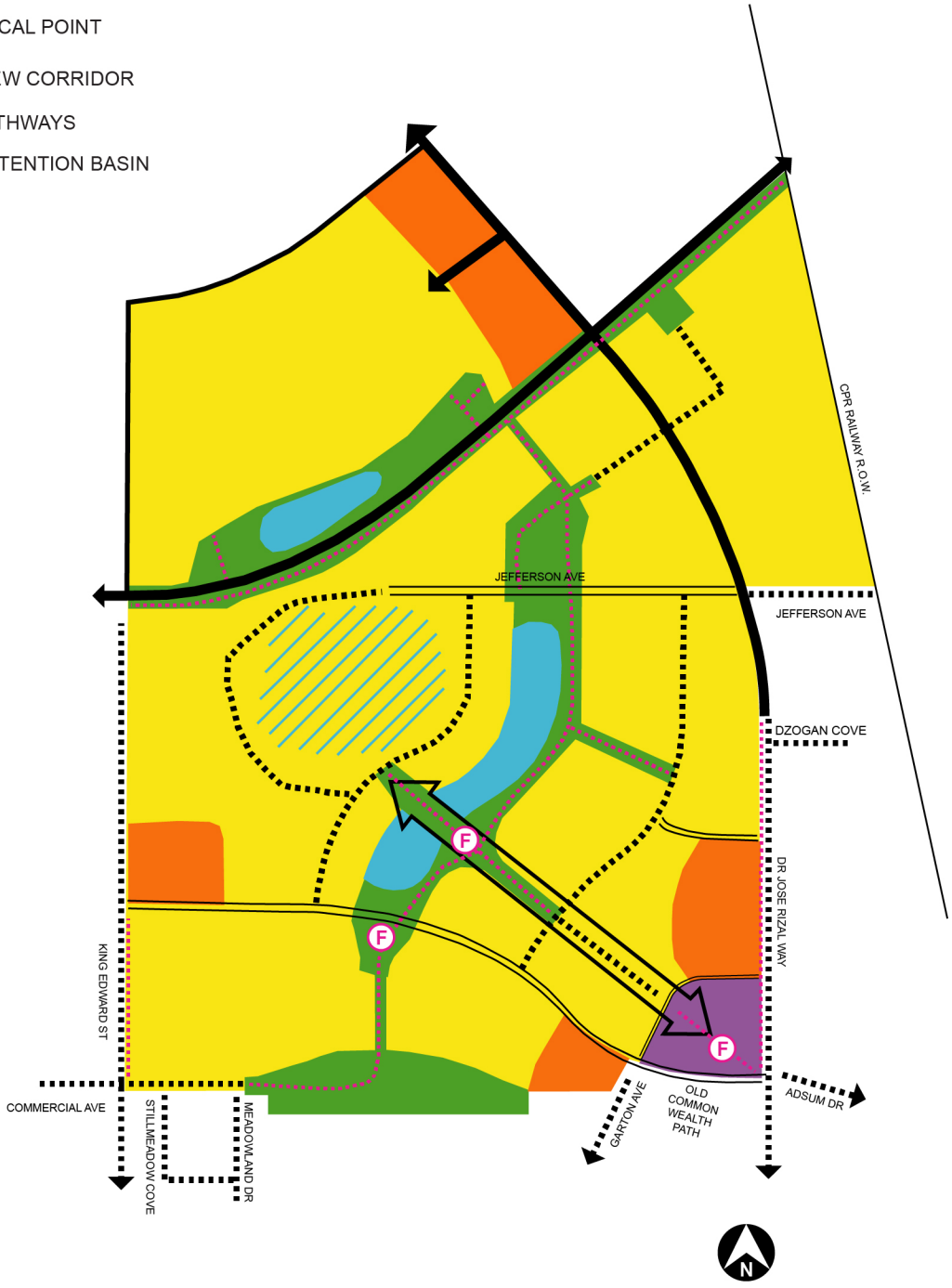
298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca

POLICY LEGEND

- LOW DENSITY RESIDENTIAL AREAS
- MEDIUM DENSITY RESIDENTIAL AREAS
- NEIGHBOURHOOD MIXED USE CENTRE
- PARKS
- SCHOOL RESERVE
- COLLECTOR STREET
- LOCAL STREET W / SIDEWALK
- ARTERIAL STREET
- FOCAL POINT
- VIEW CORRIDOR
- PATHWAYS
- RETENTION BASIN

EXISTING ROADS & RAIL LEGEND

- CHIEF PEGUIS TRAIL EXPRESS WAY
- PUBLIC STREET OUTSIDE PRECINCT
- CPR RAILWAY R.O.W.



Proposed Policy Map

WATERFORD GREEN LAND USE AND TRANSPORTATION POLICY MAP

CT 3136887/1

SUBJECT SITE

KING EDWARD ST

JEFFERSON AVE

Division Ave

Stefanik Ave

Jefferson Ave

Foxwarren Dr

Ritchie St

Leila Ave

Amberstone Rd

DR JOSE RIZAL WAY

Luzon Bay

Driftwater Trail

Chochinov Ave

Foxwarren Lake Park

Classy Cruise Detailing

Divine accounting

Ark Logistics Inc

Xtreme 12Volt

Makeup by Jas Sohi

FashionTrendingPH

Jagmat transport

LUCKY DRIVING SCHOOL

École Waterford Springs School

TITLE PLOT:
KING EDWARD ST AT JEFFERSON AVE
TITLE: 3136887/1

STATUS OF TITLE

Title Number **3136887/1**
Title Status **Accepted**
Client File 8275

Manitoba Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

JEFFERSON HEIGHTS DEVELOPMENT INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF THE SW 1/4 OF SECTION 36-11-2 EPM
WHICH LIES NORTHWEST OF THE NORTHWESTERN LIMIT OF THE RIGHT-OF-WAY OF
THE CANADIAN PACIFIC RAILWAY PLAN 2444 WLTO
EXC CANADIAN PACIFIC RAILWAY RIGHT OF WAY PLAN 371 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

2. ACTIVE INSTRUMENTS

Instrument Type:	**Mortgage**
Registration Number:	**5321656/1**
Instrument Status:	**Accepted**
Registration Date:	2021-07-22
From/By:	JEFFERSON HEIGHTS DEVELOPMENT INC.
To:	ACCESS CREDIT UNION LIMITED
Amount:	$15,000,000.00
Notes:	No notes
Description:	No description

Instrument Type:	**Personal Property Security Notice**
Registration Number:	**5321657/1**
Instrument Status:	**Accepted**
Registration Date:	2021-07-22
From/By:	Access Credit Union Limited
To:	Scott Muir as Agent
Amount:	
Notes:	No notes
Description:	Expires 2026/12/31 (Fixtures)

3. ADDRESSES FOR SERVICE

Jefferson Heights Development Inc.
6866 Helston Crescent
Surrey BC
V3W 6H4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2849497/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Request To Issue Title**
Registration Number:	**5321518/1**
Registration Date:	2021-07-21
From/By:	Jefferson Heights Development Inc.
To:	
Amount:	

10. LAND INDEX

SW 36-11-2E
PART NW OF PLAN 2444

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3136887/1

February 1, 2023

Jefferson Heights Development Inc.
2nd Floor - 287 Taché Avenue
Winnipeg MB
R2H 2A1

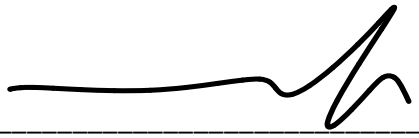
City of Winnipeg
Planning, Property and Development
31-30 Fort Street
Winnipeg, Manitoba

Dear City of Winnipeg :

We hereby grant Landmark Planning & Design permission to file development applications, including a Secondary Plan Amendment (SPA), Subdivision and Rezoning (DASZ) and any related applications, for the following property:

- CT 2849497/1 for lands as described:
    - ALL THAT PORTION OF THE SW 1/4 OF SECTION 36-11-2 EPM WHICH LIES NORTHWEST OF THE NORTHWESTERN LIMIT OF THE RIGHT-OF-WAY OF THE CANADIAN PACIFIC RAILWAY PLAN 2444 WLTO EXC CANADIAN PACIFIC RAILWAY RIGHT OF WAY PLAN 371 WLTO

Sincerely,



_____

Jasmail S. Sran

(I have authority to bind this organization)

THE CITY OF WINNIPEG

SECONDARY PLAN TERMS OF REFERENCE

PROCESS EXPECTATIONS FOR

THE WATERFORD GREEN SECONDARY PLAN BY-LAW

Effective December 5, 2023

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1. INTRODUCTION

1.1 Intent

The intent of this Terms of Reference (TOR) is to articulate a clear understanding of the City's expectations for the conversion of the Waterford Green Precinct Plan into a Secondary Plan By-law as an externally-led initiative, with assistance from the City of Winnipeg Public Service.

The *Waterford Green Precinct Plan* was endorsed by Council on December 12th, 2012, and has guided the development of lands identified in the *Complete Communities Direction Strategy (2010)* as Precinct "C". At the time of its creation, the northern boundary of Precinct "C" was formed by the future Chief Peguis Trail (CPT) extension. In 2019, Council received the final report for the *Preliminary Design Study for Chief Peguis Trail Extension West – Main Street to Brookside Boulevard* which established a new alignment for CPT.

A proposed amendment to Precinct "C" has sought to alter the precinct boundary to the north as an extension of the Waterford Green Precinct Plan area to facilitate a residential development. To facilitate the proposed development, the Public Service will require the conversion of this secondary plan policy to a Secondary Plan By-law to guide all future development in accordance with *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0 (CCDS 2.0)*, including the additional 48 acres of land to the north originally proposed as an amendment to the plan (See Figure 2).

This new converted and updated secondary plan shall be known and referred to as the Waterford Green Secondary Plan By-law.

1.2 Project Goals

All activities with regard to the Waterford Green Secondary Plan By-law will be guided by the following goals:

1. Review and update the existing Waterford Green Precinct Plan in accordance with OW 2045 and CCDS 2.0 while maintaining the intent of the existing non-stat plan.
2. Prepare a draft secondary plan for consideration by Council for adoption as a secondary plan by-law. The plan will satisfy all requirements as provided in the New Communities section and elsewhere in CCDS 2.0, and the City's guidelines for drafting secondary plans, as applicable.
3. Enable and facilitate the future development north of the precinct area for development with a full range of municipal services in accordance with CCDS 2.0 policies.

2. PLAN AREA

The planning area for this project will be the Waterford Green Precinct Plan area and approximately 48 acres of land north of the existing plan area identified for future growth. The planning area is bounded by a future east-west collector route to the north (as presented in the CPT Preliminary Design Study), Swiftwater Trail and Old Commonwealth Path to the south, King Edward Street to the west and Dr. Jose Rizal Way and the CPKC Arborg Subdivision to the east (See Figure 1 – Planning Area).

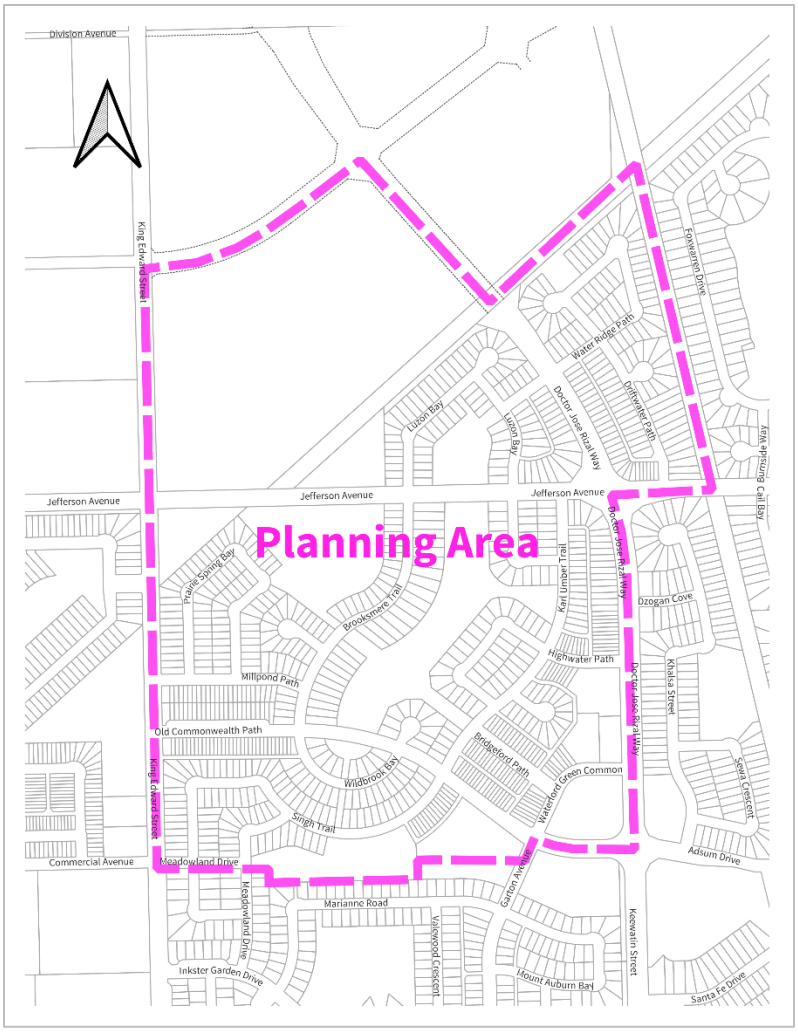

Figure 1. Planning Area.

The planning area contains a mix of land uses and landowners, including single-family and multi-family residential, various commercial uses, Waterford Springs School, Bumper Crop Early Learning Centre, the Kaur Umber Park, several parcels slated for development and several undeveloped agricultural parcels.

The new secondary plan will include the existing plan area covered through the *Waterford Green Precinct Plan,* plus a new area outlined in Figure 2 below. The new area includes approximatley 48 acres of land located to the north of the exisitng plan area and is bounded by Kind Edward Street to the west, future right-of-ways to the north and west and the existing precinct boundary to the south.



Figure 2. Conceptual Map of New Plan Area

3. PLAN PROCESS

The main deliverable of this project is a draft secondary plan for the Waterford Green Precinct Plan area, including an additional ~48 acres north of the plan area, to be presented to Council for consideration as a secondary plan by-law. As this process entails the conversion of a non-statutory precinct plan to a statutory secondary plan by-law, it is envisioned the original intent of the existing Waterford Green Precinct Plan will be maintained, however, certain aspects may be altered in accordance with best practices and to bring the plan in alignment with CCDS 2.0.

The project will consist of key actions outlined in this TOR. It is expected that these actions will be refined through the development of a more detailed work plan in concert with the Developer Team's planning consultant in collaboration with, and to the agreement of, the Urban Planning and Design Division. The secondary planning process and resulting secondary plan by-law will cover the entire precinct

boundaries to the satisfaction of the Public Service.

In order for an application in respect of the Secondary Plan to be considered complete, said application must include all deliverables listed below under "Key Deliverables", reviewed by the Public Service, and to the satisfaction of the Director of Planning, Property and Development. Once an application is deemed complete, it will be scheduled for a Public Hearing date.

All engineering studies and reports must be:

- Prepared for use by the City of Winnipeg as though commissioned by the City of Winnipeg; and
- Provided as final analysis and not stamped (or otherwise identified) as "draft".

3.1 Communication

The PP&D Project Lead shall be the main point of contact for all project-related communication, throughout the duration of the project, including all communications with other City departments.

The Developer Team will provide monthly project status updates to the PP&D Project Lead. These may take the form of e-mail communication and/or virtual / in-person meetings, to be determined by the PPD Project Lead.

3.2 Project Schedule

The timeline for completion of this project shall be determined by the development proponent. The timeline must provide sufficient time for Public Service review and decision-making consideration.

Key Deliverable:

- An overall project schedule –submitted in a Gantt chart – identifying key milestones, deliverables and engagement events, including feedback and editing periods, in accordance with City of Winnipeg standards.

3.3 Background Research

The completion of relevant background research and studies shall only apply to the additional 48 acres of land being added to the plan area (see Figure 2). It is understood that several of these background studies have already been completed and are in the process of being finalized.

Upon receipt of the required background studies and reports, the Public Service will provide feedback to the Developer Team including additional work and/or other City requirements to be included in the final version of the study and/or report prior to being returned to the Public Service for final review.

Key Deliverables:

- Final Transportation Impact Study (reviewed by Public Works Department prior to application) prepared for use by the City of Winnipeg (not as a third party).
- Final servicing study, including downstream regional wastewater and land drainage impacts (reviewed by Water and Waste Department) prepared for use by the City of Winnipeg (not as a

third party).

3.4 Stakeholder and Public Engagement

Any amendment to the existing *Waterford Green Precinct Plan* requires public engagement, as would the creation of a new secondary plan under CCDS 2.0. However, the nature of this project, which would largely maintain the intent of an existing plan as it is converted to a secondary plan by-law, does not warrant the same level of engagement as would be required for a wholly new secondary plan by-law. Therefore, engagement for this project should be focused on the additional lands being added to the existing *Waterford Green Precinct Plan* area.

Engagement for this project is to be led by the Developer Team. The Public Service will provide guidance on the stakeholder and public engagement strategy, and information as it pertains to the preparation of the Secondary Plan document. As this project is being led by the Developer Team, no engagement content will be hosted on the City of Winnipeg website or on City-branded templates.

The Public Service will provide feedback on the following items:

- Public Engagement Strategy, including timing and dates
- Public Engagement content for event(s)
- Public engagement summaries and reporting.

The consultant's proposed public engagement timelines, key dates, advertisements (including methods of advertisement) and public engagement presentation materials, including public feedback forms must be reviewed for comment by the Public Service prior to commencing. Sufficient time must be provided in the project schedule to accommodate the Public Service's review periods.

The type of engagement expected for this project, in accordance with the Engage Winnipeg Policy, shall be 'Consult'. Under the 'Consult' type of engagement, participants are engaged to share feedback and perspectives when options are pre-determined.

The engagement program shall include a minimum of one open house engagement session provided to local residents and members of the general public. As noted above, the proposed timing, advertising and materials to be presented must be reviewed for comment by the Public Service prior to commencing any component of the public engagement. Sufficient time must be provided in the project schedule to accommodate the Public Service's review periods.

The engagement process, including the development of a public engagement strategy, should follow the City's Public Engagement Requirements for consultants completing public engagement work on behalf of the City. Note – all reference to City branded templates or the City's website will not apply in this case. Templates can be provided to demonstrate the recommended components but final products should not include the City's brand.

3.5 Existing Plan Conversion

The new secondary plan by-law for the Waterford Green Secondary Plan area will maintain the original intent of the *Waterford Green Precinct Plan* but incorporate the additional 48 acres owned by the development proponent. This means designations and core policies found in the original *Waterford Green*

Precinct Plan are not anticipated to change during the conversion process. However, the revised secondary plan by-law should seek to correct any errors or omissions, and incorporate any changes necessary to bring the new plan into accordance with CCDS 2.0 or other adopted and associated plans and strategies. At a minimum, it is expected that the new secondary plan will address all items as described by Policy C6.1.1 (New Communities) in CCDS 2.0, inducing:

- A vision for the area;
- Anticipated population at full build-out;
- The alignment of the Primary Transit Network and the location of its stations, where applicable;
- Infrastructure alignment, including the arterial and collector road network, pedestrian and cycling routes, alignment of the transit feeder network, and water, wastewater, and land drainage facilities;
- Land use policies, including the location of specific designations and higher density residential multi-family uses;
- Parks and open space, including consideration of natural features and riverbanks, if applicable;
- Phasing within the precinct, where appropriate;
- Identification of necessary City-funded growth-enabling and growth-supportive infrastructure and their approximate costs;
- Criteria for siting antennae systems;
- Implementation strategy, including roles and responsibilities for implementation; and
- Other policies or context specific guidelines as deemed appropriate.

The Public Service will prepare the draft Waterford Green Secondary Plan by-law including any subsequent changes that are necessary under the City's current policy framework, and provide it to the Developer Team for comment and/or additional considerations.

Key Deliverables:

- City-led Draft Revised Secondary Plan Policies for review by the Developer Team
- Comments / Additional Considerations from Developer Team

3.6 New Plan Area

It is expected the revised Waterford Green Secondary Plan By-law will incorporate additional lands for new development. The addition of ~48 acres north of the existing plan area represents 27% increase in developable lands for the precinct. The new area, referred to as *Waterford Heights,* represents an extension of the existing Waterford Green neighbourhood and should adhere to the policies and general intent of the existing Waterford Green Precinct Plan.

It is anticipated the new planning area being added to the secondary plan will share existing designations and be treated as part of the existing planning framework outlined in the *Waterford Green Precinct Plan.*

The Developer Team will prepare the necessary information and land use concept to add the new plan areas to the new Secondary Plan By-law.

Key Deliverables

- Concept for new plan area to be incorporated into the draft plan secondary plan by-law

3.7 Secondary Plan Application for Consideration by Council

The Developer Team will prepare and submit the draft Secondary Plan Application and submit it to PP&D for review prior to its formal submission to the City.

The Developer Team must not submit its final application until the Public Service has had an opportunity to review the application and has signed-off on its completeness.

Key Deliverables:

- Complete Secondary Plan Application including:
  - All required background studies and reports; and
  - Engagement Summary;
  - A complete Secondary Plan as prepared by the Public Service including the Developer's lands known as *Waterford Heights*.

4. FUNDING

The Developer Team will fund the entirety of the consulting work resulting in the delivery of this complete secondary plan, while the Public Service intends to covenant in the development agreements of future rezoning / subdivision approvals to collect a cost recovery for the Developer Team where the land of a third party directly benefits from the secondary plan, in accordance with the Development Agreement Parameters.

The Developer Team will submit expenses on a monthly basis for consideration for cost recovery through a future area charge in accordance with the Development Agreement Parameters. All expenses must be submitted prior to the administrative report for the secondary plan application being considered by Council (i.e. not second or third reading). Any expenses submitted after such date shall be deemed ineligible for cost recovery as established through an area charge.

5. ADDITIONAL INFORMATION

5.1 General

Nothing in this TOR binds the Public Service from rejecting the secondary plan application, or deeming the secondary plan application to be incomplete.

Nothing in this TOR binds Council's decision-making in any way, whatsoever.

5.2 Appeals

Should the secondary plan be appealed to the Municipal Board, any costs associated with the appeal process shall be divided under the following stipulation:

a. Appeals concerning the additional lands being added to the Secondary Plan area (represented by the developer team) shall be borne by the developer team; or

b. Appeals concerning the existing plan area and its conversion to a Secondary Plan By-law shall be borne by the City of Winnipeg.

In the event of a Municipal Board Appeal referral, any fees associated with advertising and the public hearing venue charges shall be attributed as noted in the clause above.

Any costs borne by the developer team will not be eligible for cost recovery under the Development Agreement Parameters.

5.3 Addenda

The City of Winnipeg and/or the Developer Team may, at any time, prior to the completion of the secondary plan process, issue mutually agreed upon addenda correcting errors, discrepancies or omissions in this TOR, by mutual agreement with the developer team.

Any addendum to alter the content of this TOR shall be provided all parties in writing. All parties must acknowledge receipt of the addenda.

5.4 Dispute Resolution

Questions regarding the meaning and/or interpretation of specific requirements within this TOR shall be directed to the PP&D Project Lead and should be clarified prior to any work commencing.

The PP&D Project Lead will inform the Developer Team via email of any contravention of this TOR. The parties shall attempt to resolve any dispute arising out of or relating to this TOR through negotiations between signatories of the TOR. Any disputes that cannot be resolved through negotiation will be directed to the Director of Planning, Property and Development to resolve working laterally with the Directors of other City departments as required.

Failure to meet the requirements of this TOR shall constitute non-conformance with Policy 6.10 and 6.12 of *OurWinnipeg 2045* requiring collaboration between the City of Winnipeg and an external party toward the creation of a secondary plan.

6. ROLES AND RESPONSIBILITIES

6.1 City of Winnipeg Commitments

The City of Winnipeg Public Service will:

- Prepare a revised Secondary Plan By-law, maintaining the original intent of the existing *Waterford Green Precinct Plan;*
- Review and provide feedback on existing draft versions of relevant reports and studies prepared by the Developer Team to date;
- Review and provide feedback to the Developer Team on the final version of all reports, studies and background material prior to the Developer Team submitting a secondary plan application;
- Review final versions of all reports and studies in a timely manner;
- Provide feedback, in a timely manner, to the Developer Team on engagement materials package prior to engagement activities;
- Provide feedback, in a timely manner, to the Developer Team on the concept for lands being added to the secondary plan area; and

- Be available to meet either in person and/or virtually at the Developer Team's request.

6.2 Developer Commitments

The Developer Team will:

- Fund the delivery of the entire Secondary Plan process as outlined in this TOR;
- Undertake all work in accordance with this TOR, including but not limited to all items listed as the responsibility of the Developer Team under the key Deliverables in the Plan Process Section of this TOR;
- Ensure all planning work is prepared with the assistance of a Registered Professional Planner (RPP) and disclose all consultants and subconsultants prior to initiation of this work, ensuring all materials are prepared under the appropriate professional designations;
- Direct any procedural issues or concerns to the PP&D Project Lead;
- Allow the Public Service to review final versions of all reports, studies and background materials prior to submission of a secondary plan application;
- Obtain City Public Service agreement prior to any changes or deviations from this Terms of Reference; and
- Be available to meet either in person and/or virtually at the Public Service's request.

7. DECLARATION

Notwithstanding this TOR does not constitute a legally binding agreement, all signatories shall make best efforts to adhere to the TOR as provided for herein.

City of Winnipeg Public Service:

Name (Print): James Veitch
Name (Signed): J. Veitch
Date: December 6, 2023

Developer Team Project Lead 2:
Exemplar Developments
Jas Kalar, President

Dec. 11th, 2023

Developer Team Project Lead 1:

Name (Print): Jeff Pratte RPP, Landmark Planning & Design
Name (Signed):
Date: Dec 11, 2023

Landowner:

Name (Print): Jasmail Singh Sran, President Jefferson Heights Development Inc.
Name (Signed):
Date: Dec. 11th, 2023

Appendix A: Key CCDS 2.0 Policies

B3. Servicing

Full range of municipal services

4.2. Once a secondary plan is adopted, require a full range of municipal services for new development within the precinct.

4.2.1 Require detailed studies through the secondary plan process to: a. Coordinate municipal infrastructure with proposed land uses b. Demonstrate contiguous development and phasing that minimizes the spatial use of land and the extension of services c. Demonstrate how the future development of adjacent lands will be supported by a full range of municipal services

C6. New Communities

Goal 1

1.0 Establish and maintain New Communities through planned, orderly development.

Policies

Precinct Plans

1.1 Require that a precinct plan be presented to and adopted by Council as a secondary plan for areas identified on Map 10 prior to their subdivision, rezoning and development that includes, at minimum:

a. A vision for the area;

b. Anticipated population at full build-out;

c. The alignment of the Primary Transit Network and the location of its stations, where applicable;

d. Infrastructure alignment, including the arterial and collector road network, pedestrian and cycling routes, alignment of the transit feeder network, and water, wastewater, and land drainage facilities;

e. Land use policies, including the location of specific designations and higher density residential multi-family uses;

f. Parks and open space, including consideration of natural features and riverbanks, if applicable;

g. Phasing within the precinct, where appropriate;

h. Identification of necessary City-funded growth-enabling and growth-supportive infrastructure and their approximate costs;

i. Criteria for siting antennae systems;

j. Implementation strategy, including roles and responsibilities for implementation; and

k. Other policies or context specific guidelines as deemed appropriate.

1.1.2 Precinct plans may be led by either the City of Winnipeg or external parties in collaboration with the City.

Fiscal impact analysis

1.1.3. Require that the proponent prepare a fiscal impact analysis to evaluate the proposal's financial implications to the City and to inform decision-making, where the City determines such analysis to be necessary.

1.1.4 Retain, at the applicant's expense, an independent, third-party consultant to peer review the proponent's proposal and provide professional analysis and recommendations to the City, where the City determines such analysis to be necessary. The requirement for such a review will be identified at the time of application and itis expected that the applicant and the peer review consultant will collaborate to develop a mutually agreeable terms of reference.

Stakeholder engagement

1.2 Engage and collaborate with stakeholders as part of precinct planning processes.

Corridors

1.3. Consider the designation of a Corridor in precinct plans in accordance with Goal 6.0 of the Corridors section.

Mixed Use Centres

1.4 Consider the designation of Mixed Use Centres in precinct plans in accordance with Sections 3.2 and 4.2 of the Commercial Areas and Mixed Use Centres section.

Phasing within precincts

1.5 The City may review and administer phasing within the precinct to ensure the efficient provision of city services as the precinct builds out, including local transportation, transit, parks, and community facilities development, as per policies described in the precinct plan.

1.5.1 Allow for the timely delivery of key infrastructure necessary to allow for the proper functioning of the area throughout its buildout through phasing.

Appendix A: Key CCDS 2.0 Policies continued…

New Communities administration

1.6 Use secondary plans that were adopted prior to this By-law to continue to guide growth and development within the area that the secondary plan applies to.

1.6.1 Align these secondary plans with the policies in this By-law through future reviews and amendments, where required.

1.7 Require that lands designated as New Communities conform to Rural and Agricultural policies until a precinct plan is adopted by Council.

1.8 Boundaries between unplanned precincts may be considered approximate, and minor deviations from what is illustrated in Map 10, based on factors such as clearly distinguishable physical features or servicing limits, where the intent of the Plan is maintained, may be approved by the Director of Planning, Property, and Development.

3.0 Develop New Communities as sustainable, adaptable and Complete Communities.

Policies

Adaptability

3.1 Plan and build New Communities to promote resiliency and flexibility over the neighbourhood's full lifespan. Housing types

3.2 Encourage a variety of housing types and tenures within New Communities to meet lifecycle housing needs and to promote housing affordability.

3.2.1 Support the development of housing that can accommodate larger families and multi-generational households.

Mix of uses

3.3. Encourage a variety of residential, community-serving commercial, employment, community, and institutional uses, supported by multiple transportation options, as determined through the secondary plan process.

Densities and compatibility

3.4 Encourage residential densities in all housing types to:

a. Promote the efficient use of land;

b. Maximize the City's greenfield land supply; and

c. Promote sustainable transportation options and community and retail amenities.

3.4.1 Encourage the use of back lanes to service residential development on narrow lots to:

a. Provide greater opportunities for on-street parking;

b. Facilitate snow storage; and

c. Enhance the quality of the public realm.

3.4.2 Ensure that City maintenance operations adjust service delivery, where feasible, to promote greater densities and narrower lot widths.

3.5 Direct higher density residential uses to planned transit routes, and identify these locations through the precinct planning process.

3.6 Ensure that higher residential densities are compatible with surrounding land uses through sensitive building massing and site location.

Public realm

3.7 Enable safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health and active transportation.

3.8 Promote a comfortable pedestrian environment and attractive public realm through consideration of the following, where appropriate:

a. Minimizing front building setbacks from the public street to define the street edge;

b. Encouraging front doors that face the public street;

c. Encouraging the use of a variety of architectural styles;

d. Encouraging the use of architectural features such as porches, awnings, and dormers as well as a variety of exterior building facade materials;

e. Discouraging residential uses from backing on to public streets, including collector streets; and

f. Minimizing the impacts of vehicular access and parking on the public realm by encouraging the use of back lanes, limiting the widths of front driveways, promoting access to multi-family and commercial buildings off of secondary streets, and locating parking above or below-grade, behind the primary building, or beside the building provided high-quality screening is provided.

Parks requirements

3.9 Provide parks at the neighbourhood and community level to:

a. Address both active and passive requirements for recreation, sport, and leisure;

b. Promote physical activity, health, and active transportation;

c. Promote biodiversity through the incorporation, expansion, and enhancement of natural features and ecologically significant areas; and

d. Provide opportunities to connect with nature.

3.10 Provide parks that achieve the levels of service as prescribed in the Parks Strategy.

3.11 Select park sites to balance the conservation, protection and integration of existing natural features.

Appendix A: Key CCDS 2.0 Policies continued…

Parks design

3.12 Design the parks network to facilitate improved connectivity between communities, neighbourhoods, and destinations, including public parks, recreation facilities, and ecologically significant areas.

Community facilities

3.13 Provide a balanced distribution and supply of accessible and inclusive recreation facilities in alignment with provisioning targets and functional requirements in the Recreation Strategy for city-wide, regional, community, and neighbourhood scales of service.

Goal 4

4.0 Maximize connection within neighbourhoods and between existing and future adjacent neighbourhoods.

Policies

External connections

4.1 Wherever possible, require New Communities to provide direct and efficient vehicular and active transportation connections to adjacent existing neighbourhoods and plan for future connections to land that has yet to be developed to facilitate inter-neighbourhood travel, reduce travel distances, and facilitate efficient transit service.

Internal connections

4.2 Strongly encourage the provision of a highly permeable network of local streets and paths to maximize connectivity within the neighbourhood.

4.3 Strongly encourage the provision of reasonably direct and continuous collector streets to facilitate efficient transit service.

Goal 5

5.0 Develop New Communities with high-quality neighbourhood design.

Policies

Neighbourhood design guidelines

5.1(A) Develop and implement a set of neighbourhood site design guidelines for New Communities in concert with key stakeholders. Ensure that these guidelines consider, without limitation:

- *a. Multi-modal connections with adjacent neighbourhoods;*
- *b. The network of collector and local streets and paths;*
- *c. Land use siting considerations;*
- *d. Location and design of school sites;*

e. Green design principles and opportunities to conserve and enhance natural features and biodiversity;

f. Crime Prevention Through Environmental Design (CPTED) and universally accessible and age friendly design principles; and

g. Transit accessibility.

Buffering

5.2 Buffer residential uses from potentially incompatible uses in accordance with relevant policies in the Employment Lands and Strategic Infrastructure and Resources sections of this By-law.

Goal 6

6.0 Reflect local heritage in the development of New Communities.

Policies

Heritage resources

6.1 Identify and conserve human-made or natural features with particular cultural or historic significance and incorporate into New Communities.

Street and park naming

6.2 Name streets and parks to reflect the heritage of New Communities.