



# JANICE LUKES

City Councillor • Conseillère municipale

*South Winnipeg-St. Norbert Ward*

*Quartier de Winnipeg-Sud-Saint-Norbert*



June 6, 2018

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

Dear Mr. Mayor,

**I, and the residents of the Neighbourhoods of Bridgwater and South Pointe are seeking your assistance to resolve a deadlock between City of Winnipeg administration and the two developers of Waverley West (Manitoba Housing and Renewal Corporation and Ladco Co.Ltd.)**

The deadlock is negatively impacting the recreational opportunities, and ultimately the health, safety and well-being of residents living in these communities. City of Winnipeg administration and both developers have reached an impasse related to the City taking ownership of:

- Recreational fields in Bridgwater Forest, Bridgwater Lakes and South Pointe
- Water Bend Park and Fountain in Bridgwater Lakes

It would appear the impasse is caused by the administration not wanting to accept any new assets to maintain until they have substantial increases to their operating budget. As you are aware these assets can and should be maintained through opportunities provided within the budget efficiencies you've incorporated in your term, combined with a percentage of the millions in tax revenue being generated from these communities. These assets contribute to the character of these communities and helps drive the assessment values in this area, which are among the highest in the City.

I have worked on this issue with administration to find a solution but as of today, there is still a deadlock. Representatives of the following organizations have been very involved in these discussions:

- Chief Corporate Services Officer (Mr. Jack)
- Manager of Parks and Open Space (Mr. Domke)
- Superintendent of Parks South Area (Mr. Lucyk)
- Ladco Co. Ltd.
- Manitoba Housing Renewal Corporation

For perspective, you should know that Ladco Co.Ltd. contacted Héctor Vergara, Director of the Manitoba Soccer Federation to offer an opinion on the quality of the sod and playing conditions of the field located at 335 Tim Sales Drive. Mr. Vergara played soccer competitively for 10 years and recreationally for 30 years. He began working as a referee in 1983 and now has 28 years of experience as a referee. Mr. Vergara spent 19 years on the FIFA list and was involved in 11 FIFA competitions, of which three were FIFA World Cups (2002, 2006 and 2010). In total Mr. Vergara officiated nearly 150 international matches involving Clubs and Nationals Teams playing at the highest competitions in the world. Here is an excerpt of Mr. Vegara's written response after seeing the field:

- *After walking on the field and inspecting it I can confirm with certainty that the field is in good condition and should be used for soccer matches as soon as possible. In fact, this field is in better condition than many of the soccer fields in the City of Winnipeg that are currently being used by the different soccer leagues. It is a shame that this field is not currently in use as there is a need for good grass fields in Winnipeg. The best that can happen is that this field is put to good use immediately and it is maintained well going forward.*

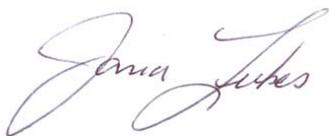
Yet, City staff are telling me this field is 'not safe to play on' and 'does not meet their sod quality standards' and as a result no programming activities by the Community Centre or Soccer or Crickets Associations can occur – and residents are negatively impacted.

In 2012, the City negotiated to have Manitoba Housing provide an extra three years of warranty on the Bridgwater Lakes Fountain to enable the City to monitor. For 5 years the developer covered all operating and warranty details. The warranty ended in October 2017, but as of this week, the City told Manitoba Housing they were still not going to accept the fountain. Manitoba Housing has stated to me they are not turning on the fountain for this summer season. The fountain is located in the centre of Water Bend Park in the heart of Bridgwater Lakes. As there are no community gathering spaces in the Neighbourhoods of Bridgwater, the fountains become the primary, gathering, meeting and event location. Again, the residents will be negatively impacted because of this deadlock.

Soccer fields, cricket fields, baseball fields, and the fountain have been maintained by the developers **for over five years**, longer than what is set out in the Development Agreement Parameters. While it is understood that the Parks maintenance budget has not had an increase in over 10 years, and all parties recognize that is a significant factor in the City not wanting to assume ownership; the City is still obligated to act in good faith and treat these citizens and developers with the respect that has been accorded others.

**Mr. Mayor, we ask that you make it a priority to resolve the deadlock between the City and developers this month (June 2018) so residents of Bridgwater and South Pointe can access the recreation fields and Water Bend Park Fountain this summer.**

Sincerely,



## Janice Lukes

City Councillor - South Winnipeg-St.Norbert  
Co-Chair, Partnership Manitoba Capital Region

 @JaniceLukes

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