From: University Women's Club [mailto:]
Sent: Tuesday, November 23, 2004 3:01 PM
To: MYO-Mayor
Subject: From Phyllis Watson ( ) re Waverley West Amendment

November 23, 2004

Dear Mayor Katz:

Re: Plan Winnipeg Amendment - Waverley West
By-law No. 50/2004

This open letter is on behalf of a number of citizens who will be regiestering in opposition to the above amendment when it goes to a public hearing of Executive Policy Committee, currently scheduled for January 4, 2005. We are being denied timely access to the cost/benefit study on the Waverley West proposal - a study which the developers have undertaken to release but are holding back.

Therefore, we respectfully request that, through your good offices, you defer the public hearing until two months after such time as
the developers choose to release the complete cost/benefit study.

In order to participate in a meaningful way in a public hearing, citizens need a minimum of two months, preferably three if it is over the holidays, to go over what is probably a lengthy and complicated document. According to Plan Winnipeg policies, City Council is committed to citizen engagement and sustainability (2A-01 and 2B-01). It is our understanding that the Planning, Property and Development Department, your office and that of the Chief Administrator have already spent several weeks poring over the cost/benefit study. The Province of Manitoba, which is also one of the would-be developers, is also committed to sustainable development policies.

The proponents are alleging that Waverley West will net huge profits for the City. We note that City Council is committed to evaluating development proposals using benefit-cost analysis to measure long-term revenues, expenditures, and impacts on existing developments within a life-cycle costing framework (Plan Winnipeg, 3A-02). The public should have the opportunity - and the time - to evaluate the numbers that the developers are putting forward to bolster their case.

On 16 November, Mr. Garth Steek, President and CEO of the Manitoba Home Builders' Association (MHBA), told CJOB-Radio that the Province of Manitoba and Ladco Company has spent half-a-million dollars on Waverley West - related studies. It appears as though the MHBA has been made privy to those studies. The MHBA has held eight or nine meetings to promote its case for greenfield development at this site. The public was explicitly excluded by Mr. Steek from an industry-only meeting with selectively

invited politicians and the media on 26 October. That is the MHBA's prerogative. However, according to newspaper reports that appeared the next day, Property and Development committee chairman, Councillor Peter De Smedt, appeared to have made up his mind. Since then, Mr. De Smedt has not responded to requests from citizens who have asked to discuss with him the need for, and alternatives to, Waverley West.

As Mayor and Chairman of EPC it is within your power to make sure that the EPC public hearing has integrity and credibility. We ask that the hearing be re-scheduled so that the public has at least two months to examine the developers' complete cost/benefit analysis.

The timing is critical. We look forward to your prompt response to our request.

Yours truly,

Phyllis Watson

From: University Women's Club [mailto:]
Sent: Tuesday, November 23, 2004 3:07 PM
To: MYO-Mayor
Subject: From Phyllis Watson Further to previous message

Re: Plan Winnipeg Amendment - Waverley West
By-Law no 50/2004

The above mentioned letter was co-signed by the following:

Serge Larochelle
Arlene Draffin-Jones
Carolyn Garlich
Margaret Stinson
Elizabeth Troutt
Elizabeth Fleming

Yours truly,

Phyllis Watson