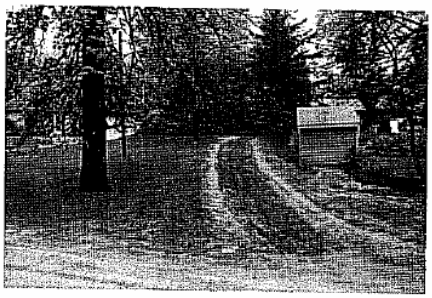
K I N G ' S D R I V E

Properties 130, 132, 136



RENDITION OF LANE

GRANULAR LANE PROPOSAL

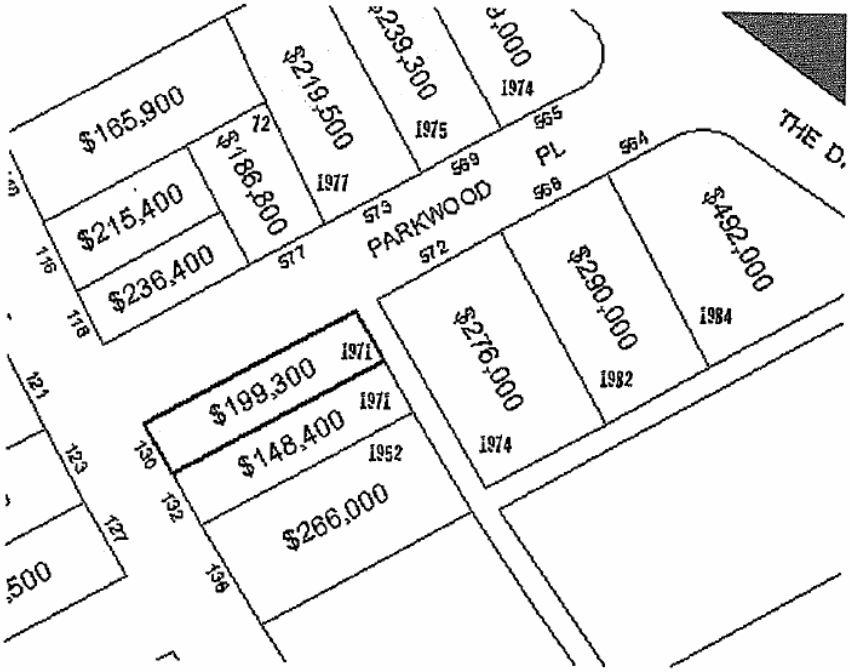


DIAGRAM A

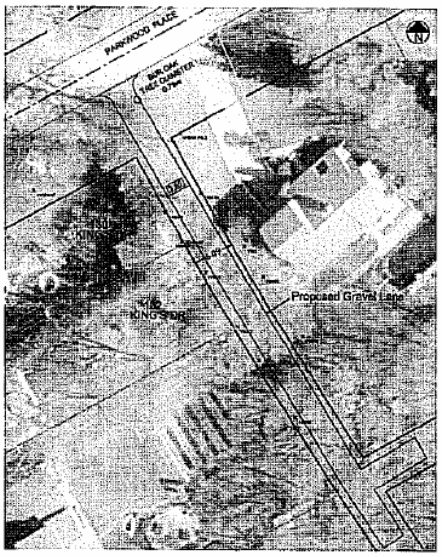


DIAGRAM B – INITIAL PROPOSAL

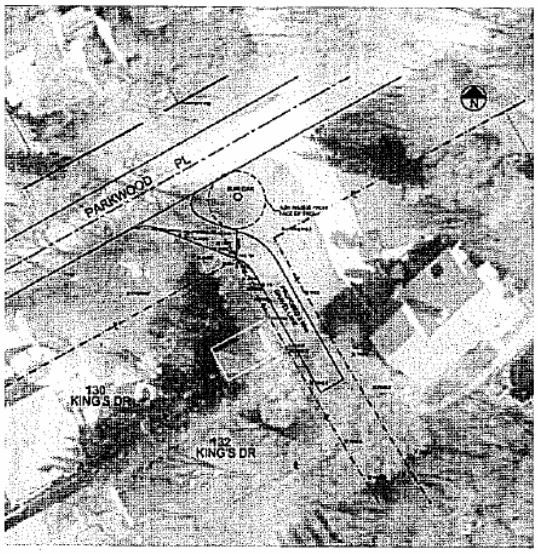


DIAGRAM C – REVISED PROPOSAL

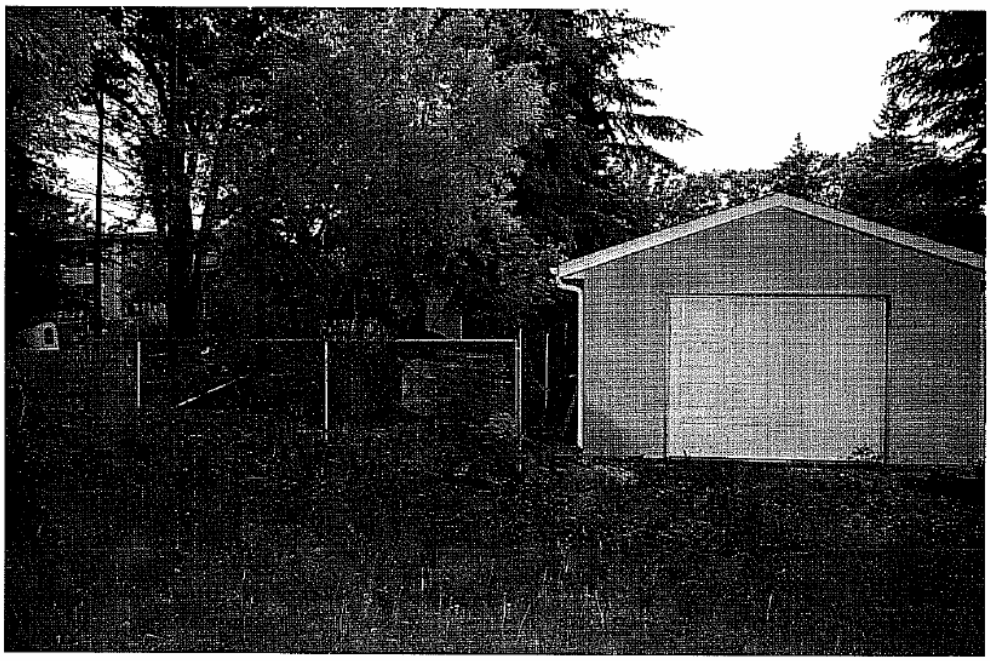


DIAGRAM D - EXISTING GARAGE LOCATED OFF LANE AT 130 KING'S DRIVE

King's Dr: : Proposal

Presented to: EPC Wednesday, November 29, 2006
Presented by: John Zonneveld & Penny Roadley

Dear Mayor and Councillors,

Approximately one year ago, myself and my neighbours embarked on a journey to upgrade the surface of the rear access to our properties at 130, 132, and 136 King's Drive. This public lane has always existed on our property survey as well as on our property assessment and taxation. This public lane existed long before the homes on Parkwood Place were built ***(see Diagram A).***

We applied to the taxation and revenue department and received 100% of the required signatures on our petition for this local improvement (as outlined in section 420(2) of the Winnipeg Charter. This resulted in the following recommendation from City Administration which reads:

The undertaking of this local improvement project may proceed as part of the 2006 local improvement capital budget (see page 4109 of the Nov. 29th agenda or page 20 of the report).

The improvement was greeted with mixed feedback. Forestry was concerned about a burr oak tree that rests in the lane's right a way. Public works was concerned about the length of the proposed lane, as it would require a T intersection that would stretch into King's Park ***(see Diagram B).***

Our goal is, and has been, to upgrade the access to the rear of 130, 132 King's Drive with minimal impact. We, the petitioners, agreed to shorten the proposed lane and to maintain a four metre buffer to the burr oak tree to address the concerns of both Public Works and Forestry. This revised design by Public Works is shown in Diagram C.

On June 26, 2006, the Riel Community Committee recommended that this local project proceed subject to conditions (see page 4098 of the Nov. 29th agenda or page 9 of the report).

Throughout our meetings with Public Works, we were led to believe that they were satisfied with the shortening of the lane and that they supported the revised proposal. At the November 21st meeting of the Standing Policy Committee on Infrastructure Renewal and Public Works an additional concern was raised: the idea of installing 'yet another granular surface lane within city limits'. During the debate it was never clarified to the councillors or the chairperson that this granular surface lane T's off an existing unpaved granular surface roadway (Parkwood Place) which is flanked by drainage ditches. The option of a granular surface road was recommended by both Public Works and Taxation and Revenue on our initial consultation regarding our petition.

Also at this November 21st meeting, Dr. Jerry Gray, Dean at the Asper School of Business, presented on behalf of the Parkwood Place Residents opposing the lane

development. It was at this moment that the mood of the committee seemed to change. We feel that Dr. Gray's influence had a significant impact on the outcome. The committee recommended against this lane upgrade.

In keeping with the ideals of the King's Park Community, we have tried to address all reasonable concerns forwarded to us by both the city and Parkwood Place homeowners. These concessions include:

- We shortened the lane to approximately 100' (the length of many driveways currently existing on Parkwood Place).
- We worked out compromises with both City Forestry & Public Works regarding the buffer around the burr oak tree and the removal of the T intersection.
- We have encouraged Dr. Ray Perry (the flanking property owner) to have a voice in the finished landscaping of the local improvement.

The revised lane upgrade proposal, will appear as nothing more, than a driveway extending from within the flankage of 130 King's Drive to a location well within the public right a way extending to the midpoint of the property at 132 King's Drive.

The City of Winnipeg issued a permit for the construction of a garage at the rear of 130 King's Drive with access off this public lane. This garage was completed over two years ago and rests a mere 4' from a proposed garage at 132 King's Drive ***(See Diagram D).***

[Reading of letter to Dr. Gray]

In closing, I recognize that a couple of public school teachers do not have the kind of influence carried by a prominent member of the city's business community. Nevertheless, I would like to think that we carry the same voice. I wish to request that this committee vote in favour of this local improvement, as it is the right thing to do.

Thank you for hearing our delegation.