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LAND DEVELOPMENT

October 27, 2025

City of Winnipeg
Land Development Branch
Planning, Property and Development Department
Main Floor, 65 Garry Street
Winnipeg, MB, R3C 4K4

REF: AG 3/14 – DASZ 3/2014

To Mr. Kevin Kowalyk:

This letter will serve as a formal request under Development Agreement AG 3/14, approved by council on May 27, 2014 to remove the requirement under **'Schedule C'**, Special Terms, item **#13a)iv**, with respect to the asphaltic concrete multi-use path, being a 3.5m wide AT path, along the north side of Abinojii Mikanah (formerly Bishop Grandin Boulevard) and the subject Planned Area.

This request is in response to the severe requirements placed on the developer, at the behest of the City of Winnipeg, with respect to existing Lot 16 Drainage infrastructure and the sluffing of the property.

We request this Development Agreement item, be fully removed in it's entirety.

Please advise if there are any further requirements that need to be actioned in respect of this request and we will be more than happy to discuss with the City as required.

Sincerely,

DEREK FOX
**VICE PRESIDENT OF CONSTRUCTION**
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including an overhead sign structure, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, complete modifications to the west side of the intersection of Waverley Street and Scurfield Boulevard in order to match the east side traffic lanes, as determined by and to the satisfaction of the Director of Public Works.

11. Newmarket Boulevard and Scurfield Boulevard Roundabout

The Developer shall, at no expense to the City, construct the proposed roundabout at the intersection of Newmarket Boulevard and Scurfield Boulevard (easterly extension), as determined by and to the satisfaction of the Director of Public Works.

12. Hamelin Street Right-Turn Lane

The Developer shall, at no expense to the City, construct and/or pay to the City, in cash on demand, the costs to construct a northbound right-turn lane on Hamelin Street at McGillivray Boulevard, as determined by and to the satisfaction of the Director of Public Works

13. Bishop Grandin Boulevard Improvements

a) The Developer shall, at no expense to the City, construct and/or pay to the City in cash, the following improvements at and in the vicinity of the right-in/right-out connection on Bishop Grandin Boulevard at Newmarket Boulevard:

i. A westbound right turn deceleration lane and upstream transition;

ii. A westbound activity lane from Newmarket Boulevard to Waverley Street;

iii. A new roadway bridge/culvert structure crossing the Lot 16 Drain facility in accordance with plans and specifications as determined by and to the satisfaction of the Director of Public Works and the Director of Water and Waste;

SPECIAL TERMS

iv. An asphaltic concrete multi-use path to a width of 3.5m along the north side of Bishop Grandin Boulevard, abutting the subject Planned Area.

and all related works, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct a second westbound left-turn storage lane and upstream transition on Bishop Grandin Boulevard at Waverley Street and all related works, as determined by and to the satisfaction of the Director of Public Works.

14. Waverley Street Improvements

The Developer shall, at no expense to the City, construct or pay the costs of the following improvements at and in the vicinity of the intersection of Waverley Street and the easterly extension of Scurfield Boulevard:

a) A double southbound left turn storage lane and upstream transition including an overhead sign structure;

b) A northbound right-turn storage lane and channelization on Waverley Street in the southeast corner of Waverley Street and Scurfield Boulevard;

c) Modifications to the existing median opening on Waverley Street as may be required;

d) All costs associated with the modification of the existing traffic control signals at intersection of Waverley Street and Scurfield Boulevard to include the proposed east leg of the intersection as determined by the Director of Public Works;

e) Advance permanent street name signs on Waverley Street, north and south of Scurfield Boulevard, as required;

f) all related works.

All as determined by and to the satisfaction the Director of Public Works.

Developer's Initials: _____

_____

City's Initials: _____