

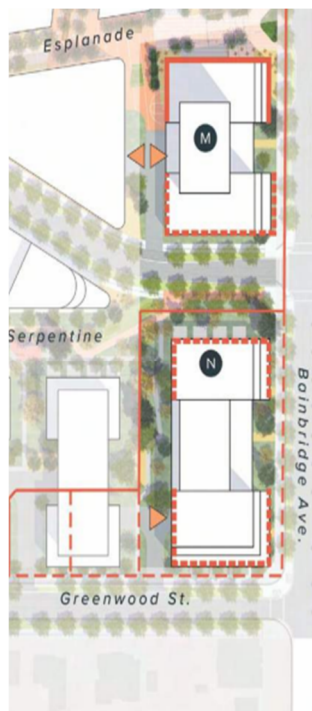
May 30, 2023

Mayor and Councillors;

Re: 7000 Lougheed Highway – Rez. #22-15

As longstanding residents of eastern Bainbridge Avenue, my family and neighbours are deeply concerned about the implications of the Master Plan proposed by Create Properties Ltd. (CPL) as outlined in the recent Staff Report. We respectfully urge you to delay CPL’s Master Plan approval, until our concerns about the east side of Bainbridge are addressed, that the issues on Greenwood are resolved, and most importantly ensure the community’s educational needs are met with a safe and integrated access plan that addresses the Future Planning Area in the OCP.

First, CPL’s proposed 8-storey edifices on Bainbridge Avenue’s west side pose significant concerns. Their towering presence will create a visual barrier, despite the upper-level setbacks (as illustrated in CPL’s rendering below). The Urban Village OCP specifies a 3-storey maximum for our side, leading to a marked discrepancy that will discourage desirable low-density housing and erode neighbourhood stability. Approving this Master Plan prematurely may in fact deter potential new residents on the CPL site who will become informed of the uncertainties of what may come next in the neighbourhood.



Note:
Building
N to be
developed
by others.



Building Massing

Note the building size discrepancy between the east and west sides of Bainbridge Avenue



Photo source: CREATE Properties, Urban Village Plan - April, 2023

We very much support the City’s vision of enhancing “missing middle” housing. Bainbridge East, with its park buffer, perfectly suits this vision. During the OCP Phase 2 consultations, 74%

supported including Bainbridge East in the Urban Village plan, affirming the area’s suitability for this kind of housing. Still, the previous Council determined to leave parts of Bainbridge East as a Future Planning Area, casting uncertainty over our neighbourhood and for nearby landowners. As the Master Plan provides none of this type of housing, Council has very opportunity to move on this important objective now.

Thus, we respectfully submit the time has come for Council to revisit the development designation for properties east of Bainbridge Avenue prior to finalizing CPL’s Master Plan by relaunching the planning process for the Future Planning Area.

Similarly, we are aware from our other neighbours of the contested Master Plan proposal on Greenwood that overlaps on lands CPL does not control. The absence of these landowner approvals further underscores that CPL’s Master Plan remains premature to be adopted at this time.

Moreover, School District #41’s recent new school announcement on Phillips Avenue requires a re-evaluation of CPL’s proposal before you. The Urban Village, the school, and the Master Plan must coalesce, ensure safe, accessible corridors for students. Accordingly, CPL’s Master Plan needs clarity on school access, which runs primarily through the Future Planning Area. We note Council just established the Transportation Committee to anticipate and address through planning such improvements to the public realm so to avoid necessary fixes after some tragedy has occurred once the CPL proposed projects proceed.

Bainbridge Proposed School Site Location

The 2022 Bainbridge Urban Village community plan established a new development area that will affect Seaforth Elementary School to the East, and Sperling and Montecito Elementary Schools to the North (Brentwood North Zone). This development includes a new school site (indicated in red) to accommodate future growth. However, the development bisects Lougheed Highway which is a physical barrier without a pedestrian raised walkway near the Bainbridge Avenue intersection to Lougheed Highway.

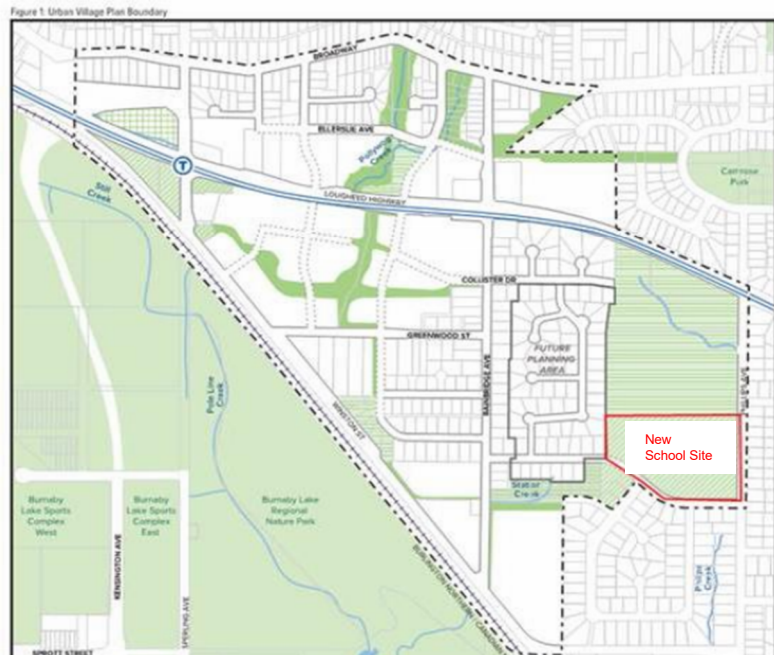


Photo source: School District #41, Board Report – April 25, 2023


Considering all these constraints, we urge the Council to prioritize reviewing the eastern side of Bainbridge Avenue that includes the Future Planning Area, recognize the importance of the school access issues to the CPL site, and ensure resolution of lands on Greenwood currently beyond CPL’s control.

We eagerly anticipate your careful consideration and positive action.

Sincerely,



Jameson Vong
3150 Bainbridge Avenue

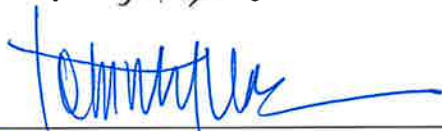

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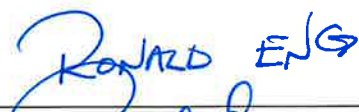

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