

Mayor and Councillors

From: on behalf of Mayor and Councillors

<p>To Public Hearing Date: <u>May 22, 2007</u> Item # <u>13</u> Re: <u>Bylaw 7882,</u> <u>7883, 8113 & 8117</u></p>

Your Name:	Jose Gonzalez
Your Address:	8935 Cook Crescent
Subject Property Address OR Bylaw Number:	Official Community Plan Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 and 8117, and Related Byla
Comments:	<p>With respect, Mayor and Council: It is exciting to see a vibrant development proposed for the Capstan area along with the new Canada Line station. As a past Director of the City Centre Community Association and resident of City Centre, I support the concept of a significant mixed-use development but have great concerns about the impact of the proposed development. While the concept of mixed-use development in North City Centre is attractive, the proposal has significant shortcomings which are glossed-over in the report: 1) Park Space: The development provides a 1.4 acre park, ignoring the fact that page 11 of the staff report lists the greatly reduced park requirements for City Centre as 3.25 acres per 1000 residents. Therefore the park provision by this development of over 2100 units (or over 3000 residents) should be almost 10 acres. How many millions of taxpayer dollars will be required to provide over 8 more acres of parkland in City Centre for future residents? Why are Richmond taxpayers subsidizing this development instead of requiring the developer to provide parkland or cash in lieu? 2) Community Services: Attachment 8 of the staff report describes the "community facilities" of the development as providing only 25 childcare spaces. There is ZERO funding and no other specific commitment to the many community services that the 3000+ residents of the development will require. Does Council support having Richmond taxpayers fund all community services for these residents? Does Council realize the distance to the nearest Community Centre? What should residents do - take the Canada Line to South City Centre, which also has no Community Centre? What will it take for Council to start the multi-year planning process to establish the either of the Community Centres that have been in the</p>

Official Community Plan for over 15 years with zero activity by Council due to "other priorities"? 3) Safety: As North City Centre densifies, resident safety is a major concern. This is especially true along the Canada Line. There are no significant provisions in the staff report for ensuring safety of residents in the new development near the Canada Line. How does Council proposed to keep the neighborhood from becoming a crime haven with local residents as victims and easy access to the Canada Line for escapes? Thank you for considering my submission. Sincerely, Jose Gonzalez