-----Original Message-----
From: Grace Page [mailto:]
Sent: Wednesday, November 24, 2004 1:28 PM
To: Park, Jo-Ann
Subject: North-South Transcona Route

RE: File EP-1.1 (PW 4/2004)

I am writing to voice my opposition to the proposed traffic corridor. I am a resident of phase 3, Mission Gardens ("MG")

Please accept my submission in point form, as I am pressed for time to meet your deadline.

- traffic corridor between Dugald Road and Pandora Avenue will be dangerous for children walking to and from school, as this is used as a pathway. I understand that children in MG 3 do not get bussed to school, because of the close proximity.

- the traffic corridor will be adjacent to Cedar-Ranch park, a tot playground. Will that be taken away from our neighbourhood?

- MG contends with trains and the whistles at the Plessis and Bournais rail crossings. The traffic corridor would require another railway crossing, resulting in additional whistle noise.

- MG 3 (in particular) already has to contend with the stench and airborne particles from Custom Castings which has tripled in size over the past few years, not to mention the "big brown wall" we now have to view. The traffic corridor would expose MG to more industrial noise and air pollution. I don't want to see our quiet, parklike neighbourhood turned into another (industrial) Gary, Indiana!

- MG would effectively be a divided community, being dissected by the traffic corridor.

- It appears the traffic corridor would dissect the Tall Grass Prairie site, North of Regent Avenue. Does no one care about that site?

- Transcona is known as "The Park City" for a reason - due to the abundant parks and green space, giving it a quiet, natural, country atmosphere. No doubt, that is what draws and keeps many residents in Transcona.

- Home values in MG have increased by 23% in the past year or two. The traffic corridor will downgrade our home values. Many residents on my street and on Ranchgrove have been there since our homes were built.
Slowly we're being surrounded by industry and noise.

- Residents of Transcona will once again be looked upon as the "poor cousins" of the City, after finally gaining some stature. Pacifying the wealthier neighbourhoods (Wilkes Waverley) at the expense of Transcona residents is not acceptable.

Thank you for considering my submission.

Grace Page
Winnipeg, Manitoba