



3. Seafair



	Agricultural		Seafair Neighbourhood Centre (future)
	Apartment Residential		West Richmond Community Centre and Pitch & Putt
	Commercial		Existing Major Street Bike Route
	Community Institutional		Future Major Street Bike Route
	Conservation		Existing Greenway/Trail
	Neighbourhood Residential		Future Greenway/Trail
	Neighbourhood Service Centre		Existing Neighbourhood Link - enhanced
	Park		Future Neighbourhood Link - unenhanced
	School		Future Neighbourhood Link



3. Seafair

MAIN CHARACTERISTICS

Live:

- predominantly larger single family residential lots (e.g., Mores and Monds areas; Pendlebury Road);
- coach houses and compact single family residential lots permitted along No. 1 Road where there is an existing lane;
- some smaller single family residential lots in other areas (e.g., Lockhart/Marrington Road; Eperson Road; etc.);
- multiple family residential both in the form of townhouse residential and apartment residential (predominantly 3 storeys, although there is one older 7 storey apartment);
- concern that larger houses are replacing existing smaller homes to the detriment of the neighbourhood (e.g., Monds and Mores areas);
- serviced by a few churches, a synagogue, a private school and a congregate care facility.

Work:

- the key retail area is the Seafair shopping centre;
- a small amount of commercial development is elsewhere within the neighbourhood.

Play:

- West Richmond Community Centre;
- Hugh Boyd Secondary School;
- 4 Elementary Schools: Dixon, Gilmore, Quilchena, and Grauer;
- West Dike trail and Quilchena Golf Course, the latter of which is in the ALR.

MANAGEMENT HIGHLIGHTS

Connected:

- don't densify the Seafair shopping centre;
- limit future lanes and access points to the arterial road.

Healthy:

- better encourage alternative accessibility.

Diverse:

- limit the location of new townhouse residential and compact or smaller single family residential lots to selected arterial road locations;
- new townhouse development envisioned in area on the east side of No. 1 Road between Blundell Road and Coldfall Road subject to public consultation.

POLICIES:

- a) granny flats, coach houses, smaller single family residential lots and townhouse residential are not proposed in the Monds and Mores areas.