TO: Joanne Parks/Clerk of EPC

re: Opposition to altering Plan Wpg to allow neighbourhood/residential development of Waverley West / Written Opposition

Before further urban sprawl occurs, in fill lands (lands within the city which have have residential development on all sides) should be developed in the city of Wpg such as those in the northeast side of the city, specifically those lands included in the "Joint agreement between the city of Wpg and Genstar" in Transcona. These tracts of land between Regent on the south Grassie Blvd on the north, Peguis on the east and Lagimodier on the west, are located three times closer to the corner of Portage and Main then is Waverley and the infrastructure is already largely there as these are in fill properties. It would be cheaper to provide bus, ambulance, police, gas, telephone, hydro, water, sewer, garbage, postal, services schools and green space in/to these properties then all the way out in Waverley. This large area could allow for the largest of homes but more importantly mid size homes which the majority of Winnipegers looking for new houses need.

Those speaking for Waverly are misleading the public and the politicians.

Doer and the manitoba govt is anxious to provide their land bank in Waverley to the city. Why do they not provide this land bank to the aboriginal community, or keep it for that purpose in the future or keep it for the purposes they obtained it for in the first place.
Ladco and Des Lea have a vested interest in Waverley and cannot be seen to be working for the benefit city and its citizens, and have ignored the facts and mislead the public both on the number of lots needed in the future and their need in the southwest part of the city, and have ignored or downplayed the potential in the northeast side of the city.
The Chamber of Commerce has a vested interest in business interests in south wpg and ignored the potential of residential development in the northeast side of the city.
The city of wpg planning dept study on the inventory of vacant lands in the city and their cost benefit study completely underrepresents or misrepresents or ignores the facts of the potential of northeast wpg, and the need to develope infill lands first and the cost saving it will bring to the city and its residents and new home buyers. It is not credible.
It is not a case of sapping residential development in the city or people buying houses in bedroom communities such as East St Paul and Headingley, as argued by proponents of Waverley West but a reasoned, logical approach which is more effective and efficient and saving monies that in fill developable lands in the city should be used up first rather than a racist and prejudiced view that people only want to buy lots in the south side of the city. There is no demonstrated need for all these lots in the first place.
The city is growing but no where near the pace that Waverley west is needed for the city to expand, especially without first using up the infill lands which lie vacant between the east and north kildonan and transcona and other infill lands throughout the city so there is a more balanced expansion of development radiating out from Portage and Main.

M Malyk
[redacted], Wpg

THIS IS EXHIBIT "70" REFERRED TO
IN FILE NO. EP-1.1 (PW 2/2003)
DATED THIS 4TH DAY OF JAN 20 05
JParks
CLERK