



22.09.16

re: Terrasse Boisjoli Apartments (Counsellor Janice Lukes Newsletter)

We'd like to thank Counsellor Janice Lukes for the opportunity to provide further clarification to the local residents and business owners regarding the Terrasse Boisjoli Apartments. We are very grateful for the support that this development has received from the City of Winnipeg Property and Development Department, Counsellor Janice Lukes, Entrepise Riel, local area residents and businesses. The developers of Terrasse Boisjoli are very excited for the opportunity to invest in St.Norbert and provide a development that enhances the local character of the community while providing further amenities to an already thriving St.Norbert.

To provide clarification for this project we will start by providing a general project overview, a response to some of the general concerns that we have received when meeting with area residents and finally we will provide a description of the proposed landscaping and building features.

General Overview of Terrasse Boisjoli

Located at the corner of Ducharme Avenue and Pembina Highway the new development will be a 40 unit, 5 storey mixed-use, 1 level of underground parking, multi-family project that strives to provide much needed amenities for the community and provide affordable rental units. The apartment building will feature a street level commercial unit, a gym and 56 heated in-door parking stalls over 2 levels.

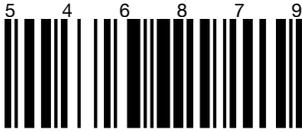
Construction is slated to begin in the spring of 2016.

Questions and Concerns

We have a list of questions and concerns from area residents that we heard at the open house, and other avenues and we would like to take this opportunity to address them.

1. The property is very close to the Boisjoli Coulee - isn't there a risk it could flood?

Yes, flood protection is always at the top of our mind when we approach any development that is in close proximity to a waterway in Manitoba. In this case, we have addressed flood concerns with the City of Winnipeg's Branch of Land Drainage and Flooding Protection in partnership with our geotechnical engineers. What we decided to do to protect the building from any future flooding has been to set it back as far as possible from the coulee, build a dike around the foundation and ensure that no doors or windows will be permitted below an elevation that



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could pose a risk to flooding. We hope it is never an issue, but we have done as much as possible to mitigate the risks of future flooding to the residents of this building.

2. The property is very close to a rail crossing - isn't there a risk of a train coming off the tracks or tenants being impacted by noise?

The City of Winnipeg recently adopted a set of guidelines from CN railway that outline a list of features that all new properties adjacent to rail lines must include as part of the building design to reduce the impacts of being close to a rail track. These guidelines have greatly increased the level of safety over previous requirements. In our case we have adopted the following features:

- set the building the required distance from the rail line.
- build a chain link fence to restrict anyone from crossing the tracks from our property.
- build a crash-wall into the parking structure that would stop a de-railed train.
- install exterior insulation on all walls facing the rail tracks to reduce the impact of noise.
- install triple pane windows on all rail track side walls to reduce the impact of noise.
- minimize bedrooms directly adjacent to the rail tracks.

We are pleased to announce that we are going to be the first project in Winnipeg to install a crash-wall as per the CN guidelines.

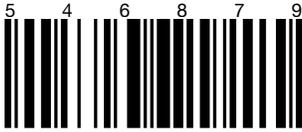
3. The corner of Ducharme and Pembina already has too much traffic and Terrasse Boisjoli will further add to that problem.

We would like area residents to know that we have met all of the requirements by the City of Winnipeg Public Works Department to ensure that vehicles will have adequate space to turn into the approaches without creating a hazard. We have not requested any variances for approaches and we have met all of the City of Winnipeg standards for design. That said, a new building at that corner will bring more vehicles to the intersection of Ducharme and Pembina, which is an already difficult intersection.

While our project offers no solutions to the traffic concerns at that intersection it has allowed Counsellor Janice Lukes an opportunity to put forward a motion for a traffic study along Pembina Highway to provide solutions to the problems of traffic congestion. We hope that by the completion of the project the traffic study's findings will be implemented by the City of Winnipeg and the traffic problems will soon be in the past for that intersection.

4. Why does the newspaper article state that the variances were required for "insufficient landscaping, parking and side yards under the current bylaw" - why don't they have to follow the rules?

The real reason we apply for variances is that the zoning bylaws have specific formulas we have to meet and it is not always physically possible to meet those requirements in the given context of a specific development. However, where possible we try to incorporate the intent of the bylaws into the building designs. A good example of this process is where we have applied to vary the landscaping requirements along Ducharme and Pembina HWY. In this case, our side yard is too narrow and our front yard is too steep to plant trees that are required by the



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zoning bylaw. Therefore, we have to apply for a variance to revise that condition due to infeasibility and the developers provide an alternative landscape design elsewhere on the site that will have a greater impact. The alternative design needs to be approved by Counsellor Janice Lukes and the City of Winnipeg Department of Development and Property prior to issuance of a building permit. So, there is still landscaping planned for Terrasse Boisjoli it is just not exactly as outlined in the zoning bylaw.

Landscape and Building Design Features

While the project is still in the early design phases we have committed to implementing the St.Norbert Urban Design Guidelines into overall design of the development. To do so, the building will be featuring mansard roof, hooded windows, dormers and french balconies. All of these features will be influenced by the traditional building materials and massing of the local heritage buildings found throughout St.Norbert.

For the landscaping we have provided a pedestrian friendly access at the corner of Ducharme and Pembina that will serve the main entrance to the apartment building, commercial space and landscaped area next to the coulee. The main entrance landscaping will feature built in seating, planters, bicycle parking, and patio to serve the residents and commercial establishment. On the north side of the property we are planning to naturalize the remaining landscape while providing pedestrian paths and access down to the Coulee. On the south side of the property we will be providing a pedestrian friendly landscape design along Ducharme Avenue to help beautify the grounds of the building.

More Information

As the project progresses we will continue to work in partnership with local stakeholders to address concerns and to make information available to the public.

Thank you,

Colin Neufeld + Jordy Craddock

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