From: chris kirouac
Sent: Tuesday, December 21, 2004 3:09 PM
To: Park, Jo-Ann
Subject: opposing the Waverly West development

Hi my name is Chris Kirouac I am a Winnipeg resident and a U. of M. student (formerly a U. of W. student). I am in opposition to the Waverly West development and the associated Plan Wpg. amendment. The counsellors should be commended for having a "Plan Winnipeg", a vision for the city and for sticking to it, opening this topic to the public. I would like to state a few brief points regarding my position.

To start, the new subdivision would further attract residents away from the downtown area. The city has been trying to revitalize the downtown area for some time with the True North Center and the Exchange District development. The Waverly West development would no doubt distract from these efforts and add to urban decay. As wealthy individuals move farther from the city's core it will further decay, as there is less and less economic activity in the city's core.

The proposed development will present the city with a need to fund services: police, transit, emergency, snow removal and water, etc.
As these wealthy residents move from the city the taxable base to area of the city ratio will be changed in a way that will spread our resources (money) thinner and thinner.

The City of Winnipeg has found that there are a significantly higher number of lots within its boundaries than has been advertised by the promoters of said development, most of wich are already set up with water, roads, etc. Focusing on these lots would therefore have less demand
the city for maintaining and implementing services.

Another point I would like to raise is the promotion of this development as a "Green" development. There is absolutely no reason that building principles applied in the proposed development could not be embraced in areas with in the city or moved to fields within our boundaries (that is of course if the developers are as commited to them as they have proposed). Furthermore, urban sprawl will increase driving time to places of buisness, stores, hockey games etc. This will increase emissions, and due to travel distance, discourage people from using alternative transportation such as bikes and buses.

As a city we have worked hard to revitalise our downtown(i.e. the river front and the True North Cente) promote the use of transit, attract people to our city and promote a sense of community. All of these will be strengthened by saying no to the waverly west developement, the associated plan winnipeg ammendment and saying yes to a commitment for central development and to our commitment to a strong city center and community.

It is notable to point out that the populatuion of Winnipeg is growing mainly through immigration. These are typically populations of lower income families. This suggests that the housing developement will not cater to the individuals moving to winnipeg, and that this population would be more attracted to winnipeg if it boasted strong innner city revitalisation and development.

The city's young and educated will also be more attracted to a hip city center boasting: condos, shops, clubs, etc, (where they are close to entertainment, socialising and the sense of community that comes with it) than they will be to living in a removed suburb that is segregated from the rest of the city by long

distances and highways. So rejecting the Plan Wpg ammendment will also be a step towards keeping our youth in Wpg.

I would like to register to speak at the jan, 4th 2005 meeting at city hall. Thnak you for your time and diligence in planning winnpeg's future, Chris Kirouac