

**From:** Ric Knutson

**Sent:** Monday, November 26, 2012 7:43 AM

**To:** Polhill, Bud

**Cc:** Lysynski, Heather; Hubert, Paul; Riley, Alanna; Fleming, John M.; Brian Ingram

**Subject:** 2095 Coronation

Councillor Polhill

We look forward to addressing the application for the above captioned with the Committee tonight. We are in agreement with the staff recommendation except for the following items, Clause B, vi), vii), viii), and x)

vi) Proposes a new and very expensive standard for fencing along a park. The cost difference between what is requested is more than three times the cost of the city policy specification for normal heavy duty fence. This is a new addition to the staff comments when the site plan was reviewed by Urban Design.

vii) This is confusing as the site plan vetted through preliminary review had no sidewalks adjacent to the perimeter of the park and in so doing would put internal sidewalks into the rear activity areas of the units.

viii) For reasons dealt with in item x) there is no proposed public access through the project and therefore no connecting sidewalks are proposed.

x) We understand the desire of connecting the public park with Coronation Drive. Our problem is one of liability as advised by legal counsel. If the city is willing to legally indemnify the future condo corporations we may be able to accommodate this. Similarly, we have not proposed a gate for access by the future condo corporations to the public park.

We understand that the neighbourhood will be making their concerns known to the Committee this evening. My presentation will be confined to the above points as well as to address the changes proposed in the site plan in response to the concerns we understood from our neighbourhood meeting October 2. Those responses have been communicated to the neighbours through Councillor Hubert and directly. I will reply to the concerns expressed by the neighbourhood as well as questions by the committee.

with regards

Ric Knutson

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