March 14, 2007

To: CITY OF WINNIPEG – EXECUTIVE POLICY COMMITTEE

Re: RE-OPENING OF MCIVOR AVE. AT DEVRIES AVE.

Good morning Mr. Mayor, Councillors and Administrators.

My name is George Esau and I reside at 875 McIvor Ave.

I would like to thank you for allowing me to appear before you today.

I am here not only in favour of the continued closure of McIvor, but more importantly to support your Administrative Recommendations, which are strongly opposed to the reopening of McIvor Ave.

I will first highlight your Administrative report and in doing so I will attempt to be brief.

(Power Point Presentation): Decision Making History

(Power Point Presentation): Feb. 13/ 07 Administration Report (Excerpts)

This report was presented to The Standing Committee on Property & Development at their Feb. 27th 2007 meeting.

Administrative Recommendation:

That McIvor Ave. be permanently closed as per By-law 90/2005

At this point I will deviate in order to provide you with some historical facts regarding the Algonquin Estates Development (Ragsdill), the Residents on the north side of McIvor and the City.

My reason for doing so is the continued spreading of misinformation including Quote: "McIvor Residents are getting a free ride."

To Summarize:

The developer encountered difficulties with the City regarding his proposed development.

The City was reluctant to close McIvor prematurely.

Dick Ritchie, a then resident of McIvor Ave. and I represented the residents on the north side of McIvor Ave. in our negotiations with both the developer and the City.

The residents on the north side of McIvor from 803 - 1033 entered into an agreement with the developer. They each gave up 33 ft. in depth of their property, now Ragdsill, to assist the developer in enhancing his development.

A small portion of this represented our 10% dedication. This was combined with the developer's 10% dedication and in negotiations with the City gave the City land on Bonner which is now used by The Gateway Community Club. This was significant as the City was in need of land in close proximity to the Community Club.

In addition, the developer, as part of the agreement purchased land on the N.E. corner of McIvor and Devries (260 ft. frontage on McIvor). This was needed in order to meet the needs for the future closing of McIvor Ave. The developer also agreed to install or cause to be installed a turnaround.

The City was party to those negotiations.

As the residents on the north side of McIvor subdivided their properties they paid, to the City, their share of the over sizing of Ragdsill and other costs as called for in the development agreement.

The developer subsequently provided for the looping into the Stromberg Development. This then allowed the City to approve the closure of McIvor at Devries.

The City has always been committed to the closure of McIvor as part of their development plans.

(Power Point Presentation): Administrative Report.

ISSUES TODAY

Between Gateway Rd. and Devries there are:

63 Private driveways fronting on Ragsdill

86 Private driveways fronting on McIvor

(Power Point Presentation): Photos.

DeVries is a service road running parallel (W. side) to Lagimodiere. It dead-ends just north of Knowles.

The Distance between Knowles & Springfield Rd. is approx. 1.5 km.

Travelling South:	**Knowles to Bonner;**	**3/10th km.**
	Bonner to Ragsdill:	**2/10th km.**
	Ragsdill to McIvor:	**3/10th km,**
	McIvor to Sun Valley:	**4/10th km.**
	Sun Valley to Springfield:	**4/10th km.**

Between Springfield and the Perimeter there are only 3 thru streets that run from Henderson to Lagimodiere:
McIvor, Bonner, and Knowles, - all Residential streets.

All other streets in that grid including collectors are severed both at Gateway Rd. & Lagimodiere.

If we refer back to those plans it clearly shows how this area was meant to be developed including the proposed collector street Headmaster.

We have seen McIvor close, reopen and close again.

The issue is not McIvor, but the time it has taken to address the traffic problem in the area and build the appropriate arteries to alleviate the traffic.

After 20 years of public hearings, committee meetings, traffic studies, temporary closing and reopening of McIvor Avenue, Council in 2001 approved a development agreement, which included the closure of McIvor Avenue at Devries.

The developer is responsible for the roadwork required to complete this closure. The agreement calls for the City to cooperate with the developer.

All that is required is for the City to instruct the developer to proceed.

On November 21, 2006, the East Kildonan - Transcona Community Committee recommended to the Standing Policy Committee on Property and Development that the Administration be directed to initiate the process to re-open McIvor Avenue at Lagimodiere Boulevard.

This was triggered by Councillor Browaty's election promise to reopen McIvor.

Surely City Council will recognize that this was not the primary reason for Councilor Browaty's election. There were obviously more significant issues that caused Councilor Lubosch not to be re-elected.

Mr. Browaty has lived up to his promise to bring this matter before you. He has kept his election promise.

This does not mean that you have to agree with him.

The administrative report is before you and it clearly recommends the permanent closure of McIvor Avenue.

You are being called upon to reverse 20 years of planning, a development agreement and a by-law that was approved and passed by an earlier Council.

Mr. Mayor you recently established a Red Tape Commission.

Developers are being told that there will be a transparent system and that they will receive rezoning and land use decisions more quickly.

I urge you to put aside Politics and make the right decision.

The safety of the McIvor residents is paramount.

Support your Administrative Recommendation for the permanent closure of McIvor.

If there is any hesitancy in supporting your Administrative Recommendation, I suggest that you lay this over and retain the services of an independent Engineering Consulting firm for yet another study.

Your decision will no doubt send a clear message to future Developers. You are now being asked to ignore your commitment for a more efficient "Open for opportunity" Winnipeg!

I am concerned that beyond the McIvor issue that if you rescind this by-law you will be proceeding down a dangerous path.

How will future developers view the City in their negotiations?

What confidence will there be if the City does not live up to their agreements.

Do the right thing: Keep McIvor closed!

Fast forward the long overdue Chief Peguis extension

Respectfully,

George Esau

McIvor Ave Closure

George Esau in Favour

And

Supportive of Administration Recommendation

That McIvor be Permanently Closed

As per By-law 90/2005

March 14, 2007

Decision Making History

January 31, 2001

Council approved subdivision and rezoning (File DASZ 13/2000).

Land located at 1965 DeVries Road

Condition: Development agreement provide for the closure of McIvor Ave.

November 21, 2001 – Council adopted (DASZ 13/2000)

Developer: **Responsible for the closure of McIvor Ave**

Responsible for land drainage works.

N. Side of McIvor Ave., retained for a walkway.

March 24, 2004 – Council approved closing of McIvor Ave & opening of a public walk. (DAOC 1/2004).

COMMUNITY COMMITTEE

November 21, 2006 – E.K. – Transcona Community Committee initiated the process to re-open McIvor Ave

STANDING COMMITTEE

January 9, 2007 – Committee referred to Administration

February 13, 2007 – Administration Report to Committee

February 27, 2007 – SPC not in agreement with the Administrative recommendation. Instead brought forward to Council.

"That McIvor Ave be re-opened."

The vote was 3 – 1 in favor.

Councillor Swandel: Voted against the motion.

Requested vote be recorded. (Rule 50.7)

Administration Report

(February 13, 2007)

Re: Re-open McIvor Ave at Lagimodiere Blvd

To: Standing Policy Committee on P & D

By: Harry Finnigan Director of Planning, P & D

Bill Larkin Director of Public Works

Administration Recommendation:

McIvor Ave remain permanently closed as per By-law 90/2005.

KEY ISSUES:

1980's N.K. Residents concerns:

- **Cross-town traffic**
- **New developments**

1984 North Kildonan Traffic Study:

- **The issues:**
- **2750 New Residences**
- **Excess of 25,000 vehicle trips/day**
- **Traffic on Substandard streets**

New collector and arterial streets recommended (Attachment A)

Administration Report

Ragsdill residents: **Object to the traffic volumes on their residential collector street.**

Wants McIvor Ave re-opened at DeVries

McIvor Ave at DeVries now barricaded.
Pedestrians but not vehicular access to and from DeVries Rd

City Agreements:
With a property owner over the closed portion of McIvor Ave.

Development Agreement (AG13/2000) for the physical closing.

McIvor Ave: **Type II rural roadway, 8.0 meters gravel and oil drainage ditches no sidewalks.**
Maximum capacity 1000 vehicles per day.
Prior to closing 2700 to 3000 vehicles per day.

Ragsdill Rd:

Residential Collector street, 22.0 meters right-of-way
10.0 meters concrete roads, sidewalks on both sides.
Carrying capacity 5000 vehicles per day
as per the 1984 North Kildonan Traffic Study.

Dec. 17, 2002: **Revised North Kildonan Traffic Study.**
Traffic on Ragsdill Rd after the McIvor closing
1500 to 2000 vehicles per day, well within a residential collector street. (Attachment C)

Majority of traffic shifted to Springfield Rd
Some traffic increases on Knowles and Bonner

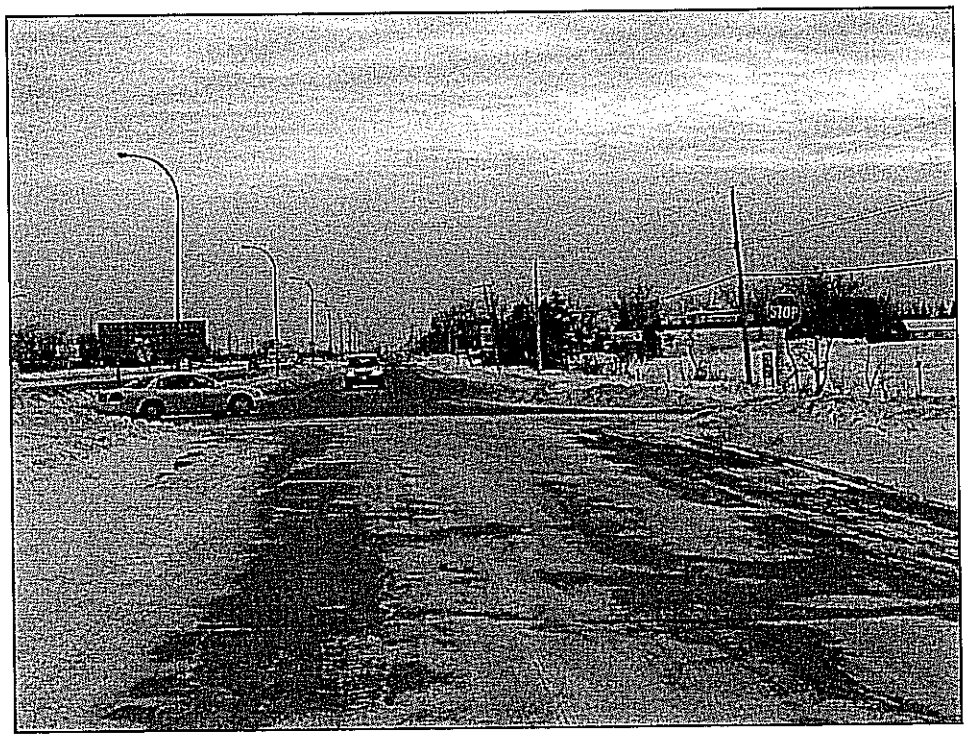
Knowles Ave: Some cross-town traffic until Headmaster (residential collector)
Future closure of Knowles at DeVries (speed bumps now).

Springfield Rd: Designed as a residential collector.
The major cross-town traffic route in the area.

East-West residential streets: Continue to provide local access and some cross-town traffic between Henderson & Lagimodiere until Chief Peguis is constructed.

August 27, 2003 Traffic Model and Survey Research:
Predicts cross-town traffic will decrease once Chief Peguis extended.
The most significant reductions will be on Springfield Rd.

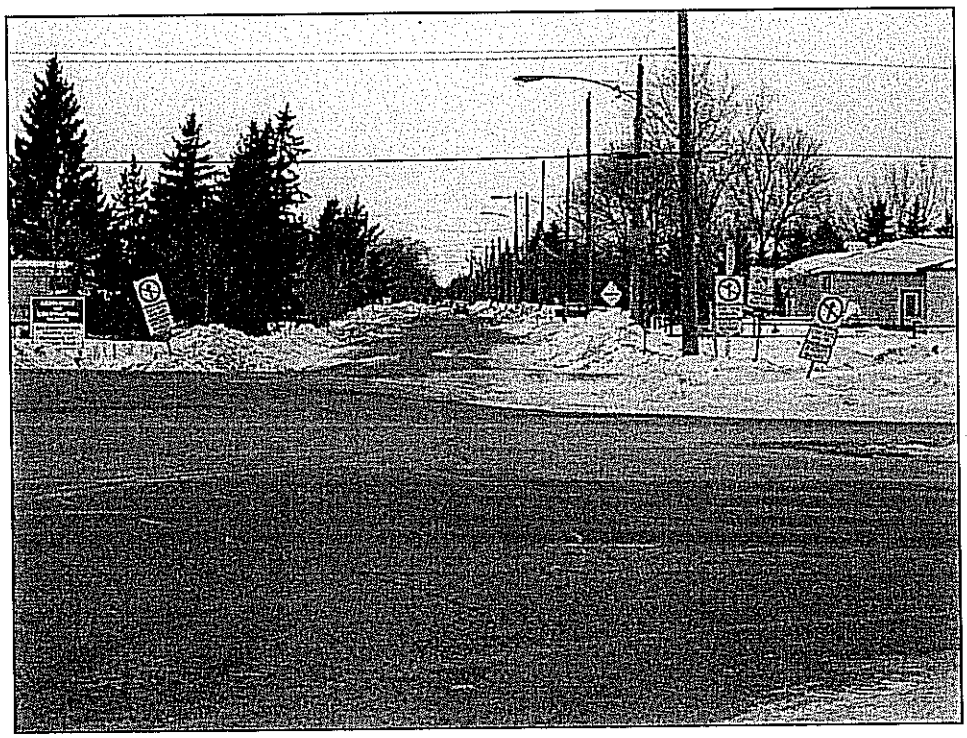
January 25, 2007 Council approved the construction of Chief Peguis Trail from Henderson Hwy to Lagimodiere (2007 - 2009).



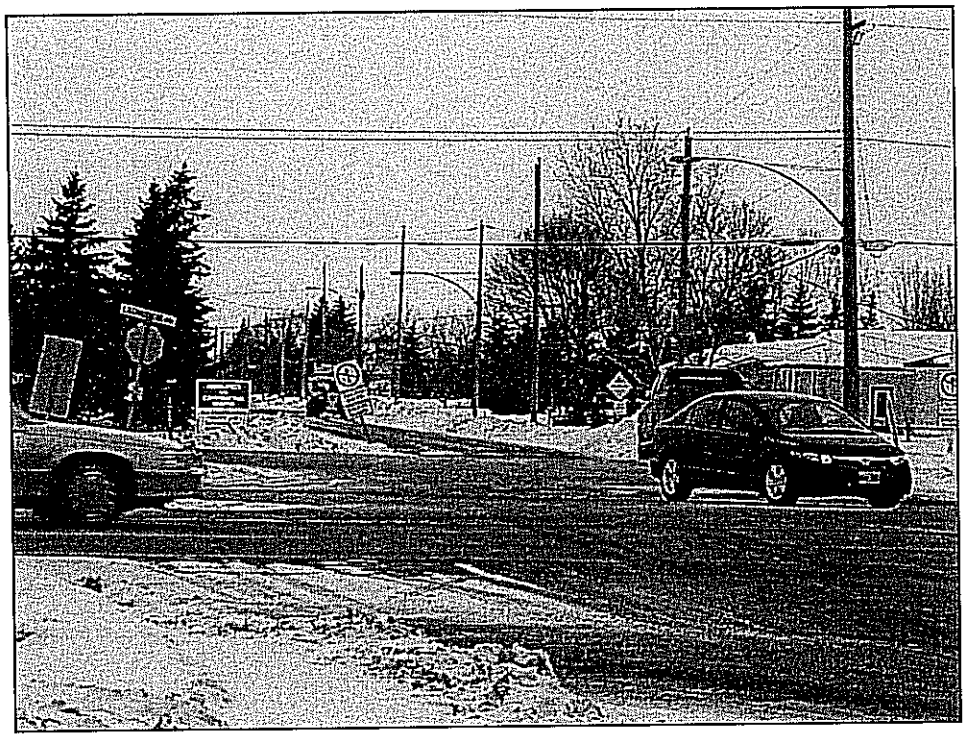
DeVries - south view at Knowles



Knowles at DeVries



Knowles -view west from across Lagimodiere



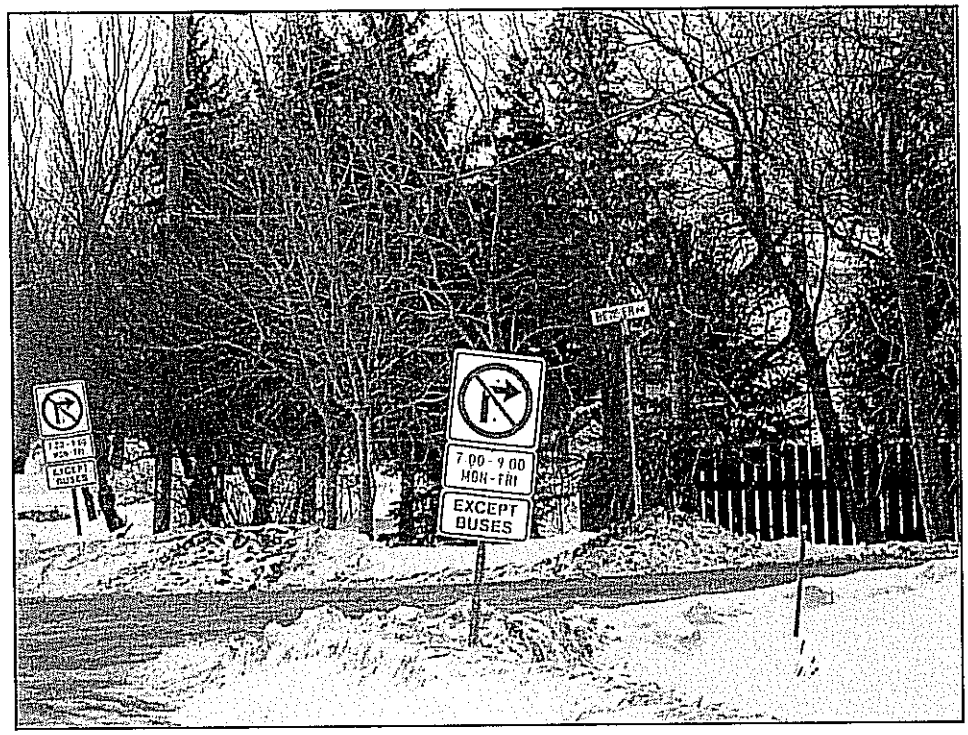
Knowles at DeVries and Lagimodiere



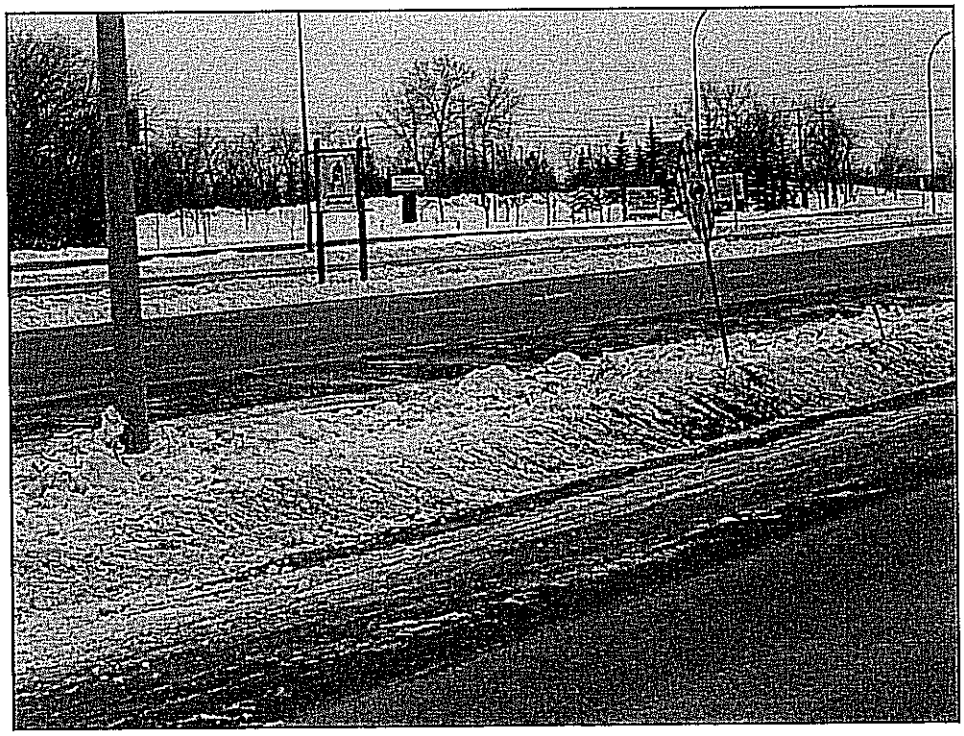
DeVries facing south - first entry off Lagimodiere between Knowles & Bonner



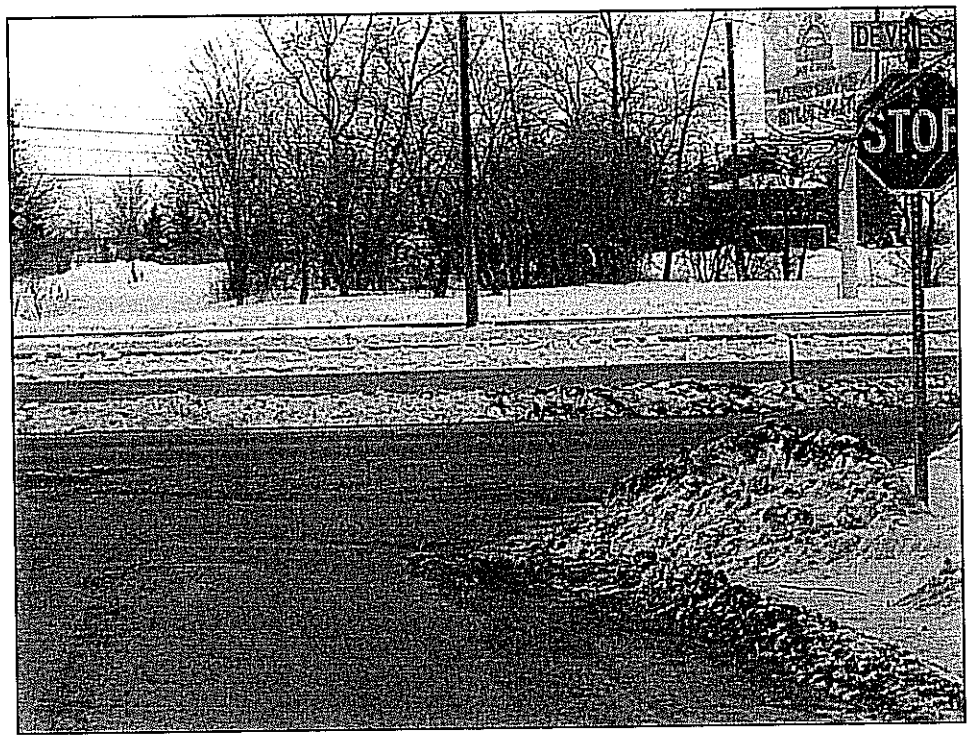
DeVries facing south approaching Bonner



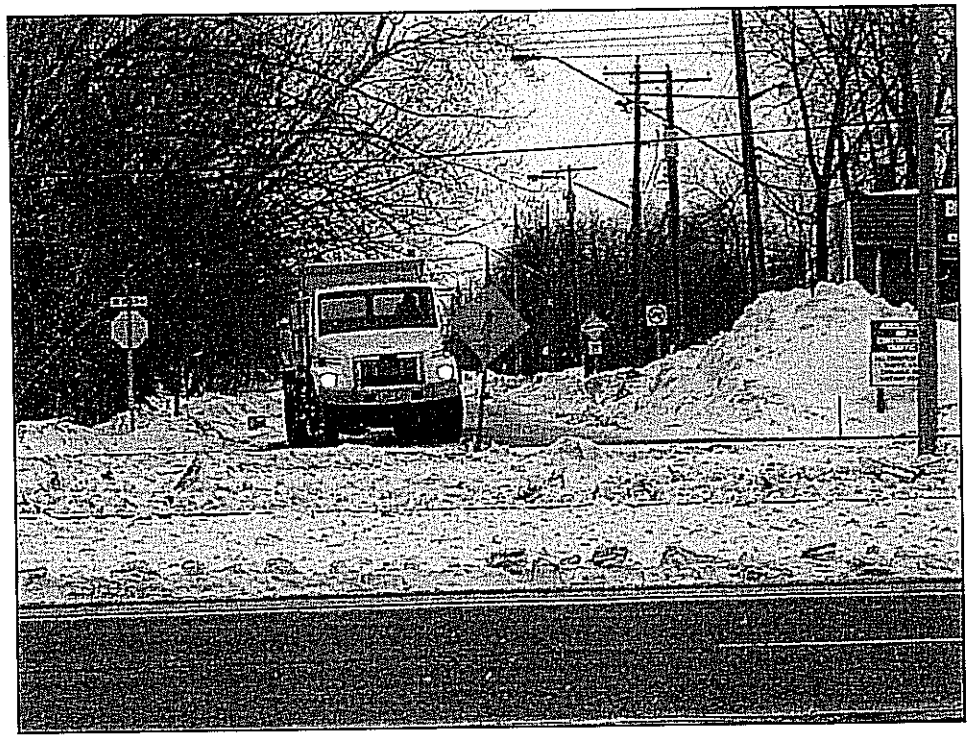
Bonner at DeVries



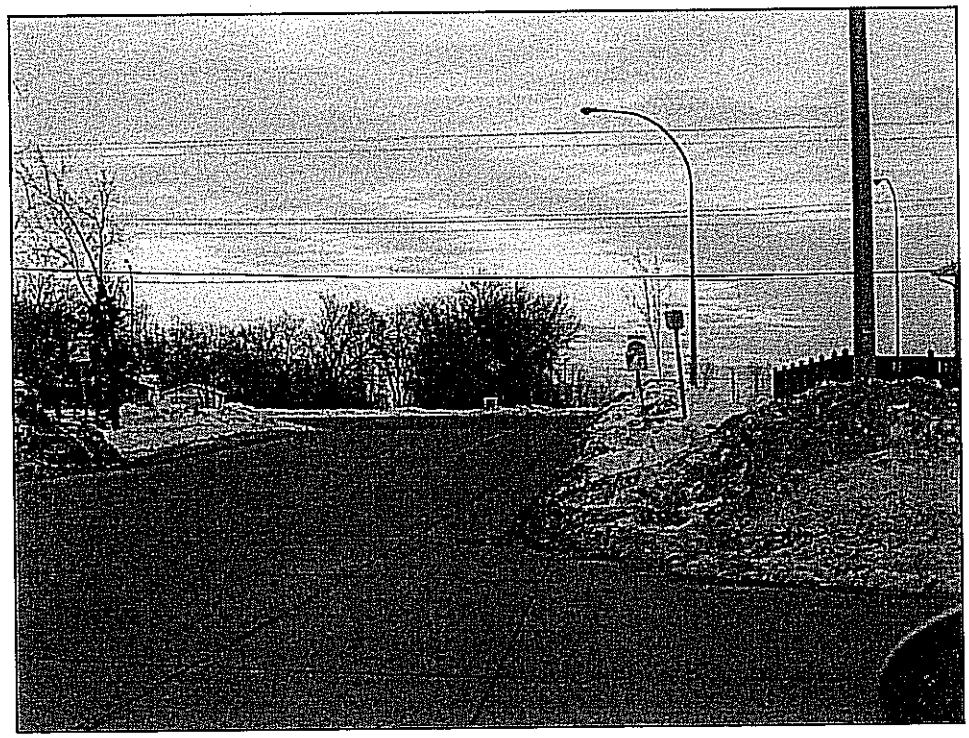
Bonner at DeVries - no access to Lagimodiere



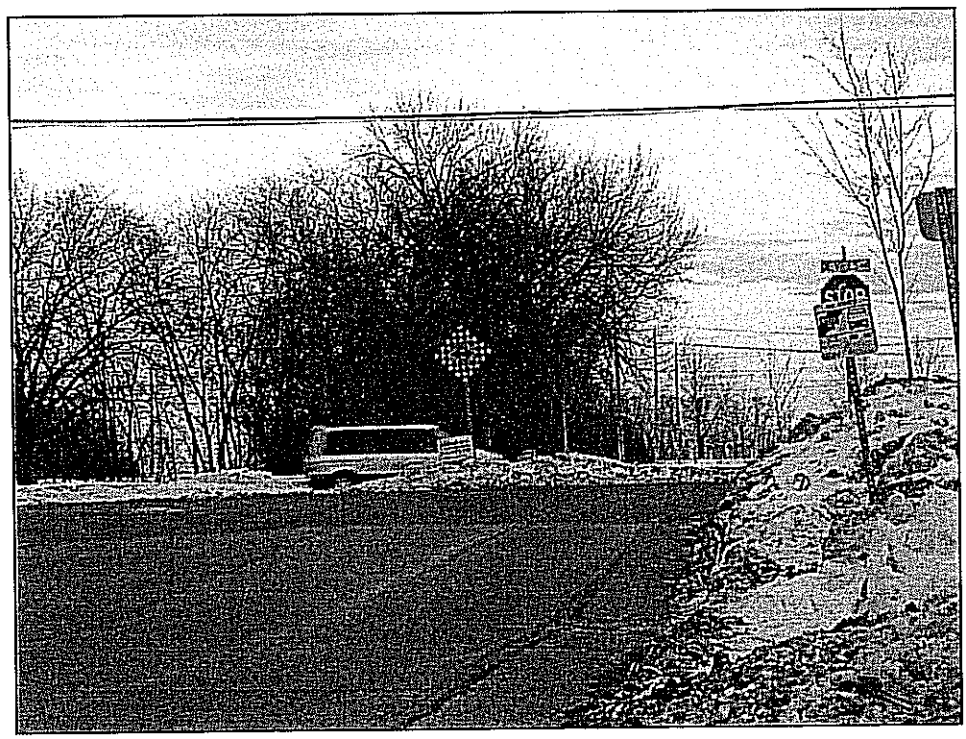
Bonner at DeVries



Bonner at DeVries – no access to Lagimodiere



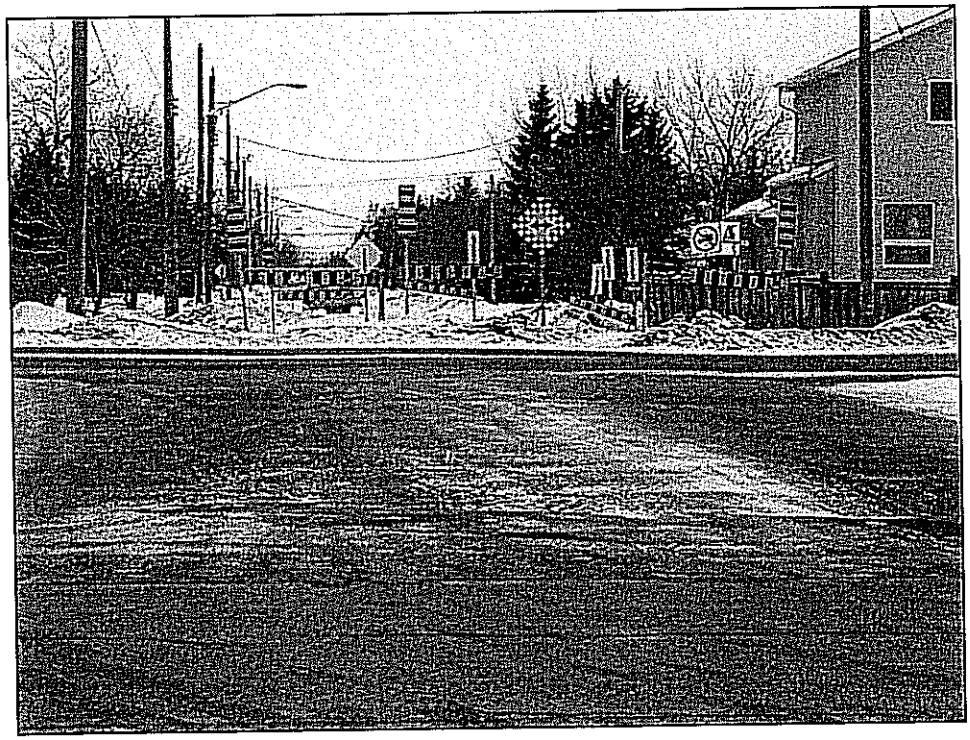
Ragsdill - view east approaching DeVries



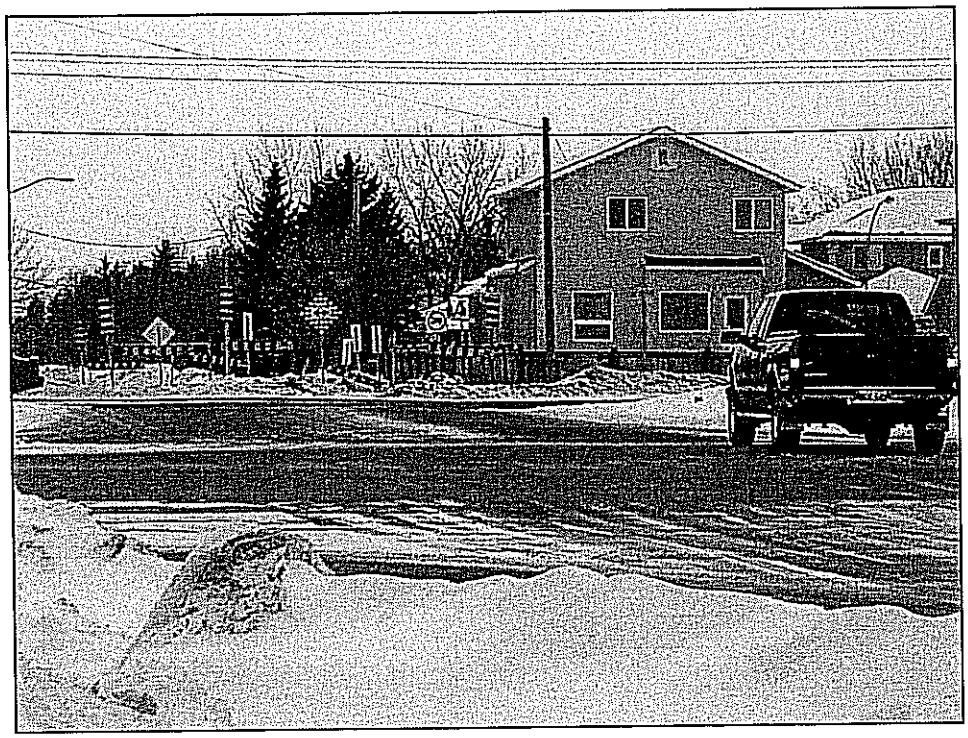
Ragsdill at DeVries



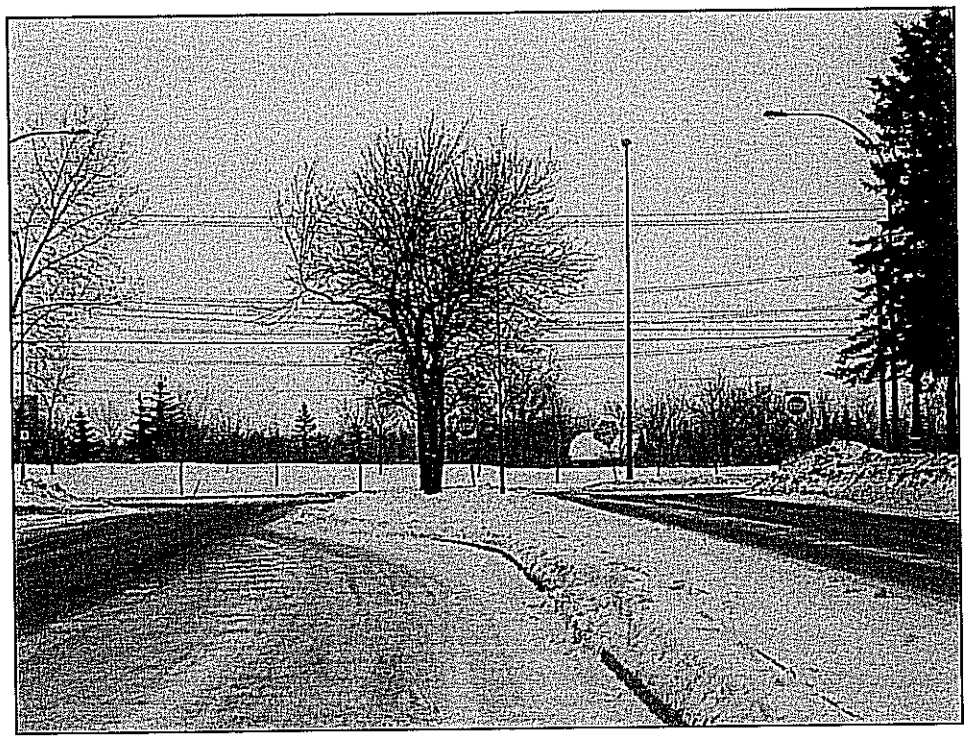
Ragsdill - view from across Lagimodiere - no access to Lagimodiere



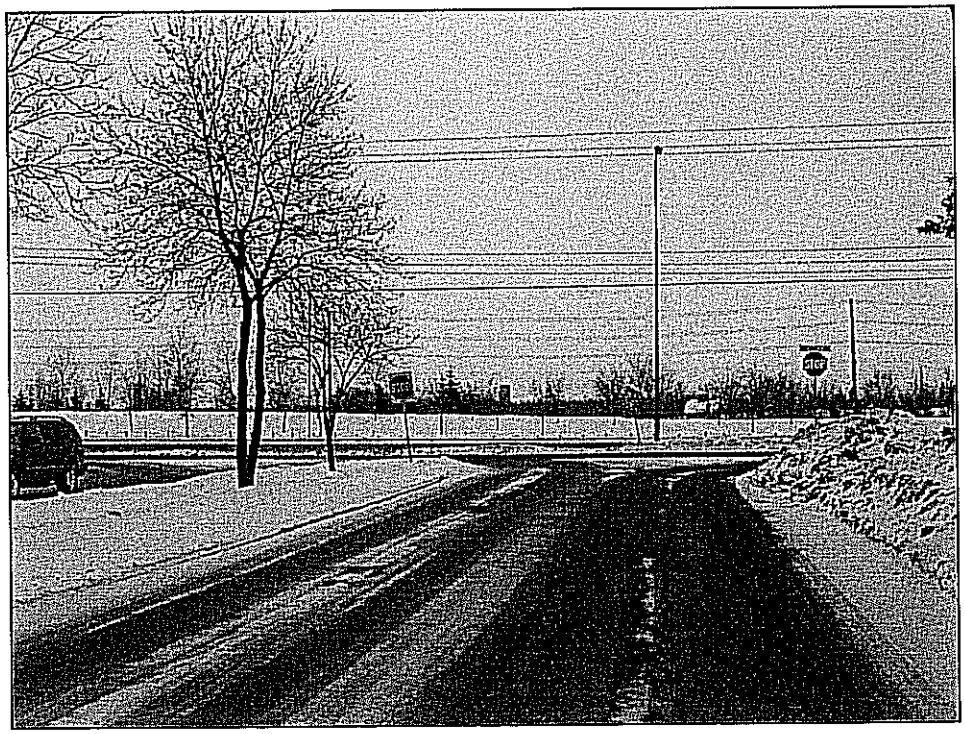
McIvor and DeVries - open to Lagimodiere



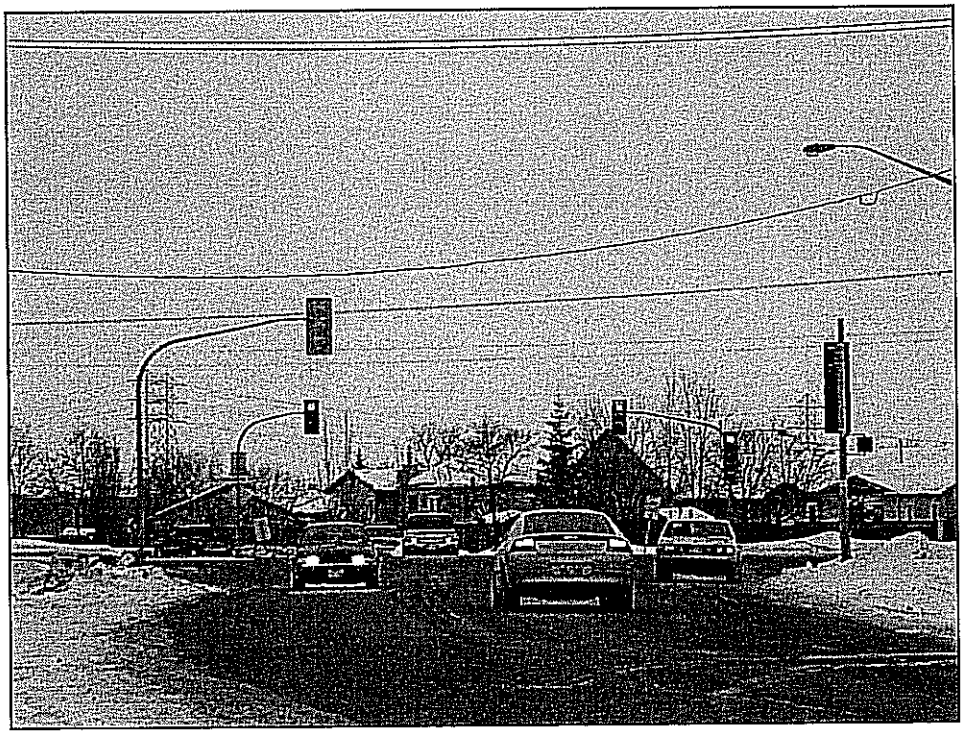
McIvor view from across Lagimodiere



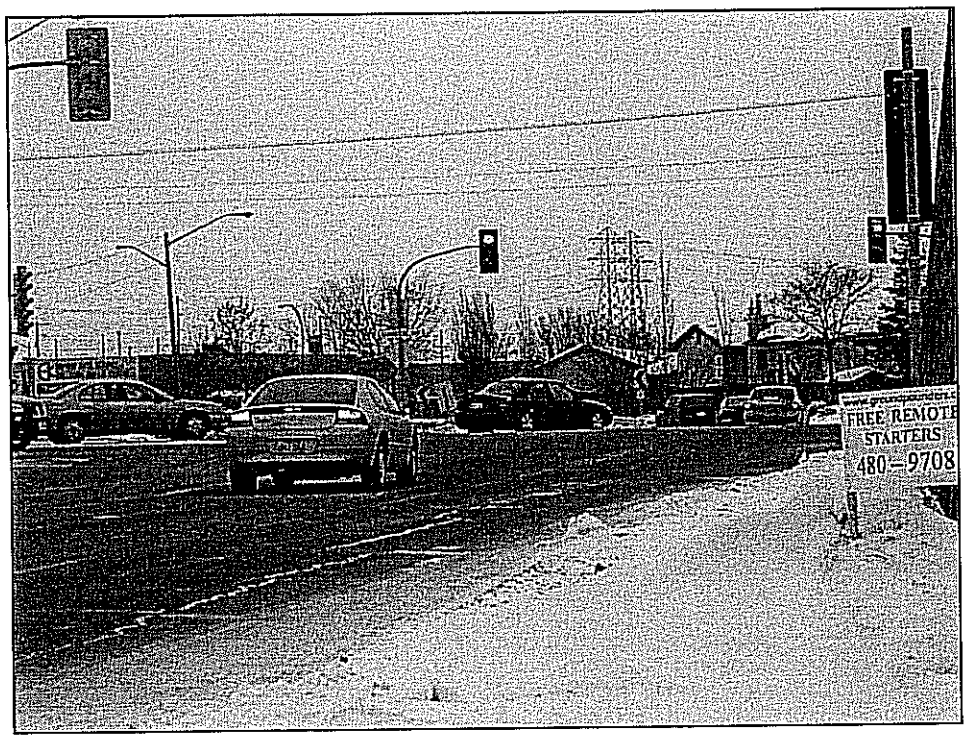
Sun Valley at DeVries



Sun Valley at DeVries



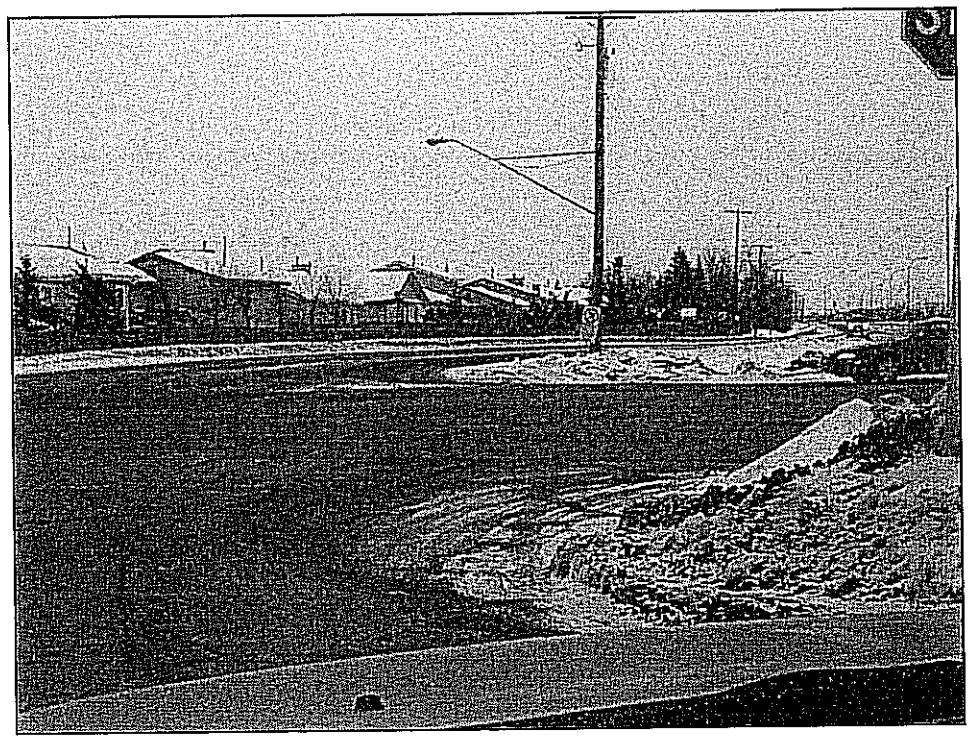
Springfield view west at Lagimodiere



Springfield view west at Lagimodiere



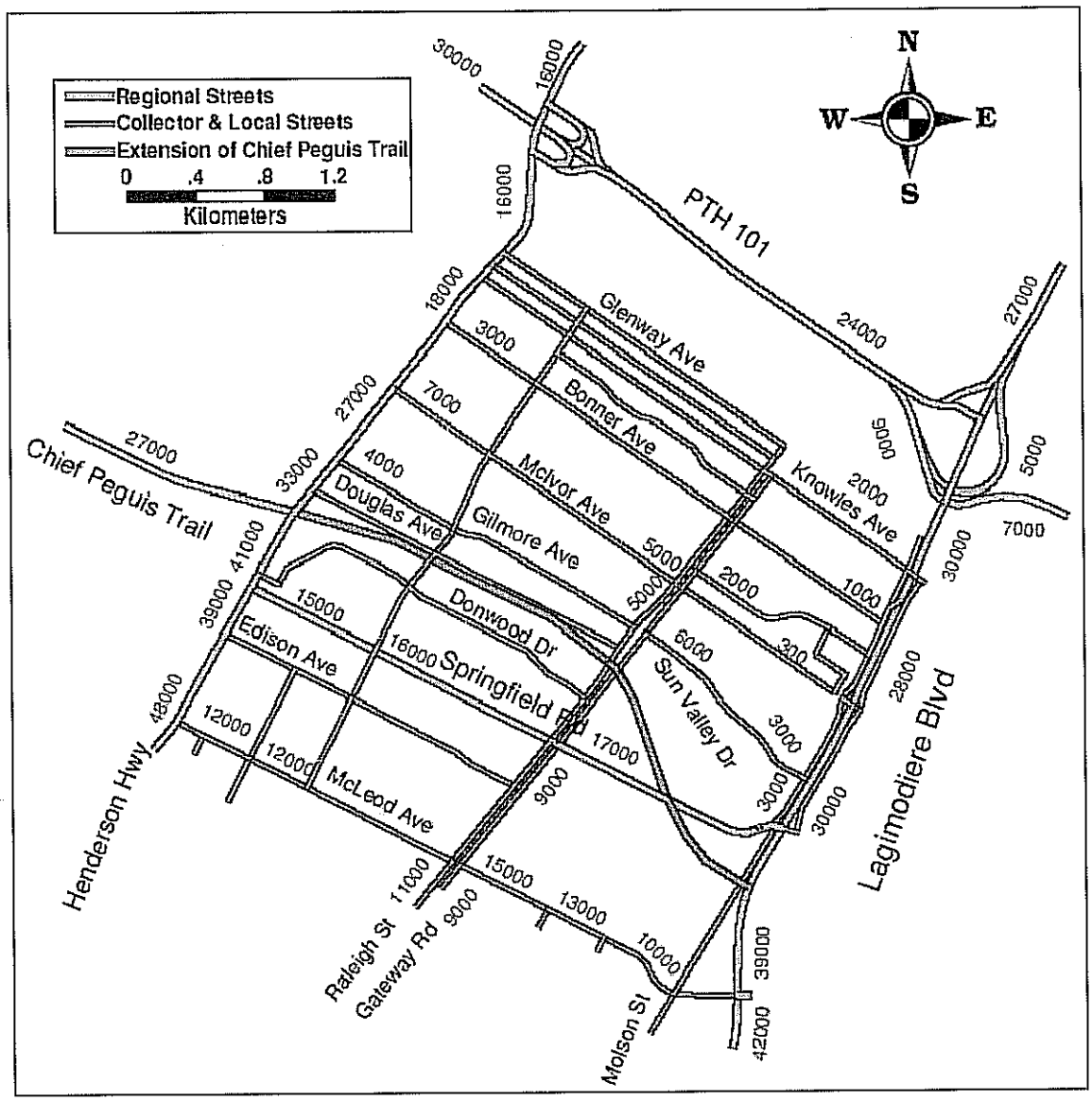
Springfield - view west at Lagimodiere



DeVries -view north at Springfield



DeVries -view north at Springfield



2004 Traffic Counts Taken in North Kildonan Area
(Numbers indicate the Average Weekday Daily Traffic)

ATTACHMENT "D"