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Saturday, September 24, 2011

**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, February 20, 2012.**

To Public Hearing
Date: FEB 20, 2012
am # 1
Re: bylaws 8817 & 8818

Re: Re zone application RZ-09-466062
Attn: Francisco Molina

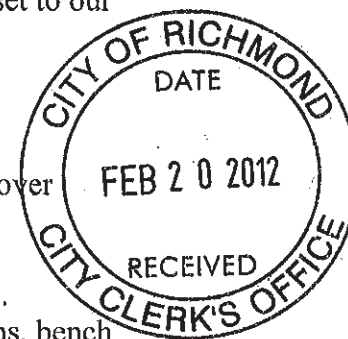
Dear Francisco,

Further to our telephone discussion last week on the proposed development at London Road, I would like to take this opportunity to summarize my comments in writing in order that you can add them to the development file. I also look forward to the opportunity of making a brief presentation at the public hearing in the near future.

In general I am pleased with the development concept and think it will be a great asset to our community.

Some of the more specific items I will be looking for in the final design will be:

1. Outdoor children's play areas.
2. Limited use of exposed concrete, with veneer stone where possible used to cover foundations and planters.
3. Buried Utility Cables
4. Well-defined and generous landscape plan including mature trees and shrubs.
5. Clear design guidelines for streetscapes including street lighting, garbage cans, bench seating, bike stalls and street pavement, with limited use of bright white concrete surfaces and the application of wood finishes wherever possible.



As discussed my biggest concern lies in the availability of recreational space.

Some of the Condo/ Townhouses developments on Princess Lane and London Rd have limited provision for play areas and those that are available are for very small children. Children who are a little more independent around the ages of 8-14 have no play areas at all. Narrow car-lanes between our tightly spaced homes have become their playgrounds. Strata Councils are continually challenged by noise complaints resulting from children playing basketball under the windows and balconies of the residents. Not only is this noise invasive and intolerable but also children playing in traffic laneways is also dangerous. Basketball hoops have become the biggest generator of noise and many Strata's are looking to prohibit them. We need an alternative for the children who are living in tightly packed neighborhoods without front or back yards to play in.

Densities have increased in the London and No 2 Rd areas but developers and the City have allowed for token amounts of breathing space between buildings. Just because we are within walk distance of the river and the dyke doesn't make it any more acceptable to be crammed into livings spaces like sardines.

In contrast, a typical large subdivision blocks within the greater Richmond community has playing fields and game courts at the centre of each city block. As far as I am aware the community plan for South Steveston makes no such provision. The closest school playground is located at Tomekichi Homma Elementary near Britannia Heritage Shipyard, which is more than 1km from my neighbourhood.

Developments located in the London Rd, Princess Lane and South No 2 Road areas are all high density mixed use buildings. It would be interesting to look at the data to see what exactly the

density is for this area; I would speculate that it's generally higher than most neighborhoods. Overall, there exists a healthy mix of retired, middle age and young families in the neighborhood. More recent developments such as London Landing, Currents and now the proposed new development plan come with little no outdoor recreational space for children.

With an increasing population and densities in this area we have reached a point where we need to review our community plan and ask the question as to how we may accommodate play areas including a basketball court for active young people in the community.

Ideally I would like to see some provision made within the rezoning plan and development plan for RZ-09-46602

I am therefore requesting on behalf of my neighborhood that consideration be given to providing space with a basket ball court in the proposed plan.

Regards,

Kathleen Beaumont