Submitted: Mon, 01/12/2026 - 11:03

Delegation information

Committee you want to address
Standing Policy Committee on Property and Development

Agenda item you want to address (number and title)
Item No. 8 Requested Amendment to Development Agreement No. AG 3/2014 – Land Located at Sugar Beet Major Redevelopment Site North of Abinojii Mikanah (formally Bishop Grandin), West of the Manitoba Hydro Corridor

Support or oppose recommendations
I support the recommendations

Submit comments in writing checkbox
Submit comments in writing

Comments
Chairperson Duncan and members of the Committee:

I am writing in support of the report recommendations.

Hopewell entered a development agreement with the City of Winnipeg, and the City has fulfilled its contractual obligations by constructing multi-use pathway connections to complete links among the Refinery District, Plaza Station, the Blue Line multi-use path, and Pembina Highway. Hopewell's contractual obligation will complete this local network and connect to the massive investments the City has made in the area, thereby completing a true, transit-oriented development.

Such pathway networks are essential to the success and efficacy of a transit-oriented development. I'm sure we all agree that amenities that encourage walking, biking and transit use in a community enhance the attractiveness of such developments. They encourage healthy lifestyles that benefit residents and commuters alike. The fact that a well-beaten path exists along the southern boundary of the development is strong proof that this multi-use path connection is needed.

The developer claims cost pressures; however, it does not appear that the site's characteristics have changed significantly since their project planning. This is not a

rationale to excuse the contractual requirement. If they do not complete the connection, the City is sure to receive complaints about the lack of connectivity in the area. The City would no doubt receive pressure to complete the work with public funds, even though, at present, Honeywell is contractually required to construct this path connection with private funds.

I therefore urge your Committee to uphold the recommendations made by the public service, with which the City Centre Community Committee concurred, and deny the developer's request to be excused from their contractual requirements. Allowing the developer's request could set a dangerous precedent that results in developers seeking to reduce their investments in future developments, shifting those obligations and cost pressures to the City.

Thank you for your consideration.

Steve West

Public engagement (optional)

I consent to being contacted to participate in potential public engagement related to this matter.
Yes

Personal information

First name
Steve

Last name
West