

## Presentation to FEDCO 1 Nov - SALE of 3701 Riverside Dr with Revised Concept Plan.

Good morning Mayor Watson and Councillor's. Thank you for providing me the opportunity to speak. I am the VP of the Riverside Park Community and Recreation Association (RPCRA) and also its Land Use Director. We represent approximately 10,000 residents in our area and I live in the neighbourhood abutting the former Bayview School and have been involved in this process since 2008.

I recognize that it is very rare for a revised concept plan to come back to City Council. I appreciate that former Councillor McRae implemented a safeguard in the motion passed by Council in 2014 to review **any** proposed changes to the concept plan **before** the final signing of the contract.

Yesterday I sent Councillor Brockington an e mail requesting that he approach Mayor Watson to **defer** this item for a **minimum** of two months to allow **meaningful** public consultation with respect to the changes being proposed in the committee report. There has been **NO** opportunity for the community to meet in an open and transparent fashion with City staff to meaningfully discuss this report which was released less than a week ago. The RPCRA asked Councillor Brockington to have public consultation on Sept 2 , 2016 **BEFORE** the new concept plan went to committee, however nothing was changed in the process. Once the new concept plan is approved by Council there will be NO opportunity to make any material changes.

Public consultation needs to be done to discuss **key changes** to the previously approved concept plan. The new concept plan references the addition of a mixed use area along the Riverside Dr frontage that is proposed to accommodate two story construction that includes small scale neighbourhood commercial uses on the ground floor with residential uses located on a second story. This is **NEW** and at **NO TIME** was the community informed about the possibility of any commercial development on this site. At the public meetings held in 2009, concern was raised about

possible commercial use. Residents deserve the opportunity to discuss this **fundamental change** to the concept.

It makes **NO SENSE** to have a mixed use residential commercial development facing Riverside Dr. This would undermine the sight of the million dollar view of the River and also undermine the view of the Royal Ceremonial route from the airport to downtown. Traffic onto Riverside Dr. from the proposed single access would be a nightmare and add to the already congested Riverside Dr. A teenage girl was killed crossing Riverside Dr. at that exact location last summer. This proposed new commercial use will also negatively impact the neighbourhood mall on Ridgewood Dr. and they already have four empty spots.

The new concept plan does not clearly indicate that the Mooney's Bay Place access is for pedestrians only. The approved 2009 concept states "the existing access off Mooney's Bay Place be converted to pedestrian access only." The community needs certainty about access to the site. Will pedestrian/cycling only access be **guaranteed**? The community does not want an influx of cars on Mooney's Bay Place, especially if there is commercial activity on the site. There may be a requirement for yet another stop light on Riverside Drive somewhere between Mooney's Bay Place and Walkley Road.

The new concept plan references the removal of the sports field and the field house and, overall the allocated green space in the 2016 plan is being reduced from the original 2009 concept plan. On Dec 9, 2009 Council directed staff to retain 0.79 hectares to preserve the existing sports field and field house. This is being replaced by a multi use park. The RPCRA has asked previously about what public consultation has occurred before this change and when was the public consulted about the removal of the field house from the plan. The community should have an opportunity to meet with Councillor Brockington and city staff to openly discuss this **fundamental change**. The RPCRA and local community strongly believe that if the field house is not built some of the proceeds of the sale should stay in the local community. The 2009 Disposal Strategy says "Council will be in a better position as to whether the sports field and field house should be funded in whole or in part from the proceeds of the sale of Parcel B." Again, the community may concur with these changes but an open public

meeting will give everyone a chance to ask questions before the committee or Council approve these fundamental changes.

During the visioning exercises in 2009, the community was against any retirement homes being built on this property yet we noticed in the RFO several parties interested in purchasing smaller parcels included retirement residences, community centre or a church. Please respect the wishes of the community and **do not allow** a retirement home to be built on this property.

On 9 Feb 2011, Council approved the acquisition of an adjacent .30 hectare parcel of land that was to provide improved access to the field house via Springland Drive. With no field house, how will this access be utilized?

It is heartening to see medium density residential units no higher than six stories will be permitted. Will the manmade hill beside the school be levelled so that the six story units will be no higher than St Elias Cathedral as the community wanted?

If the original concept plan was a result of community consultations how can FEDCO and City Council approve a revised concept plan without consultation? **Further consultation should come before Council approves this new plan.**

I was surprised to see that the evaluation of the offers received was based on both financial and qualitative data where closing before year end 2016 Financial Submission was given more points (60) than the planning, design and compliance with the City's concept plan (40). This seems strange where a closing date is more important than design.

In closing, **please defer this item a minimum of two months** to allow public consultation before approval of this new concept plan. Thank you.