

DRAFT

WEST VIEW AREA STRUCTURE PLAN REVIEW CRESTMONT COMMUNITY ASSOCIATION

October 21, 2010

Based on Draft Report September 2010 by David Couroux

Key Benefits:

1. Focus on visually appealing entrance to the City.
2. “Walk able Community” concept complete with amenities.
3. JUS / Recreational Facility
4. Environmentally Sustainable design, with co-generation power and geothermal heating.

Key Issues / Concerns:

1. Document to clearly state that Crestmont Community Association, Valley Ridge Community Association and Artists View Associations must all be circulated on all Land Use and Outline Plan applications.
2. Measures to be included to protect the progressive transition zone of low (4.5 units / acre) to modestly higher densities (6 units / acre) adjacent existing development at east and south..
3. Mobility assessment / transportation infrastructure clearly tied to density planning, development of CAC and high densities cannot proceed until commencement of 133rd street interchange or other viable alternative.
4. Phased development allowing low density up to east side of creek prior to 133rd allowable.
5. Residential housing make-up: subsidized housing and development above 3 story dwellings are unacceptable inclusions. Limit alternative housing to a 20% - 40% range and affordable housing to a 5% to 10% range.
6. Neighborhood Activity Center is unacceptable in its proposed location and is redundant anywhere else; must be removed entirely.
7. Community Diversity as described in the plan attempts to change Crestmont to look like an inner city diverse community. This is neither the desire nor the goal of Crestmont residents who moved here because the area has low density and higher value properties.
8. The recreation facility is undersized to serve upwards of 25,000 residents and workers. We have concerns that the recreational facility is intended to overlap with the JUS further decreasing usable recreation space.
9. Require clearer definition and protection of reserve land, appears to be diluted into too many other uses – storm ponds etc.
10. Creek setback to be minimum 30m for entire length to protect watershed and wildlife corridor.