



JANICE LUKES

City Councillor • Conseillère municipale

South Winnipeg-St. Norbert Ward

Quartier de Winnipeg-Sud–Saint-Norbert



June 13, 2018

Mayor B. Bowman
510 Main Street
Winnipeg, MB R3B 1B9

Mr Mayor,

Thank you for indicating you will look into the concerns I have raised. Please know that since my June 6, 2018 letter to you requesting your assistance, the issues have become even more dire:

Water Bend Park splash-pad fountain has been turned off:

- Manitoba Housing and Renewal Corporation (MHRC) has turned off the Water bend Park splash-pad fountain - citing the completion of their negotiated 5 year warranty period,

Bridgwater Lakes Soccer Field is slated to be ripped up and put out of commission for two seasons:

- The public service has directed MHRC to remove the sod on the soccer field across from the Water Bend Park splash-pad fountain. MHRC has given notice this will occur starting June 25th, 2018 and that MHRC anticipates the soccer field to be out of commission for two years/seasons,

South Pointe 355 Tim Sales Drive Soccer Field is slated to be ripped up and put out of commission for two seasons:

- The public service has posted a request for proposals on the City's materials management website requesting quotes to replace the sod at the soccer field located in South Pointe at 335 Tim Sales Drive. This is the same field that Hector Vergara, one of the world's top caliber soccer referees, inspected and 'confirmed with certainty that the field is in good condition . . . and is better than many of the soccer fields in the City of Winnipeg . . .'

I'm asking you Mr. Mayor, to please use your Mayoral power and legal negotiating experience to resolve this impasse and have the splash-pad fountain turned on, and prevent two soccer fields from being ripped out and put out of commission for two years. **I believe resolving this impasse requires legal involvement.** I alone cannot access legal resources. We've experienced tremendous growth in the communities, this year alone over 1,700 children have registered to play soccer. We need somewhere for the children to play. These assets drive the assessment values in these neighbourhoods which are among the highest in the City of Winnipeg and they need to be in working order and maintained.

I have been challenged to work through these issues with the public service primarily because of these reasons:

1. Public service officials informed me their ability to make decisions on this file towards solving the impasse with developers was 'above their pay scale',
2. Public service officials tell me there is no interest by departments in taking a creative approach to solving the impasse and that 'sometimes things have to blow up in order to improve',
3. Public officials continually tell me they've not had a parks maintenance budget increase in almost 10 years, yet are expected to take on additional maintenance of over 100 hectares of parks and open space,
4. The City of Winnipeg's overall record keeping, maintenance planning, acceptance criteria and handoff process of new assets over the years is extremely inconsistent, resulting in much conflict between the City and developers,
5. As a Councillor, I solely do not have the power to engage the City's legal department to assist in resolving the impasse between the Public service and the developers.

Quite frankly Mr. Mayor, residents really don't care what the reasons for the impasse are with the City and developers. Residents have been diligent in paying their taxes to the City of Winnipeg, year after year, and they want access to the assets they bought into. I need your assistance to resolve this impasse and to reinstate these assets.

And to clarify additional points you made in your letter:

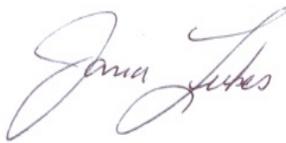
With all due respect Mr. Mayor, your facts on the building cap are incorrect. A building cap was never placed on single family housing in Bridgwater Forest. MHRC has hasn't had any lots for sale since 2016. There are three phases to the Neighbourhoods of Bridgwater development. In 2012, the building cap was placed on single family homes in the area of Bridgwater Trails, which is the third phase of the Neighbourhoods of Bridgwater (File No. DASZ 8/2012.)

The building cap was to come into effect on single family homes after 750 building permits were pulled in Bridgwater Trails. At the time MHRC made the request to lift the building cap, 595 single family home building permits had been pulled. Also at that time, MHRC made it clear in their report to the Riel Community Committee that they wanted to delete the condition to construct an "early-years to grade eight" school.

I knew I had time to deliberate my decision before the entire 750 permits were pulled, and that I had time to initiate collaborative conversations with MHRC and the Province of Manitoba about the much needed early-years to grade eight school within Bridgwater Forest, Bridgwater Lakes or Bridgwater Centre. While you may feel disregarding the Public Service and MHRC's advice to immediately lift the cap was not particularly productive, I respectfully disagree. The time I took to collaborate with MHRC, stakeholders and the Province of Manitoba resulted in the Province committing to build the early-years to grade eight school. I believe, as do the residents, the time spent was extremely productive. I then lifted the building cap on single family homes well within the 750 permit limit WITHOUT the loss of one cent of private sector investment or property tax revenue on single family homes. Please feel free to confirm these facts with the Director of Property, Planning and Development.

Nevertheless, I recognize I alone do not have the power to resolve the impasse of maintenance responsibilities with the Public service and the developers. We operate under the 'Strong Mayor Model' of governance and you have that power Mr. Mayor.

I and the residents are asking for your assistance to keep the assets in our communities operating and maintained.



Janice Lukes

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