Your Request for Access to Information under Part 2 of
The Freedom of Information and Protection of Privacy Act (FIPPA)
Our File No: #17 12 1052

This letter is further to your Application(s) for Access under the Freedom of Information and Protection of Privacy Act (FIPPA). We are in receipt of your application requesting:

“Requesting copies of all communication, including emails, letters, text messages, sent to and received from, the engineering consulting firm known as MMM Group and/or WSP Global and/or MMM and/or WSP, and the project lead(s) in the planning, property and development department works (sic) for the project known as Wilkes widening and/or the Sterling Lyon Parkway extension, from January 1 2014 to Nov. 29, 2017”

We have carefully considered your request and all relevant circumstances. Please find the responsive records attached. The following section(s) of the FIPPA applies:
Freedom of Information and Protection of Privacy Act

Disclosure harmful to a third party's privacy

17(1) The head of a public body shall refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party's privacy.

Determining unreasonable invasion of privacy

17(3) In determining under subsection (1) whether a disclosure of personal information not described in subsection (2) would unreasonably invade a third party's privacy, the head of a public body shall consider all the relevant circumstances including, but not limited to, whether (i) the disclosure would be inconsistent with the purpose for which the personal information was obtained.

Subsection 17(1) is a general mandatory exception that protects the personal information of third parties. This general clause is used in conjunction with other clauses, such as S. 17(3)(i), to protect the personal information of parties from an unreasonable invasion of privacy where the disclosure would be inconsistent with the purpose for which the personal information was obtained in the first place (in this case, for the purpose of communication with affected area landowners). The “personal information” being severed includes information such as name, address, and email addresses. Please note that where severing has been applied, the relevant section of FIPPA is identified on the redacted record. In summary then, access to the information sought by your application has been provided in part.

Under Part 5 of The Freedom of Information and Protection of Privacy Act, you have the right to file a complaint with the Provincial Ombudsman within 60 days from the giving of this notice on the prescribed form to:

Manitoba Ombudsman
750 – 500 Portage Avenue
Winnipeg, MB R3C 3X1

You may contact Ombudsman Manitoba directly at (204) 982-9130. If you have any questions about this response, please contact me directly at (204) 986 4366 and I will be happy to clarify more fully any points within this letter.

Sincerely,

P. Langstaff
FIPPA Coordinator
Office of the Director
Planning, Property and Development Department

cc: Mr. K. Krahn, City Clerk’s Department
Charest, Vickie

Subject: WRCP Landowner Meeting
Location: CMU - South Campus Conference Room, 600 Shaftesbury

Start: Thu 10/5/2017 6:00 PM
End: Thu 10/5/2017 8:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Shewchuk, Brittany
Required Attendees: Tebinka, Richard; Jopling, David; ssuderman@winnipeg.ca; Pruden, Joedi (JPruden@winnipeg.ca); Rosin, Kenneth
Optional Attendees: Jopling, David; Finley, Michelle; Chappell, Gordon; Vespa, Morgan; City-Engage

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Charest, Vickie

Subject: WRCP Landowner Meeting, 6-4910 Roblin Boulevard
Location: Charleswood Library
Start: Tue 10/3/2017 6:00 PM
End: Tue 10/3/2017 8:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Shewchuk, Brittany
Required Attendees: Jopling, David; Tebinka, Richard; ssuderman@winnipeg.ca; Pruden, Joedi (JPruden@winnipeg.ca); Rosin, Kenneth
Optional Attendees: Jopling, David; Finley, Michelle; Chappell, Gordon; Vespa, Morgan; City-Engage

Hi Scott – would you like us to send this meeting request to City Real Estate? If so, please provide me with their contact email.

Thanks,

Brittany

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### Charest, Vickie

**Subject:** WRCP Landowner Meeting  
**Location:** Charleswood United Church, 4820 Roblin Blvd  
**Start:** Wed 10/4/2017 6:00 PM  
**End:** Wed 10/4/2017 8:00 PM  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** Shewchuk, Brittany  
**Required Attendees:** Jopling, David; Tebinka, Richard; ssuderman@winnipeg.ca; Pruden, Joedi (JPruden@winnipeg.ca)  
**Optional Attendees:** Jopling, David; Finley, Michelle; Chappell, Gordon; Vespa, Morgan; City-Engage

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Charest, Vickie

From: Shewchuk, Brittany <Brittany.Shewchuk@wsp.com>
Sent: Tuesday, October 03, 2017 1:57 PM
To: Suderman, Scott; Zanewich, Rob; Ewart, Jonina; Vespa, Morgan; Clark, Devin; Pruden, Joedi; Haderer, Marlene; Chappell, Gordon; Lucyk, Barry; Finley, Michelle
Cc: Mruss, Kerra; Tebinka, Richard; Rosin, Kenneth; Jopling, David
Subject: WRCP Meeting Notes - Sept. 28
Attachments: 5514150 Pre-Landowner Meeting Notes 20171002.pdf

Hi all,

Attached are the meeting notes from last Thursday’s WRCP meeting. Please let me know if you have any edits/comments, and I will make the required changes.

Thanks,

Brittany Shewchuk, M.PI., MCIP, RPP
Planner
Planning, Landscape Architecture and Urban Design

WSP
T+ 1 204-943-3178 #3917
F+ 1 204-943-4948

93 Lombard Avenue, Suite 11
Winnipeg, Manitoba,
R3B 3B1 Canada
wsp.com

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MEETING NOTES

<table>
<thead>
<tr>
<th>JOB TITLE</th>
<th>WRCP &amp; SLP Parkway Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT NUMBER</td>
<td>5514150</td>
</tr>
<tr>
<td>DATE</td>
<td>28 September 2017</td>
</tr>
<tr>
<td>TIME</td>
<td>9:30 a.m. – 11:30 a.m.</td>
</tr>
<tr>
<td>VENUE</td>
<td>WSP, 111-93 Lombard</td>
</tr>
<tr>
<td>SUBJECT</td>
<td>To discuss the WRCP landowner meetings held the week of October 2, 2017.</td>
</tr>
<tr>
<td>CLIENT</td>
<td>City of Winnipeg</td>
</tr>
</tbody>
</table>

PRESENT

- Scott Suderman – City of Winnipeg
- Rob Zanewich – City of Winnipeg
- Jonna Ewart – City of Winnipeg
- Morgan Vespa – City of Winnipeg
- Devin Clark – City of Winnipeg
- Joeli Pruden – City of Winnipeg
- Marlene Haderer – City of Winnipeg
- Gerd Chappell – City of Winnipeg
- Barry Lucyk – City of Winnipeg
- Michelle Finley – City of Winnipeg
- Kerra Mruss - WSP
- Kenn Rosin - WSP
- Brittany Shewchuk - WSP

DISTRIBUTION

As above.

MATTERS ARISING

1.0 PROJECT OVERVIEW

- Last time project team went to the public was early 2016 (at this time, presented 3 options for the east-west alignment of Sterling Lyon/Wilkes).
- The project team was going to go back to the public last fall but the project was put on hold due to other City priorities.
- The Environmental Act application has been submitted to the Province, as this is a public process, the report was posted on the Province’s website, which includes the final
MEETING NOTES

<table>
<thead>
<tr>
<th>recommended design of the alignment. The Province did not notify WSP/the City in advance that this was going to be posted.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City requested that the Environmental Act application be put on hold and the Province agreed.</td>
</tr>
<tr>
<td>The most contentious component of the study is the extension and alignment of SLP.</td>
</tr>
<tr>
<td>Three options were evaluated for the extension of SLP.</td>
</tr>
<tr>
<td>The recommended alignment for extension of SLP tries to minimize the number of homes taken.</td>
</tr>
<tr>
<td>Eight full property takings are required.</td>
</tr>
</tbody>
</table>

2.0 LANDOWNER MEETINGS

2.1 Format of Meetings

- DJ will commence the meetings with team introductions.
- SS will facilitate brief PPT presentation, should take approximately 10-15 minutes.
- The PPT presentation will be followed by a ‘general’ question period, which will be then followed by discussions around the table maps.
- Two large maps will be printed for discussion, landowners will be encouraged to mark-up the maps with post-its to add their comments about their property. At this point, landowners will have the opportunity to discuss their property with members of the project team.

2.2 Presentation, review of draft PPT

- Slide 4: Technical Requirements to be removed from PPT.
- GC will provide content to be included on a slide regarding real estate/property acquisition.
- BS will make these changes and send PPT to the project team Thursday afternoon.

2.3 Review of FAQs and Comment Sheet

- Additional questions and answers will be added to FAQs: Why was this study put on hold? What are the study’s next steps? What is the construction timing of the project? What will the City do if this project negatively impacts the value of my property? What is the City’s process for acquiring affected property?
- The FAQs sheet should be used to help members of the project team answer questions about the study.
- BS will send out the FAQs and Comment Sheet to the project team Thursday afternoon.

2.4 Meeting Attendance

- WSP: David Jopling, Richard Tebinka, Kieren Rosin (except October 4), Brittany Shewchuk/Ryan Segal
- Public Works: Scott Suderman
- OPE: Morgan Vespa, Brett Andronak/Neil Bailey
- CC: Michelle Finley
- Real Estate: Joeli Pruden/Gord Chappell, Marlene Harderer/Barry Lucyk
- Planning: Devin Clark

2.5 Landowner Meeting RSVPs

- **As of Monday, October 2 at 3:00 p.m.**:
  - October 2 = 14
  - October 3 = 8
  - October 4 = 17
  - October 5 = 20

2.6 Open House Date

- Current date of OH has been set for December 6, 2017.
- BS will see if Charleswood United Church is available for an earlier OH, potentially on the following dates: November 28, 29, 30.
MEETING NOTES

- **Update**: the venue is available for the above 3 dates, BS has emailed SS to confirm which date works best for the area Councillor. Once date is confirmed, BS will book venue.
- The OH materials will be posted on the study’s webpage more than two weeks prior to the OH. These materials have already been finalized and approved by the City (Public Works, CC, OPE). Minor changes will need to be made to the OH boards, i.e.: dates/timeline. WSP will make these changes ASAP, and send to the City for review and to post on the project webpage.

<table>
<thead>
<tr>
<th>2.7</th>
<th>Strategy to deal with irate participants</th>
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<tbody>
<tr>
<td></td>
<td>DJ will speak with the landowners who become irate/upset at the meetings.</td>
</tr>
</tbody>
</table>

### 3.0 ACQUISITIONS

<table>
<thead>
<tr>
<th>3.1</th>
<th>Partial, Full Takings &amp; Injurious Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>There are 8 full property takings and 78 partial takings.</td>
</tr>
<tr>
<td></td>
<td>City Real Estate will be able to answer questions regarding property acquisitions and injurious issues.</td>
</tr>
</tbody>
</table>

### 4.0 OTHER

- WSP to ensure that Varsity View Community Club is invited to a stakeholder meeting. When this meeting is set up (should be early October), make sure to invite RZ and JE from Parks & Urban Design. WSP (RT & KM to confirm meeting).

These minutes are considered to be accurate recording of all items discussed. Written notice of discrepancies, errors or omission must be given within seven (7) days, otherwise the minutes will be accepted as written.

**NEXT MEETING**

An invitation will be issued if an additional meeting is required.
Charest, Vickie

<table>
<thead>
<tr>
<th>From:</th>
<th>Rosin, Kenneth <a href="mailto:Kenn.Rosin@wsp.com">Kenn.Rosin@wsp.com</a></th>
</tr>
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<tbody>
<tr>
<td>Sent:</td>
<td>Thursday, September 28, 2017 3:28 PM</td>
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<tr>
<td>To:</td>
<td>Suderman, Scott</td>
</tr>
<tr>
<td>Cc:</td>
<td>Chappell, Gordon; Tebinka, Richard; Mruss, Kerra; Jopling, David; zz-bshewchu</td>
</tr>
<tr>
<td>Subject:</td>
<td>SLP alignment</td>
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</tbody>
</table>

Scott:
At today’s meeting, a question came up regarding the alignment of SLP west of the CEMR rail crossing and why we were not using the property immediately south of Wilkes.
There is a gas farm approximately 200m east of Community Row which we were told by Hydro would be extremely expensive to relocate (see arrow). Therefore, in order to avoid the need to acquire the gas farm, we located SLP further to the south of Wilkes in this area.

---

Kenn Rosin, M.Sc., P.Eng., F(L)ITE  
Senior Project Manager - Transportation Planning Manitoba  
Planning and Advisory | Transportation

WSP
T+ 1-204-259-5439
M+ 1-204-228-1785

93 Lombard Avenue, Suite 111
Winnipeg, Manitoba
R3B 3B1 Canada

wsp.com

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Hi all,

Please find attached the items we have prepared for next week’s WRCP landowner meetings. As per Scott’s instructions, please forward any comments/feedback to him, and he will provide to us prior to the meetings, so we can make any necessary changes to the materials.

Below is the most current RSVP list for the four meetings.

**Monday, Oct 2 – Charleswood Library ‘Group 1’**

<table>
<thead>
<tr>
<th>17(1), 17(3)(i)</th>
<th>17(1), 17(3)(i)</th>
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**Tuesday, Oct 3 – Charleswood Library ‘Group 2’**

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**Wednesday, Oct 4 – Charleswood United Church ‘Group 4’**

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**Thursday, Oct 5 – CMU, South Campus Conference Room ‘Group 3’**

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<tr>
<th>17(1), 17(3)(i)</th>
<th>17(1), 17(3)(i)</th>
<th>17(1), 17(3)(i)</th>
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</table>
Let me know if you have any questions or concerns.

Kindest regards,

Brittany Shewchuk, M.Pl., MCIP, RPP
Planner
Planning, Landscape Architecture and Urban Design

WSP

T+ 1 204-943-3178 #3917
F+ 1 204-943-4948

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William R. Clement Parkway & Sterling Lyon Parkway Extension
Landowner Comment Sheet

Thank you for attending tonight’s meeting regarding the Functional and Preliminary Design Study of the William R. Clement Parkway and Sterling Lyon Parkway Extension. Please take a few moments to answer the following questions.

1. Please provide the address or legal description of your property:

2. How is your land used? (check all boxes that apply):
   - Residential
   - Commercial
   - Vacant
   - Recreational
   - Other: __________________________

3. Did you find tonight’s meeting helpful in understanding the project?
   - Yes
   - No

   If no, what information are you missing?

4. Did you have an opportunity to share your comments?
   - Yes
   - No

5. As an affected landowner, please note the specific concerns you may have in regards to the William R. Clement Parkway and Sterling Lyon Parkway Extension:

   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
6. Is there any specific information pertaining to your property (i.e. how it is used, future development plans, access, etc.) that the study team should be aware of?

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

7. Are there any additional comments or questions you would like to share?

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

8. Would you like to be provided with email updates regarding this project?

ε Yes   ε No

Please provide your contact information:

Name: ________________________________

Email: ________________________________

Telephone: ___________________________

Thank you for your participation and feedback
Project website: Winnipeg.ca/WRCP-Extension

Your personal information is being collected under the authority of 36(1)(b) of The Freedom of Information and Protection of Privacy Act. This information will be used to contact you with updates on the William R. Clement Parkway & Sterling Lyon Parkway Extension project and will not be used or disclosed for any other purposes, except as authorized by law. If you have any questions about the collection or use of this information, contact the Corporate FIPPA Coordinator by mail to City Clerk’s Department, Administration Building, 510 Main Street, Winnipeg MB, R3B 1B9, or by telephone at 311.
WILLIAM R. CLEMENT PARKWAY & STERLING LYON PARKWAY EXTENSION, LANDOWNER MEETING FAQs

The following are a list of questions that will likely be asked by landowners at next week’s meetings. The bullet points below provide some guidance as to how these questions should be answered.

1. Why does the Sterling Lyon Parkway Extension not use Wilkes Avenue?

   Answer: Wilkes was one of the options considered but was not recommended due to the following:
   
   — Wilkes Avenue is very close to the CN Rail Mainline and, if the Wilkes Avenue Option was chosen, it would have to be re-aligned to the south and west to enable a connection to the WRCP when the overpass of the CN Mainline and WRCP is constructed. Over 40 existing commercial and residential properties on Wilkes Avenue will be affected.
   
   — If the Wilkes Avenue Option was chosen, the proximity of the CN Rail Mainline would also require Wilkes Avenue to be re-aligned to the south and east to enable a connection to Shaftsbury Boulevard / McCreary Road when the planned future grade separation of the CN Mainline and Shaftsbury Boulevard is constructed. This will impact a number of existing residential properties on the east and west side of McCreary Road.
   
   — There are currently residential and commercial properties with direct all-way access to Wilkes Avenue between Elmhurst Road and McCreary Road. If the Wilkes Avenue Option was chosen, the introduction of a centre median as a result of widening to Wilkes Avenue to accommodate future traffic would reduce the number of all-way access locations.
   
   — If the Wilkes Avenue Option was chosen, the McConnell Road and Loudoun Road intersections at Wilkes Avenue are projected to have future traffic operational issues.
   
   — If the Wilkes Avenue Option was chosen, the widening to Wilkes Avenue would require relocation of a significant number of the existing Hydro towers and poles that are currently located on the south side of Wilkes Avenue.

2. Why was this study put on hold?

   Answer:
   
   — In 2016, the City of Winnipeg was working on several large-scale infrastructure studies, and due to staff and budget limitations, had to deliver these projects in order of priority. As a result, the William R. Clement Parkway and Sterling Lyon Parkway Extension study was put on hold.

3. What are the study’s next steps?

   Answer:
   
   — Stakeholder meetings and a public information display session (PIDS) are planned for October and November. Following public engagement, the preliminary design will be finalized and a final report will be submitted to the City which will complete this study. The report will be presented to City Council in early 2018 for approval.

4. What is the construction timing of the project?

   Answer:
   
   — The study will be presented to City Council in early 2018. If approved, the alignment for the William R. Clement Parkway and Sterling Lyon Parkway Extension will then be confirmed. There is currently no funding in place for the project so the timing for construction is not known.
5. What will be City do if this project negatively impacts the value of my property?

   Answer:
   — The City only compensates for land acquisition.

6. What is the City's process for acquiring affected property?

   Answer:
   — The City acquires land through two methods:
     — Purchase and Sale: A mutual agreement is made between the City and the landowner.
     — Expropriation: The City takes the land without consent of the landowner.
   — The City prefers to acquire private property by way of purchase and sale whenever possible.
   — In cases where project timelines do not allow the City and landowner to reach a mutual agreement, the City may elect to acquire private property by way of expropriation.
   — Expropriations must be performed in a fair manner and the land taking must be reasonably necessary for a project to proceed.
William R. Clement Parkway & Sterling Lyon Parkway Extension Functional & Preliminary Design Study

Landowner Meetings
October 2 - 5, 2017
Study Background

- William R. Clement Parkway (WRCP) and Sterling Lyon Parkway (SLP) are important components of the City's Strategic Road Network to accommodate north-south and east-west travel demand in southwest Winnipeg.

- The City's Transportation Master Plan recommends Phase 1 as a short-term project and Phase 2 as a long-term project.

- Funding for detailed design and construction of the extensions is currently not in place.
Conceptual Options Considered

- Conceptual design options were developed for several components of the study and presented at the open house in January 2016.

- The options in LIGHT BLUE were subsequently selected as the recommended design.
Recommended Harte Trail Crossing
Recommended Eldridge Avenue Connection
Recommended Plan
Property Acquisition

Q: How does the City acquire property?

A: The City acquires land through two methods:

- **Purchase and Sale**: A mutual agreement is made between the City and the landowner.
- **Expropriation**: The City takes the land without consent of the landowner.

*The City prefers to acquire private property by way of purchase and sale whenever possible.*

In cases where project timelines do not allow the City and landowner to reach a mutual agreement, the City may elect to acquire private property by way of expropriation.

Expropriations must be performed in a fair manner and the land taking must be reasonably necessary for a project to proceed.
General Questions?

On behalf of the Project Team, thank you for your attendance and participation.

The design team and City staff are available to review and discuss the maps in detail and answer specific questions you may have about your property.

For more information, contact:

David Jopling | WSP | David.Jopling@wsp.com | 204.943.3178

Project website:

winnipeg.ca/WRCP-Extension