

☒ Info Package

Date:


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver INFORMATION REPORT TO COUNCIL

May 19, 2026

Case: PLN2026-00006

File: 08.3060.20/006.26

AUTHOR: Jon Maselli, Development Planner

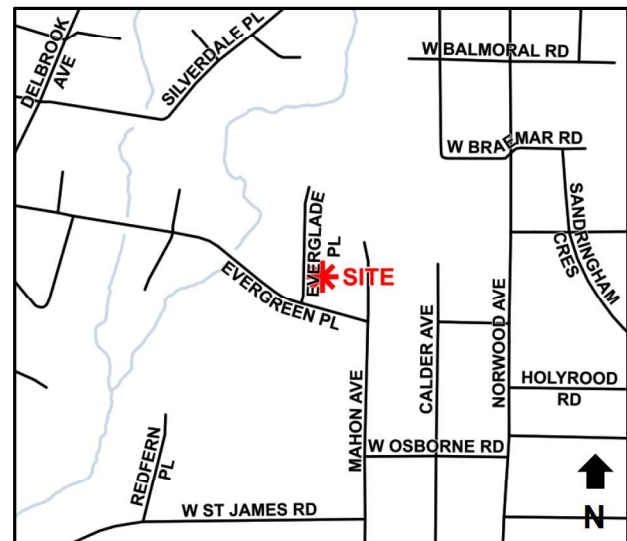
SUBJECT: 3526 Everglade Place – Virtual Public Information Meeting

REASON FOR REPORT:

The purpose of this report is to inform Council of an upcoming virtual Public Information Meeting (PIM) for a detailed planning application at 3526 Everglade Place.

SUMMARY:

Steven Bailey and Katie Johnson have applied to redevelop the property at 3526 Everglade Place. The proposal involves the relocation, restoration, and permanent protection of the existing heritage building known as the Perry Residence (designed by Arthur Erickson in 1963 and listed on the District's Community Heritage Register), and the subdivision of the site into three single-family lots. Two new single-family homes are proposed on the two new lots, with the relocated Perry Residence on the third.



To accommodate the proposal, the application requires a Heritage Revitalization Agreement (HRA) and a Heritage Designation Bylaw. A Public Hearing will be required prior to bylaw adoption.

The applicant is holding the required Public Information Meeting (PIM) in a virtual format. The staff report to Council for consideration of the HRA will include a summary of the input received. Council will also receive a copy of all public correspondence collected.

PUBLIC INFORMATION MEETING DETAILS:

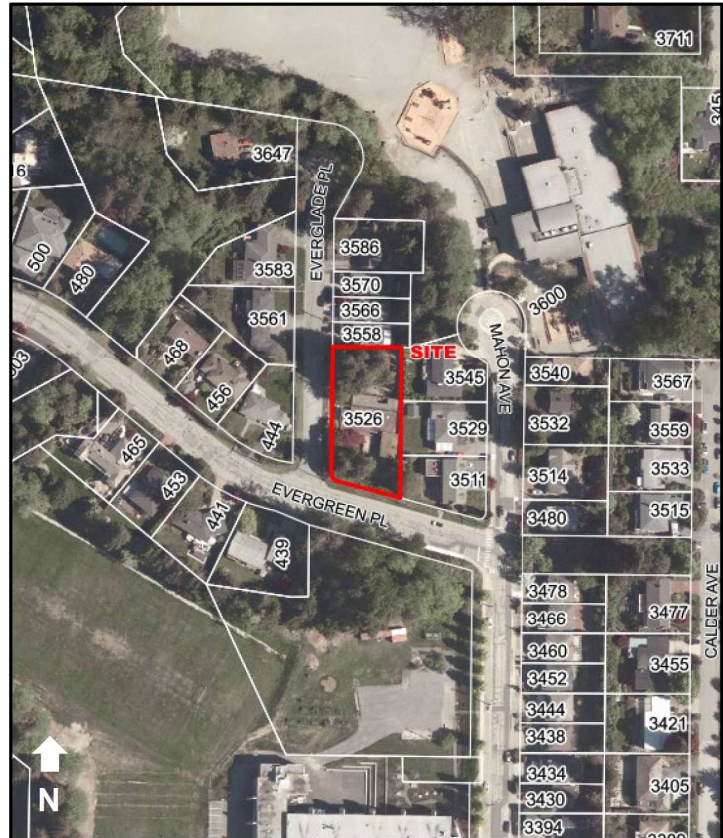
Website will be live for viewing, Q&A, and comments: **June 3 to June 17, 2026**

Web link: www.DNV.org/Public-Meeting

SITE AND SURROUNDING AREA:

The subject site is located on Everglade Place, within a neighbourhood characterized by low-density detached residential development. The site is approximately 1,650 m² (17,800 ft²) in area and is currently occupied by the Perry Residence, a 1963 single-family home designed by architect Arthur Erickson. The home is listed on the District's Community Heritage Register and does not have formal heritage protection. Formal protection would be secured through the proposed Heritage Designation Bylaw.

Surrounding properties consist of single-family homes characteristic of the Delbrook neighbourhood. Braemar Elementary School is located within a five-minute walk to the northeast of the site, and Mountainside Secondary School is located within a five-minute walk to the south. Directly adjacent properties on all sides are single-family residential.



The site is currently designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan, which typically envisions housing up to approximately 0.55 FSR. The site is currently zoned Single-Family Residential Delbrook (RSD) under the Zoning Bylaw.

Under the *Local Government Act*, a Heritage Revitalization Agreement (HRA) is a regulatory tool similar to a rezoning, which can vary uses, heights, densities, and other zoning provisions for the purpose of heritage preservation. An HRA Bylaw is required to accommodate the proposed subdivision and to secure the relocation, retention and restoration of the existing heritage building. The blended density across the three proposed lots is consistent with the RES2 designation, and an OCP amendment is not required.

PROJECT DESCRIPTION:

As part of the Heritage Revitalization Agreement (HRA), the Perry Residence is proposed to be relocated within the property to a newly created southern lot, where it would be restored and permanently protected through a Heritage Designation Bylaw.

The application proposes to subdivide the existing property into three single-family lots:

- **Lot 1:** One new two-storey, three-bedroom single-family home at a proposed Floor Space Ratio (FSR) of approximately 0.78;
- **Lot 2:** One new two-storey, three-bedroom single-family home at a proposed FSR of approximately 0.78; and
- **Lot 3:** The relocated and restored Perry Residence at a proposed FSR of approximately 0.36.

The blended FSR across the three lots is approximately 0.54. Vehicle access and off-street parking for all three homes is proposed via Everglade Place.

The HRA Bylaw would vary the following provisions of the underlying RSD zone to accommodate the proposed subdivision and the relocation of the heritage home: minimum lot area; minimum lot width; minimum lot depth; FSR; building height; building depth; building coverage; and setbacks.

The applicant has submitted a Statement of Significance and a Heritage Conservation and Maintenance Plan, both prepared by a qualified heritage professional. These documents identify the character-defining elements of the Perry Residence and the conservation measures required to preserve them.

FORMAT OF MEETING:

The format of the virtual PIM includes a webpage with details on the application, visual materials (in lieu of display boards), and a short video prepared by the applicant team (in lieu of an in-person presentation).

The virtual PIM will be live for a two-week period, from June 3 to June 17, 2026. During this time, a Q&A function on the webpage will allow staff and the applicant to respond to questions from interested community members. Comments will also be accepted through the webpage during this period.

The staff report to Council for consideration of the HRA will include a summary of the input received. Council will also receive a copy of all public correspondence collected.

PUBLIC NOTIFICATION:

In accordance with District's Non-Statutory Public Consultation for Development Applications, the notification for the meeting includes:

1. 94 notification flyers sent to owners and occupants within 100 metres (328 ft) of the site (Attachments 1 and 2);
2. One bi-directional notification sign installed on the subject property along the Evergreen Place frontage (Attachment 3);
3. A newspaper advertisement placed in two editions of the North Shore News (Attachment 4); and
4. Notification sent to the Delbrook Community Association and Norwood/Queens Community Association.

Respectfully submitted,



Jon Maselli
Development Planner

Attachments:

1. Notification Flyer with Process Flowchart
2. Notification Mailout Radius Map
3. Notification Sign and Installation Location
4. Newspaper Advertisement

REVIEWED WITH:					
☐ Community Planning	_____	☐ Clerk's Office	_____	External Agencies:	
☐ Development Planning	_____	☐ Communications	_____	☐ Library Board	_____
☐ Development Engineering	_____	☐ Finance	_____	☐ NS Health	_____
☐ Utilities	_____	☐ Fire Services	_____	☐ RCMP	_____
☐ Engineering Operations	_____	☐ ITS	_____	☐ NVRC	_____
☐ Parks	_____	☐ Solicitor	_____	☐ Museum & Arch.	_____
☐ Environment	_____	☐ GIS	_____	☐ Other:	_____
☐ Facilities	_____	☐ Real Estate	_____		
☐ Human Resources	_____	☐ Bylaw Services	_____		
☐ Review and Compliance	_____	☐ Planning	_____		

ATTACHMENT 1
NOTIFICATION FLYER WITH PROCESS FLOWCHART

NOTICE OF A VIRTUAL PUBLIC INFORMATION MEETING IN YOUR NEIGHBOURHOOD

ARTHUR ERICKSON - PERRY ESTATE

3526 EVERGLADE PLACE, NORTH VANCOUVER

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

ABOUT THE PROPOSAL

We are proposing the preservation and restoration of the Arthur Erickson-designed Perry Residence located at 3526 Everglade Place.

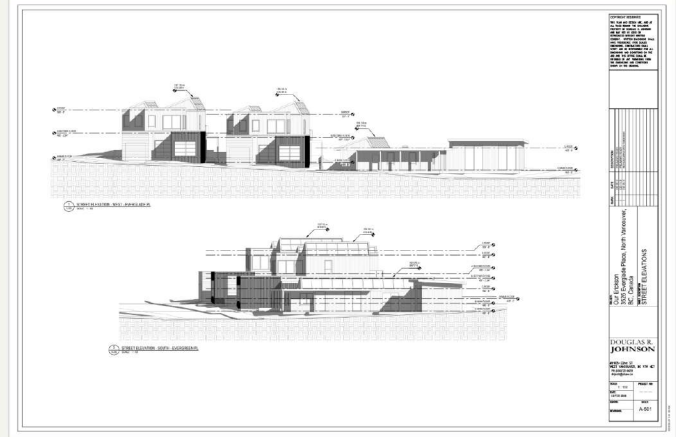
To facilitate this preservation, we have submitted a development application for a Heritage Revitalization Agreement and Subdivision of the existing property into three individual lots.

The heritage home will be relocated to the newly created southern lot, restored, and permanently protected through a Heritage Designation Bylaw. Two new single-family homes are proposed to be constructed on the remaining two northern lots. Vehicle access and off-street parking for all three homes will be provided via Everglade Place.

The home is currently experiencing ongoing deterioration due to water ingress impacting multiple areas of the structure.

Without timely intervention, the home will continue to deteriorate, putting its long-term preservation at serious risk.

This proposal aims to create a viable path to restore and preserve the home.



VIRTUAL PUBLIC INFORMATION MEETING

A two-week public input opportunity will be held through the District of North Vancouver's platform.

This is an opportunity for neighbours to share their feedback and ask questions to the applicant regarding the development proposal.

MEETING DATES June 3 to June 17, 2026

Please visit www.DNV.org/public-meeting to access the virtual two-week meeting.

IMPORTANT NOTE:

This is not a Public Hearing. No decisions on the proposal will be made at this stage.

FOR MORE INFORMATION, PLEASE CONTACT:

Steven Bailey, Home Owner
steven.bailey818@gmail.com
(604) 362 4547

Jon Maselli, Development Planner
masellij@dnv.org
(604) 990 2411 ext. 7199

DEVELOPMENT REVIEW PROCESS

Flowchart provided on next page.

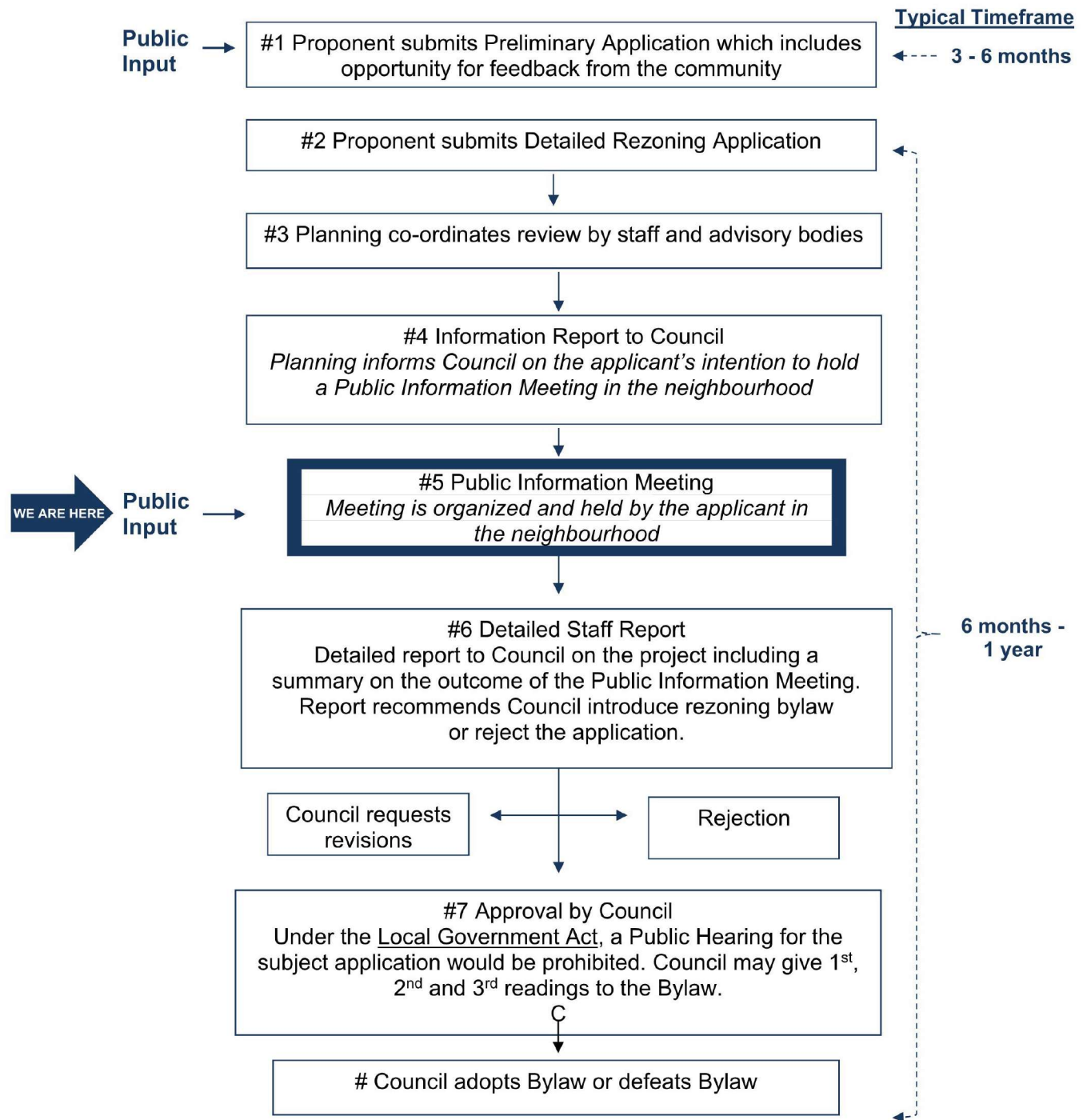
SITE CONTEXT MAP

Map provided on next page.

DEVELOPMENT REVIEW PROCESS FLOWCHART

Note: A Heritage Revitalization Agreement is a regulatory tool that functions as a rezoning and follows the same review process outlined in this flowchart.

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER

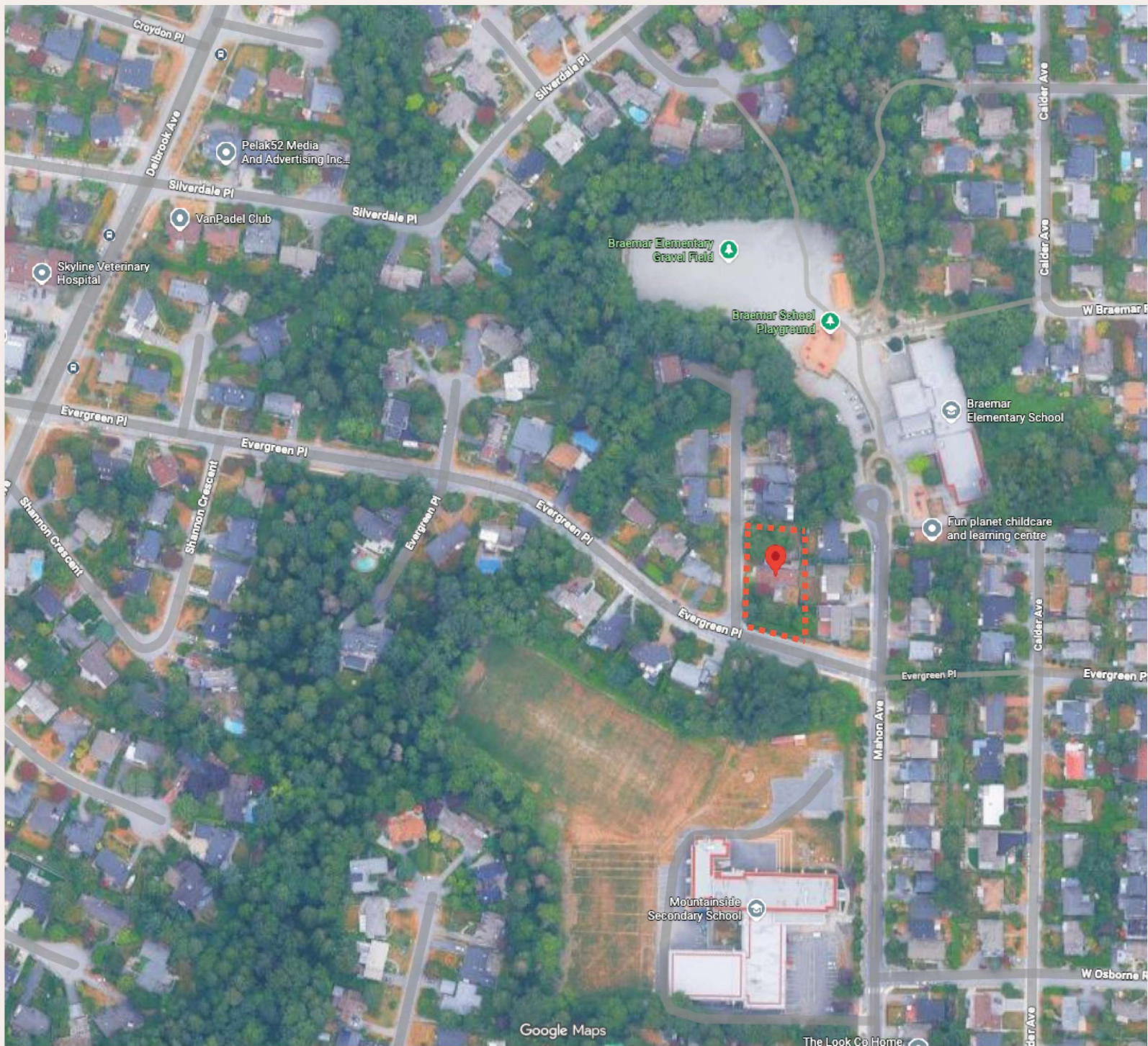


Should you wish to contact District Council, they can be reached at:
council@dnv.org

**Time requirements can vary due to the specifics of individual projects.*

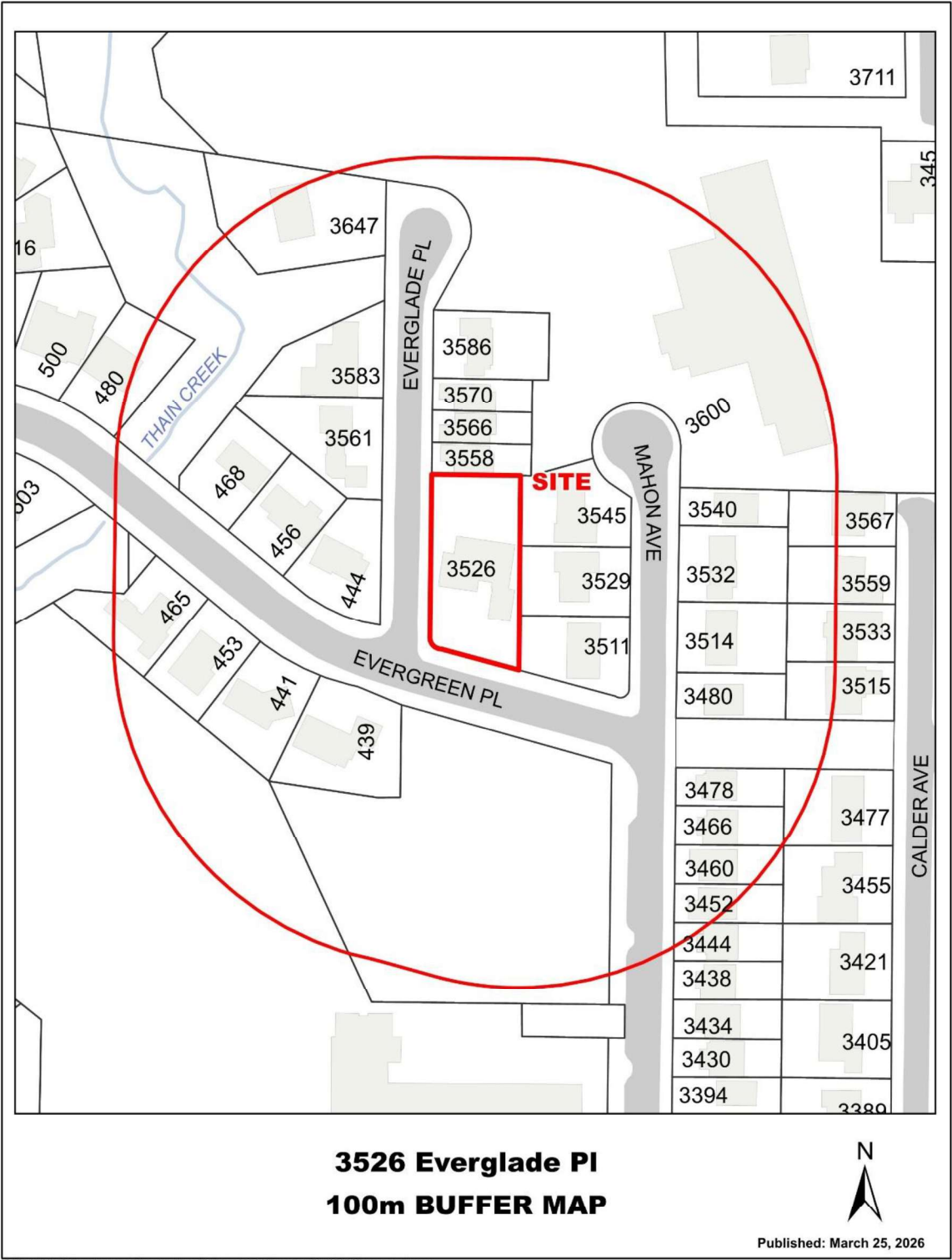
Document: 3181034

SITE CONTEXT MAP



3526 Everglade Place, North Vancouver

ATTACHMENT 2
NOTIFICATION MAILOUT RADIUS MAP



**ATTACHMENT 3
NOTIFICATION SIGN AND INSTALLATION LOCATION**

Development Proposal

PUBLIC INFO MEETING:

Participate virtually
June 3 to June 17 at
[DNV.org/public-meeting](https://dnv.org/public-meeting)

PROPOSAL:

*Information is preliminary
and subject to change*

3526 Everglade Place



- 1** Heritage Revitalization Agreement
- 3** single-family lots
- 2** new single-family homes

WE ARE HERE

PUBLIC INFO MEETING

PUBLIC HEARING



Contact: Steven Bailey & Katie Johnson
steven.bailey818@gmail.com
 604-362-4547



ATTACHMENT 4
NEWSPAPER ADVERTISEMENT

Development Proposal

PUBLIC INFO MEETING
Participate virtually June 3-17 at **DNV.org/public-meeting**

PROPOSAL: 3526 Everglade Place



1 Heritage Revitalization Agreement

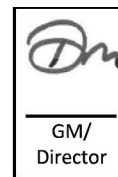
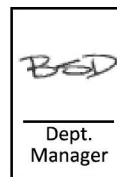
3 single-family lots

2 new single-family homes



Contact: Steven Bailey & Katie Johnson
steven.bailey818@gmail.com, 604-362-4547

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____
☒ Addendum:	Date: June 22, 2026



The District of North Vancouver REPORT TO COUNCIL

June 19, 2026

Case: 08.3060.20/006.26

File: 08.3060.20/006.26

AUTHOR: Jon Maselli, Development Planner

SUBJECT: Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526 Everglade Place - Summary of Public Input

RECOMMENDATION

THAT the June 19, 2026 report of the Development Planner entitled “Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526 Everglade Place - Summary of Public Input” is received for information.

REASON FOR REPORT

The purpose of this report is to provide Council with a summary of the public input received during the virtual Public Information Meeting (PIM) for the proposed Heritage Revitalization Agreement and Heritage Designation at 3526 Everglade Place. This report is provided as an addendum to the staff report dated June 2, 2026.

PUBLIC INPUT

A virtual Public Information Meeting (PIM) was held from June 3 to June 17, 2026. During this period, submissions were received from two commenters.

Ninety-four notices were distributed to owners and occupants within 100 metres of the subject property in accordance with the District’s policy on Non-Statutory Public Consultation for Development Applications. Newspaper advertisements were placed in two editions of the North Shore News (May 27 and June 3, 2026). One bi-directional notification sign was installed on the subject property, and notification was sent to the Delbrook Community Association and the Norwood/Queens Community Association. A webpage was established for this project on the District’s website.

The comments received during the PIM related to four key themes: the long-term protection of the heritage home in the event of unforeseen costs; whether the property owners could deviate from the approved plans once the lots are created; privacy and proximity impacts on neighbouring properties given the smaller lot sizes; and the removal and replacement of existing on-site trees. One commenter expressed general support for the proposal and the revitalization of the heritage house.

Staff confirmed that the Heritage Designation Bylaw would provide permanent legal protection of the heritage house, and that the obligations under the Heritage Revitalization Agreement would remain in place regardless of changes to project costs. The approved architectural designs, exterior materials, and landscaping would be secured through the Heritage Revitalization Agreement and a development covenant registered on the property titles, and that the property owners would not be able to deviate from these plans without further Council approval.

The applicant noted that the proposed new homes have been designed to complement the West Coast Modern architectural character of the existing heritage house. Staff also confirmed that the District would require a minimum of 21 replacement trees across the three lots.

The duration and format of the PIM were sufficient to provide all participants with an opportunity to learn about the proposal and submit comments within the two-week period. The feedback received from the public was provided to the applicant and considered by staff in the ongoing review of the application.

Respectfully submitted,



Jon Maselli
Development Planner

Attachments:

1. Notification Materials

**SUBJECT: Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526
Everglade Place - Summary of Public Input**

June 19, 2026

Page 3

REVIEWED WITH:		
☐ Community Planning	_____	☐ Clerk's Office
☐ Development Planning	_____	☐ Communications
☐ Development Engineering	_____	☐ Finance
☐ Utilities	_____	☐ Fire Services
☐ Engineering Operations	_____	☐ ITS
☐ Parks	_____	☐ Solicitor
☐ Environment	_____	☐ GIS
☐ Facilities	_____	☐ Real Estate
☐ Human Resources	_____	☐ Bylaw Services
☐ Review and Compliance	_____	☐ Planning
		External Agencies:
		☐ Library Board
		☐ NS Health
		☐ RCMP
		☐ NVRC
		☐ Museum & Arch.
		☐ Other:

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Attachment 1: Notification Materials

Newspaper Advertisement: North Shore News – May 27, 2026

A12 | WEDNESDAY, MAY 27, 2026

north shore news nsnews.com



A hearing treatment
plan that evolves
with your needs.



For personalized hearing solutions this May,
book a **FREE** hearing test and save up to
\$2,500 on the latest hearing aids.*



CALL: 1-888-866-3358

BOOK ONLINE: HearingLife.ca/WhyHL2500

MENTION CODE: **NSP-2500-NOSH**

North Vancouver:
1803 Lonsdale Ave, 1133 Lonsdale Ave,
1221 Lonsdale Ave, 1333 Lonsdale Ave
Killarney Centre 2681 East 49th Avenue
Broadway 1239 West Broadway
Kerrisdale 2268 West 41st Avenue
Kitsilano 2083 Alma Street, Unit 301
West Vancouver 2419 Bellevue Ave, Unit 114
(formerly NexGen Hearing)



*A comprehensive hearing assessment is provided to adults ages 19 and older at no cost. The results of this assessment will be communicated verbally to you. Depending on the province you're located in, an administrative fee may apply if a copy of an Audiological Report is requested. Child hearing tests are conducted at select locations for a fee, please contact us for more information. Offer not applicable for industrial hearing tests. Some conditions apply, see clinic for details. Up to \$2,500 off offer expires on June 30, 2026.

REVVING ENGINES

West Van police impound Ferrari after 'L' driver busted impaired

BRENT RICHTER
brichter@nsnews.com

A 20-year-old "L" driver has had her companion's Ferrari impounded and been taken off the road for three months after being nabbed for impaired driving.

Just before 2 a.m. Monday, May 18, an officer spotted a black Ferrari Portofino revving its engine at Marine Drive and 13th Street. They pulled the driver over and gave her a breathalyzer test, which she failed twice, indicating a blood-alcohol content of more than .08 per cent.

Officers handed her a 90-day immediate roadside prohibition and ticketed her \$109 for driving contrary to the learner's permit restrictions. L drivers are not allowed on the roads between midnight and 5 a.m., and they must have a qualified supervisor in the passenger seat who is not under the influence of drugs or alcohol.

She was also dinged another \$109 for failing to display the L magnet on the \$300,000-plus Ferrari.

While police were issuing the tickets, the passenger – a 49-year-old man who owned the Ferrari – moved into the



West Vancouver police impounded this Ferrari Portofino after the 20-year-old 'L' driver was caught impaired in Ambleside. WEST VANCOUVER POLICE DEPARTMENT

driver's seat and attempted to drive. He only made it about 10 feet before officers stopped him and gave him a breathalyzer test, which showed a BAC between .06 and .08 per cent – enough for an immediate three-day roadside prohibition.

Police had the Italian supercar towed and impounded for 30 days.

West Vancouver police have stepped up nighttime patrols in the Ambleside area after a spate of complaints about late-night aggressive driving and loud vehicles, said police spokesperson Suzanne Birch.

Development Proposal

PUBLIC INFO MEETING

Participate virtually June 3–17 at DNV.org/public-meeting

PROPOSAL: 3526 Everglade Place



- 1 Heritage Revitalization Agreement
- 3 single-family lots
- 2 new single-family homes



Contact: Steven Bailey & Katie Johnson
steven.bailey818@gmail.com, 604-362-4547

A20 | WEDNESDAY, JUNE 3, 2026

north shore news rsnews.com

GAME ON

Tsleil-Waututh Nation kicks off new artificial turf field

ABBY LUCIANO

aluciano@rsnews.com
Local Journalism Initiative Reporter

Athletes from the *səlilwətaɣ* (Tsleil-Waututh Nation) helped get the ball rolling in celebration of the public opening of a new year-round sports field May 22.

"It's a beautiful day and celebration," said Chief Justin George. "Forty years ago this field was talked about, so to remember as a young boy, hearing this talk about a field and when it's going to happen, here we are."

The new artificial turf field on Apex Avenue is for Tsleil-Waututh families and youth to connect through playing sports like soccer, lacrosse and field hockey, as well as for holding future tournaments and gatherings, said George.

With the nation's logo painted in the middle, the new field is also equipped with raised amphitheatre seating, picnic tables and accessible viewing areas. The turf is environmentally safe, the



Jasmine Thomas with her dad (and soccer coach) Dave Thomas (left), Chief Justin George and soccer coach Ernie George (right) celebrate the official opening of the new Tsleil-Waututh sports field, at the site of a former golf driving range. PAUL MCGRATH/NSN

nation said, using EPDM infill that is free of harmful substances including PVC, BPA and phthalates.

Trench drains, bioswales, interceptor dishes and rain gardens are also included, capturing and filtering water before it enters the storm system and nearby fish

habitats, the nation said.

The long awaited field was made possible thanks to provincial funds for the Tsleil-Waututh, *Skwxwú7mesh* (Squamish) and *x'mə8k'əyem* (Musqueam) Nations as host nations for the upcoming FIFA World Cup.

Each nation received \$6

million from the province, supporting the three nations participation in "planning, staging and hosting of the World Cup, as well as long-term community legacies projects," said Anne Kang, minister of tourism, arts, culture and sport, in a statement.

"The province recognizes the importance of working in respectful partnership on major global events," Kang said. "By working together, we are ensuring the FIFA World Cup 2026 leaves a meaningful and lasting impact on communities throughout B.C."

George said the facility is about more than just playing sports.

"The true blessing with sport is really about the sisterhoods, the brotherhoods you form, the relationships, learning to win, to lose, setting aside differences before you step on the field, playing for your jersey, your team," George said.

Since mid-April, the field has been open to the Tsleil-Waututh community and it's already

seen great use. Last month the nation wrapped up a five-day training program with the Royal Netherlands Football Association followed by mini tournaments with both Tsleil-Waututh and Squamish Nation youth on the field with the graduated coaches.

During Friday's announcement, soccer coach Dave Thomas gave praise for the new field and said he was excited to see lacrosse and field hockey players get on the turf.

"I can't wait," he said, adding that it'll be nice to bring Squamish and Musqueam athletes as well as the broader community together using the field.

Starting in the fall, the Tsleil-Waututh Nation field can be booked by local clubs and teams for a fee. More information can be found on the Tsleil-Waututh Nation's website.

Abby Luciano is the *Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.*

Development Proposal

PUBLIC INFO MEETING

Participate virtually June 3–17 at DNV.org/public-meeting

PROPOSAL: 3526 Everglade Place



- 1** Heritage Revitalization Agreement
- 3** single-family lots
- 2** new single-family homes



Contact: Steven Bailey & Katie Johnson
steven.bailey818@gmail.com, 604-362-4547



Notice of Public Engagement

Mt Seymour Resorts invites public comment on its proposed Ski Resort Development Plan.

The Ski Resort Development Plan, executive summary, and maps are available at: mtseymour.ca/masterplan

Feedback can be provided through an online questionnaire hosted by [govtogetherBC](http://govtogetherbc.ca) located at: engage.gov.bc.ca/govtogetherbc/engagement/mt-seymour-resorts-development-plan

Or, during an Open House hosted at Parkgate Community Centre, June 11, 2026, 4:30 pm to 7:30 pm.

The deadline for comments is 4pm, June 26, 2026.

Disclaimer: This advertisement is paid for by the proponent as part of the Provincial review process.

Notification Sign



Notification Flyer

NOTICE OF A VIRTUAL PUBLIC INFORMATION MEETING IN YOUR NEIGHBOURHOOD

ARTHUR ERICKSON - PERRY ESTATE

3526 EVERGLADE PLACE, NORTH VANCOUVER

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

ABOUT THE PROPOSAL

We are proposing the preservation and restoration of the Arthur Erickson-designed Perry Residence located at 3526 Everglade Place.

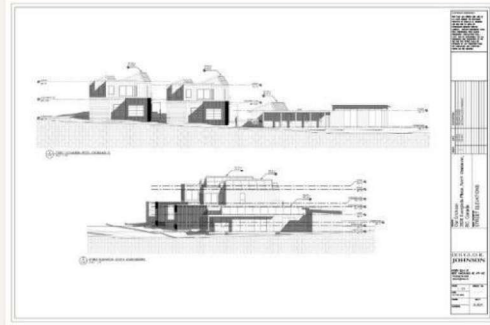
To facilitate this preservation, we have submitted a development application for a Heritage Revitalization Agreement and Subdivision of the existing property into three individual lots.

The heritage home will be relocated to the newly created southern lot, restored, and permanently protected through a Heritage Designation Bylaw. Two new single-family homes are proposed to be constructed on the remaining two northern lots. Vehicle access and off-street parking for all three homes will be provided via Everglade Place.

The home is currently experiencing ongoing deterioration due to water ingress impacting multiple areas of the structure.

Without timely intervention, the home will continue to deteriorate, putting its long-term preservation at serious risk.

This proposal aims to create a viable path to restore and preserve the home.



VIRTUAL PUBLIC INFORMATION MEETING

A two-week public input opportunity will be held through the District of North Vancouver's platform.

This is an opportunity for neighbours to share their feedback and ask questions to the applicant regarding the development proposal.

MEETING DATES June 3 to June 17, 2026

Please visit www.DNV.org/public-meeting to access the virtual two-week meeting.

IMPORTANT NOTE:

This is not a Public Hearing. No decisions on the proposal will be made at this stage.

FOR MORE INFORMATION, PLEASE CONTACT:

Steven Bailey, Home
Owner
steven.bailey818@gmail.com
(604) 362 4547

Jon Maselli, Development
Planner
masellij@dnv.org
(604) 990 2411 ext. 7199

DEVELOPMENT REVIEW PROCESS

Flowchart provided on next page.

SITE CONTEXT MAP

Map provided on next page.

From: DNV Input
Sent: June 26, 2026 1:28 PM
To: Jon Maselli
Cc: DNV Input
Subject: FW: Share your thoughts with Mayor and Council form

From: Website Notifications <notifications@simplicitycms.ca>
Sent: June 25, 2026 3:31 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Share your thoughts with Mayor and Council form

EXTERNAL: Do not click links or open attachments unless you trust the sender and content.

New Form Submission: Share your thoughts with Mayor and Council form

A copy of their response is shown below.

<https://dnv-admin.simplicitycms.ca/forms/request/results/3799cb37-3298-4e13-be22-8e318dc4f491?resultId=468635e2-1618-4873-97dd-6d8e9e6b3d43>

My feedback is about

An upcoming Council agenda item

Your name

Melissa Noel

Your phone number

[REDACTED]

Your email address

[REDACTED]

What would you like to tell Mayor and Council?

Hello, I am writing regarding two items in our neighbourhood:

1. The proposed subdivision of the Perry Residence property at 3526 Everglade Place into 3 single family lots. I think it's a shame the new owners of the home are not interested in preserving the property as a whole, and restoring the Perry Residence and am curious to know how they intend on relocating the home, which is a rancher that straddles this large, corner property, onto 1 of the 3 lots. A 2 lot subdivision might be more reasonable, 3 lots seems excessive given the greater context (surrounding lot sizes) in this neighbourhood. How much of the home can be adequately preserved through this process? Is the surrounding landscaping not being considered as part of the heritage conservation piece with this architectural home? The owners have not shown much in the way of good will towards the neighbourhood either, in terms of maintaining the property in the meantime - the yard has become neglected and overgrown since they took ownership. I unfortunately won't be in town to attend the July 7th council hearing but wanted to forward my feedback on this.

2. The new Bellhouse Park Playground. Our [REDACTED] playground, and as you can imagine we spend a lot of time enjoying the new playground [REDACTED] We are all however quite concerned about the concrete slide for a few reasons. First, we are going through shorts and pants like crazy as the abrasiveness of the concrete is putting large holes and concrete stain on them. Honestly, I think we have gone through at least 10 pairs of pants and I know the other parents are having the same troubles. Secondly, while they love going down the slide, it's an accident waiting to happen (if it hasn't already) - especially at the bottom, where the slide has a 1 foot drop to the ground. Because the slide is so large and wide, they go down in groups, sometimes headfirst, and landing in a dogpile at the bottom. I'm really worried someone's going to end up with a back or head injury, or worse. I appreciate wanting to introduce some 'risk' for kids, but the kids frequenting the park are still very young - between 2-6 years old - so this to me doesn't seem like the most appropriate way of doing it. I really, truly hope something is done about this slide asap before something terrible happens. And also for the environmental and cost factor associated with parents having to throw away clothing on an ongoing basis.

Thank you very much for your consideration, we love our neighbourhood and all of the work the District does to keep it as wonderful as it is.

Melissa