

<RPCRA-Emailed-Comments-on-Bayview-Redevelopment-2015-10-12.PDF>

From: Craig Searle
Sent: Monday, September 28, 2015 2:47 PM
To: Brockington, Riley
Cc: David Hutchinson
Subject: Redevelopment Former Bayview School comments from RPCRA

Good day Councillor Brockington. Please find below the RPCRA comments on your public consultation flyer on the former Bayview School.

The RPCRA generally agree with the proposal with the following comments. There is no mention in your flyer about "Parcel C". We assume that area would be used for low density and single and semi detached homes as was outlined previously? Could you please confirm this?

During previous discussions with Councillor McCrae and City staff, the city kept referring to "apartments" and all residents were concerned about the height of any prospective development. At the time residents were told nothing would be higher than St Elias church. What does "higher density" in the middle of the property mean? That should be explained more. Will there be a cap on height of development? Your flyer mentions "medium density can range from 5-9 stories" We had been told previously nothing would be higher than 6 stories. Is this still the plan and how will this be specified when the city sells the land to a developer?

We agree with you the sports field should be on the east side of the property not facing Riverside Drive as the play area should be away from busy Riverside Drive and that could potentially increase any property value overlooking the river. We also agree with you in not building a field house, that money could be better spent revitalizing the Mooney's Bay pavilion which is in dire need but not put into the pot for "other local parks". Any funds generated from the sale of the sports field should be used at Mooney's Bay pavilion/park.

As mentioned in your flyer a green buffer around all existing residences should be mandatory.

Thank you for allowing the RPCRA to provide comments.

Craig Searle
Vice President RPCRA
(As discussed with Dave Hutchinson, President RPCRA)