Hopewell™

November 22, 2004.

City of Winnipeg
Executive Policy Committee
Council Building 510 Main Street
Winnipeg, Manitoba
R3B 1B9

Attn: Jo-Anne Park, Clerk

**RE: Proposed Plan Winnipeg Amendment - By Law No. 135/2004**

Hopewell Development Corporation is entitled to become the beneficial owners of approximately 40 acres of land at the north-west corner of Kenaston Blvd. and McGillivray Blvd., within the area proposed to be amended from Industrial Policy Area to Neighbourhood Policy Area and Area of Commercial and Mixed Use Concentration.

Hopewell Development Corporation supports this amendment to Plan Winnipeg and will be appearing in delegation in support of the application at the public hearing to be held November 25, 2004.

The amendment of the subject lands will allow for the development of commercial retail and service uses consistent with the surrounding pattern of development in the immediate area. This development will help satisfy demand in the southwest quadrant for regional scale, commercial retail development, to serve the regional trade area population, estimated to be in the order of 160,000 persons, with continued growth expectations.

The proposed development of the lands will consist of approximately 400,000 sq. ft of "big-box"commercial and mixed use retail space, developed in a planned, coordinated fashion. Central access points are planned from Kenaston and McGillivray, along with landscaped buffers, appropriate architectural controls and generous parking provisions.

We look forward to the opportunity to appear before Executive Policy Committee in support of this application.

Yours truly,

Kevin Pshebniski, President
Hopewell Development Corporation