

Subject: Fwd: Clarifying some points on Fullerton Streetscape Improvements Plan

From: Brian Platts <bplatts@shaw.ca>

Date: 20/09/2013 12:14 PM

To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Clarifying some points on Fullerton Streetscape Improvements Plan

Date: Fri, 20 Sep 2013 10:51:02 -0700

From: Douglas Curran <gatewayupdates@gmail.com>

To: Val Moller <vmoller@telus.net>, Ron McGregor <mcgreg75@telus.net>, Bart Hendriks <bhendriks@wynford.com>, FONVCA <fonvca@fonvca.org>

Hello Val,

From comments made to me at the neighbourhood meeting a few nights ago, it is apparent that a central question regarding the Fullerton streetscape plan is unclear for a number of Woodcroft residents: "Will this cost me more in taxes?"

The answer is "NO". The plan was conceived as an advance on the Development Cost Charges (DCCs) paid by Larco as part of the required street improvements, paid for larco under their rezoning application. This is standard DNV policy that requires developers be responsible for the cost of roadway improvements and upgrades for streets adjoining their properties.

Larco had agreed to increase their contribution beyond their own property borders to Belle isle, as the improvements were seen as a benefit to their proposed development.

DNV Council has supported other portions of the plan through the 2014 Capital Budget. This support was outlined at the recent Sept 16 Council meeting and by Alan Nixon at the meeting on the 17th.

As you and Woodcroft residents are aware, this area has been neglected by DNV for many years and this would represent the first significant local public improvements conducted in this area for more than 20 years.

We look forward to your continued support for the project and ask you convey the above information to other Woodcroft residents who express concern that they not be asked to contribute to a LIP/Local Improvement Project paid for by local residents. Such an LIP funding basis has never been contemplated for Fullerton Avenue.

regards, Doug