



Curwood Ateah, MCP, MCIP, RPP specializes in urban and regional planning, urban design, recreation and tourism studies, municipal policy and programming, and land use and development for both public and private sector clients. His past and current planning projects are in Manitoba, Ontario, Alberta, and British Columbia.

Curwood's area of practice includes:

- Official, development and community plans;
- Precinct, secondary and concept plans;
- Design guidelines and standards;
- Subdivision design and site planning;
- Zoning regulations and controls;
- Boundary adjustment studies;
- Government restructuring;
- Development and market assessments;
- Recreation studies;
- First Nation planning; and
- Community consultation programs.

EDUCATION

Master of City Planning, **University of Manitoba**

Bachelor of Science (Urban Studies), **University of Winnipeg**

PROFESSIONAL EXPERIENCE

Principal, **Landmark Planning & Design Inc.**, 1999 to Date

Director of Planning and Principal,

Scatliff+Miller+Murray Inc. & Landmark Planning & Design Inc., 1996 to 1998

Senior Planner, **Stantec Consulting Ltd. (I.D. Engineering Ltd.)**, 1989 to 1996

Project Planner, **City of Edmonton (Planning and Development Department, Parks and Recreation Department, and Real Estate and Housing Department)**, 1980 to 1989

PROFESSIONAL AFFILIATIONS

Canadian Institute of Planners

Manitoba Professional Planners Institute

Ontario Professional Planning Institute

Past Vice-President, **Manitoba Professional Planners Institute**

Past Treasurer, **Manitoba Professional Planners Institute**

REPRESENTATIVE PROJECTS

DEVELOPMENT PLANS AND ZONING BY-LAWS



Development Plans for the RM of Headingley, RM of East St. Paul, RM of Springfield, Morden-Stanley-Thompson-Winkler Planning District, Roblin Planning District, Whitehorse Plains Planning District, RM of Oakland, RM of Piney, Jaffray Melick (Ontario), RM of Gimli, Town of Altona, Town of

Winnipeg Beach, and Armstrong-Fisher Planning District. Project Planner and Manager for these plans which will be used to guide development over the next 20-30 year planning horizon.

Zoning By-laws for the Town of Virden, City of Morden, City of Winkler, RM of Stanley, RM of Thompson, RM of Headingley, RM of East St. Paul, RM of Springfield, RM of Rockwood, RM of St. Andrews, RM of Oakland, RM of Armstrong, RM of Fisher Branch, RM of Cartier, RM of St. Francois Xavier, Barkley (Ontario), Jaffray-Melick (Ontario), Town of Altona, Town of Winnipeg Beach, RM of Park North, Town of Roblin, RM of Shell River, RM of Hillsburg, and the RM of Piney. Project Planner and Manager for these Zoning By-laws that are comprehensive, yet easy to understand and implement.

City of Winnipeg Downtown Zoning By-law No. 100/2004, Winnipeg, MB Centre Venture retained Curwood Ateah of Landmark Planning & Design to assist the City of Winnipeg Planning Department in the preparation of a new Downtown Winnipeg Zoning By-law.

SECONDARY, PRECINCT, TRANSPORTATION AND CONCEPT PLANS



Ridgewood Precinct Plan, Winnipeg, MB (on-going). Project Planner to prepare a land development plan complete with extensive community consultation for an 800 acre section of undeveloped land in West Winnipeg. The project involves a complex set of development variables including, fragmented ownership, existing community concerns related to traffic parkland dedication, and existing city infrastructure deficits.

Red River Ex. Precinct Plan, Winnipeg MB. Prime Consultant retained by the Red River Exhibition Park to prepare a land use plan for this 800 acre mixed use agricultural, commercial, tourism, business and entertainment complex in western Winnipeg. The project included extensive stakeholder meetings and the preparation of a Planned Development Overlay Zoning District to allow a unique mix of land uses. Design and landscaping standards were also produced.

Assiniboine River North Concept Plan; Headingley, MB. Landmark Planning & Design was retained by the RM of Headingley to prepare a concept plan for an area of land that stretches from Camp Manitou Road on the east to the Headingley Jail on the west. This plan includes an overall road network, lot layout, pathways, and a riverside vista linear park.

RM of St. Clements Concept Plan; St. Clements, MB Project Planner retained by the Selkirk and Area Planning District to prepare subdivision concept plans for this rural area, including integration of existing lot fabric, site foliage, creekways and other site features using unique development styles.

Charleswood Do-Ability Study; Winnipeg, MB. The City of Winnipeg hired Landmark Planning & Design Inc. and Stantec Consulting to undertake a preliminary feasibility study for a greenfield site in south Charleswood. The study included the preparation of two alternative concept plans, an overall road network design, infrastructure assessment, development costs, and phasing strategy.

Airport Area West Structure Plan; Winnipeg, MB. Landmark Planning & Design and Stantec Consulting prepared the Airport Area West Structure Plan that deals with 2,078 acres of land located west of the Winnipeg International Airport. It was prepared at the request of the City of Winnipeg on behalf of the Winnipeg Airport Lands Corporation, a private consortium of plan area landowners and the Winnipeg Airports Authority. The overall objective of the Airport Area West Structure Plan is to outline a strategy that will facilitate the short-term and long-term development of the plan area lands in an efficient manner. As such, it provides an assessment of internal and external municipal service networks, an environmental screening of the area, a detailed mixed-use development plan, capital servicing cost estimates, and an implementation strategy. Public consultation activities included facilitating a public Open House and holding planning advisory committee meetings involving local residents, businesses, and public sector and non-governmental sector organizations. The plan was formally adopted by the City of Winnipeg as a secondary plan by-law.

Linden Woods Planning Study; Winnipeg, MB. Project Planner with Stantec Consulting was retained by the City of Winnipeg and Genstar Development Company to undertake a planning study for lands predominantly owned by the City of Winnipeg in the Linden Woods community. A Project Management Committee comprised of senior personnel from the City of Winnipeg and Genstar Development Company worked with the Consultant Team throughout the duration of the project. The study outlined a market assessment for single-family, multiple family and seniors housing as well as commercial retail and business office park and institutional developments in Winnipeg, four mixed-use subdivision concepts, traffic and access analyses, as well as estimated development costs. As part of the study process, a Community Open House was also held in Linden Woods to allow area residents to review background information and provide input through a public opinion survey on the alternative land use concepts.



Pritchard Farms Sector Plan, East St. Paul MB. Project Planner with Stantec Consulting was retained by Palliser Furniture Ltd. to prepare a sector plan to guide the development of the Pritchard Farm residential community in East St. Paul. This sector plan outlined overall develop-

ment objectives, infrastructure requirements, transportation linkages and a land use concept plan.

La Salle, Sanford and Oak Bluff Concept Plans, RM of MacDonald, MB. The RM of MacDonald retained the services of Landmark Planning & Design (on two separate assignments with Stantec Consulting on one project and Genivar on the other) to prepare concept plans for the long term development of the communities of La Salle, Sanford and Oak Bluff. For the 1st plan, an extensive public participation program was held including workshops. The study considered market demand, growth projections and infrastructure alternatives including future major highway upgrades.

Polo Park Area Transportation and Development Review Study; Winnipeg, MB. Landmark Planning & Design and Stantec Consulting prepared the Polo Park Area Transportation Improvement and Development Review Study on behalf of the City of Winnipeg. The overall objectives of this study were twofold, namely: (1) to improve traffic flow in and around the Polo Park area; and (2) to provide a fair and reasonable framework in which these improvements can be financed without impeding existing and prospective development and redevelopment opportunities. As such, the study provides: recommended traffic improvements, including their impacts, costs and priority rankings over the short-mid-and long-terms;

analyses of the commercial and industrial marketplace in Winnipeg to identify new and emerging development trends; existing and future lands use plans of the Polo Park area, including development and redevelopment timeframes; analyses of land development policies and regulations in the City of Winnipeg as well as from several cities across Canada and the United States; and redevelopment recommendations and an implementation schedule. Public consultation activities included facilitating a public Open House and holding planning advisory committee meetings involving local residents, businesses, and public sector and non-governmental sector organizations.

Concept Plans for the RM of East St. Paul, MB. Project Planner for the preparation of a number of concept plans including Andrews Road West, Rebeck Road East, Bray Road North, Mowat Road West, PTH No. 59 East, Garven Road North, Hoddinott Road North, Raleigh Road West, and Henderson Highway West in the community of East St. Paul.

TransCanada Highway Functional Design Study; Brandon, MB. Manitoba Transportation and Government Services retained Landmark Planning & Design and Earth Tech Canada to undertake a functional design study of the TransCanada Highway and connecting highways through the City of Brandon. Our land use component involved reviewing and assessing existing land uses and land tenure as well as local planning regulations in order to identify development constraints and opportunities along the highway corridors. Socio-economic implications were also examined, which included a review of population and demographic factors, the Brandon economic trading area, agriculture, commercial and industrial activities, recreation and tourism, and the projected economic trends and land use patterns for the region as a whole.

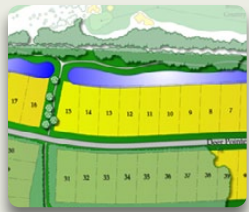


Royalwood Access Assessment Study; Winnipeg, MB. The City of Winnipeg retained Earth Tech Canada and Landmark Planning & Design to provide an analysis of the long-term transportation, traffic, land use and environmental impacts of three alternative bridge crossing locations over the Seine River for Royalwood, one of the City's fastest growing residential communities. One of the challenges of the study involved minimizing the impacts of the preferred bridge location alternative on the approximately 80 acres of old growth forest immediately adjacent to the Seine River. The goals of the study were multi-fold, including: (1) to provide adequate access to the proposed residential development; (2) to provide a solution that best meets the needs

and concerns of the community; (3) to minimize environmental impacts; (4) to maximize the operational functionality of the preferred access alternative; (5) to limit negative land use impacts and provide an opportunity for the continued economic growth of the area; and (6) to minimize capital and life cycle costs.

Building Communities Initiative (Sargent Park Minto); Winnipeg, MB. The Province of Manitoba and the City of Winnipeg provided funding for community improvements to the Sargent Park Minto community, with a requirement for the project ideas to be generated and carried out with the participation of the community. Served as Project Planner and assisted with the design, delivery and implementation of a community-driven public consultation program (along with Scatliff+Miller+Murray Inc.).

LAND DEVELOPMENT AND DEVELOPMENT EXPEDITING



Assiniboine Landing, Breezy Bend East, Deer Pointe, and Monterey Park Subdivisions; Headingley, MB. Landmark Planning & Design and Stantec Consulting Ltd. prepared the subdivision plans for these four unique residential communities in Headingley. The Planned Unit Development concept was utilized for

these three communities as a way of protecting and enhancing natural and forest areas while allowing the development proponent to create smaller lots while retaining the overall project density.

Amber Trails; Winnipeg, MB. Project Planner with Stantec provided planning services for Genstar on a continuous basis for Amber Trails beginning in 1990 with the installation of primary servicing systems and extending each year as the community has expanded.

Linden Ridge Subdivision Plan; Winnipeg, MB. Landmark Planning & Design was retained by the developer of the Linden Ridge community to prepare alternative subdivision options for this single family housing development.

River Park South Residential Master Plan; Winnipeg, MB. Landmark Planning & Design was commissioned by Qualico Developments to prepare a concept design to accommodate various residential living options for a 200 acre parcel of land in River Park South. This concept plan considered market opportunities, transportation flows, linkages to adjacent development, local planning regulations, and developer expectations.

Inkster Industrial Park South: Rosser, MB. Landmark Planning & Design has been the lead consultant for this major industrial and commercial related project in the RM of Rosser. This project is one of the first developments within the Centreport development area that covers over 20,000 acres of land in west Winnipeg. Landmark has managed the entire project planning approvals including subdivisions and rezonings. As well, we have been involved in expediting and negotiating the various development agreements on behalf of the landowner/developer.

Aspen Lakes Residential Development Plan: Oakbank, MB. This 136 lot development in Oakbank that was designed by Stantec and Landmark Planning & Design features an eye catching waterfall that is fed by piped re-circulation system and discharges to a pair of interconnected linear retention ponds providing a unique visual backdrop for the community.

Inksbrook Industrial Park; Winnipeg, MB. Landmark Planning & Design provided subdivision design, market analysis, project management and development approval expediting services to this 200-acre industrial park in northwest Winnipeg. This project is one of the few major privately funded industrial developments in the Winnipeg region. Current tenants include Fort Garry Industries, Sun-X and Precision Metalcraft.

Eso/Imperial Oil Zoning Approvals; Winnipeg, MB. Project Manager responsible for acquiring municipal approvals (plan amendment, rezoning, conditional uses, zoning agreements, etc.), including public consultation and attending public hearings, for various Eso/Imperial Oil sites in Winnipeg, MB.

MUNICIPAL GOVERNANCE



RM's of East St. Paul, Springfield and Headingley, MB. Various municipalities have retained Landmark Planning & Design to be responsible for all of their municipal planning initiatives. In addition to preparing their Development Plans and Zoning By-laws and amendments thereto,

which included various public consultation activities such as organizing and facilitating Open Houses, planning advisory committees and public informational brochures, we have also undertaken projected housing supply and demand studies, and residential and mixed-use concept plans for newly developing areas. As well, we prepare development agreements between the municipalities and land development industry representatives and provide on-going reviews of the various municipal land development levies and related charges.

RM of Gimli - Town of Gimli Annexation; Gimli, MB. Landmark Planning & Design was hired by the RM of Gimli to prepare the Municipal Board Proposal to annex the Town of Gimli. Services included report preparation, expert testimony, government liaison, community consultation, financial assessment, and municipal governance provisions.

Ward Boundary Studies for various communities including the RM of St. Clements, RM of Springfield, RM of East St. Paul, RM of Alexander, and RM of Gimli. These studies included an assessment of population characteristics, growth projections, historical factors and related features.

PARKS AND RECREATION

Recreational Residential Projects, Misc. Areas, MB. Landmark Planning & Design has been retained by various clients to prepare recreational residential subdivision designs at Aseissippi Provincial Park, Quarry Oaks Golf Course, Bel Acres Golf Course, Gimli, Rocky Lake, and the Grand Beach area. These designs have been sympathetic to protecting the natural environment.



Recreation Trials and Parkway Studies for a number of communities including Headingley, Oakbank, Dugald, Sanford, La Salle, and Oak Bluff, MB. These plans built on (or enhanced) the existing pathway network and provided for the extension into newly developing areas.

Recreation and Leisure Master Plans for the Town of The Pas, RM of Kelsey, Town of Stonewall, RM of Rockwood, Town of Winnipeg Beach, and Jaffray-Melick (Ontario). These plans included a community survey, open houses and workshops, background data collection related to recreation and leisure facilities, creating a list of priority projects, and drafting a recreation and leisure plan.

Recreation and Leisure Surveys for the RM of East St. Paul, City of Portage La Prairie (with Probe Research), and RM of Alexander.

FIRST NATION PLANNING



Opaskwayak Cree Nation Community Plan and Zoning By-law. Landmark Planning & Design prepared an overall community plan for the Opaskwayak Cree Nation. This traditional land use plan will guide development within the community over the next 20-30 year period. The plan

deals with Heritage, Cultural and Spiritual Resources, Economic Development, Recreation and Open Space, Natural Environment Areas, Mineral and Forestry Management, and Community Development. As well, a Zoning By-law was drafted that dealt with site specific development regulations pertaining to matters such as minimum lot sizes, maximum building heights, and flood prone lands.

First Nation Land Entitlement Studies. Project Planner for the preparation of Land Entitlement Studies for the communities of God's River and God's Lake.

Community Plans – Various First Nation Communities. Landmark Planning & Design has participated in numerous community plans on First Nation communities as part of Infrastructure Feasibility Studies including Lake Manitoba, Opaskwayak Cree Nation, Lake St. Martin, and Beren's River.