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To: Park, Jo-Ann
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Waverley West Brief #2

by Barry Hammond

Any bottom line in 2005 must include nature as well as money. Beyond the use of geothermal heat nature must be included as in the sun, wind and soil through solar and wind generated power and the effective use of arable land.

For example, cutting down forests to produce lumber is a waste when rapidly growing straw is locally available and can be used as a building material. Some people are using the phrase "waste is food". Many wastes can be recycled into compostable soils to grow yet more crops. Hopefully all new buildings in any proposed Waverley West will be equipped with compost bins to reuse such valuable wastes.

Often people wish to see only the short range of five years or less during which bank accounts may peak. Rather, we need to view the longer range of twenty or more years when children and grandchildren may inherit a vastly different society.

We know that diversity is a good idea for plants and now animals. A future Waverley West could allow at least class diversity be creating one house selling for less than $100 000 for every house selling for more than $300 000. Such a building plan would allow for the inclusion of different groups of people in the area.

Fortunately the St. Leon wind electricity generation is allowing citizens to benefit from a diversity of electrical sources. Solar panels on each of the proposed buildings in Waverley West would allow another source of electrical energy,

We know that with nature, a whole is greater than the sum of its parts. Likewise, in the human sphere we ought not to separate ethics from economics and science. Yet we are in danger of including only dollars in a bottom line.

I understand that in 1883 all land in New York was removed from real estate development. I suggest that all arable land in Manitoba be removed from real estate development. The New York law was subverted when timber cutting was allowed in parks. Such could happen in Manitoba too, I suppose.

Carbon dioxide production has been escalating since we started burning fossil fuels in automobiles and furnaces. Geothermal heating is a great alternative but so would stables for cars be a good idea. If cars were bunched in lots away from homes and shared use of vehicles encouraged perhaps fewer would be used and, hence, roads would be less cluttered.

In a sustainable society resources are used fairly and efficiently in order to help meet global needs. Hopefully any future Winnipeg developments will include such criteria.. I suggest that every house planned for Waverley West be of straw bale construction and have both a composting bin and a composting toilet. If not, the "waste is food" criteria will be violated.

Addendum to the brief:

Ladco and the Home Builders, at least, appear caught in the 29th century. Hopefully EPC and City Council are not so caught.

I was happy to hear that many one bedroom houses will be needed in Waverley West. With an occupancy rate of 2.3 per house there will be little need for houses with more than one bedroom.