

January 28th, 2021

Re: Proposed zoning change on lot 804 11th St. South

Dear Town Council Members,

When it was first announced that the old bottle depot would be renovated in order to house the francophone school, we were delighted. This building provides sufficient space to accommodate up to 80 students and a small gymnasium. At the time we recognized that the only drawback was the small outdoor play yard. With the help of a CBT grant, we did the best we could with the space available, but none the less, even with our current 28 students, it is a small space for outdoor free play times. The school is still growing and will eventually be a Kindergarten to Grade 7 school. The more students we have, the more cramped the yard will become.

We are thrilled to hear that the building owners are considering purchasing the neighboring lot in order to create a larger play park. This field would provide the school with enough space to accommodate up to 80 students during recess and lunch time as well as provide a space for outdoor physical education instruction and field games. This is clearly of great benefit to the school.

Additionally, there are great potential benefits for the town.

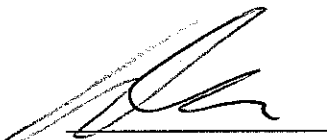
Beautification: Having a managed green space would further beautify this area. The number one comment we receive about the completion of the francophone school from community residents is how much it has improved the look of the corner. It is clean, green and includes the sounds of children's laughter. Now imagine having a park between the residential houses and the rotary river trail. What an incredible improvement!

Recreation: A park along the Rotary River Trail would benefit residents and visitors to our community. Many families walk along the trail and a park would provide another safe option for play along this popular walking/biking route. This is especially relevant given that Kumsheen Park will be altered due to the new bridge and highway modifications.

Sustainability: Altering the zoning would turn a mixed-use commercial lot to public park use. This would assure comfort and safety for both residents and the school for now and in the future. Additionally, it will greatly help to determine the type of traffic that comes through 11th St South.

The parents of École La Confluence are in full support of the zoning change on lot address 804 11th Ave South from C2 - Mixed use commercial to I2 – Community Education and Culture with the addition of public "Play Park" use.

Sincerely,



John Denham

PAC President – École la Confluence