

Community Association Letter – University Heights

2020 April 17

Comments on APPLICATION NOTICE LOC2020-0033

The documentation for the proposed changes are somewhat unclear. On the City documentation it states the existing uses are DC and the proposed uses are; M-2, C-COR1, and C-0; whereas, the applicant's documentation Land Use Redesignation exhibit no.: 1 it indicates that the various specific DC will be designated to an 'open' DC zone.

I clarified the intent of these proposed redesignations with Travis Oberg from West Campus Trust, and I am led to believe that the intention is to give some flexibility to development particularly in the 'main street' corridor.

With regard to the redesignation DC12D2017 and DC14D2017 (north parcels) my main concern is with the request to "Allow the Development Authority to relax rules in the DC when considered appropriate;". We understand that there is a need for some flexibility in developing a 'main street' as the developer must be able to respond to market conditions and demand for specific uses and tenant needs, but the wording must be much tighter so that the intent, the scale, the uses all maintain and not conflict with the original 'main street' planning concept.

With regard to the redesignation DC15D2017 and DC125D2016 (south parcels) my main concerns are: first, I would like the "Allow the Development Authority to relax rules in the DC when considered appropriate;". to be removed. Due to our community's location University Heights should be able to comment on any changes to these parcels and their appropriateness. Second, we are concerned with the addition of a 'Place of Worship - Large' as a discretionary use. We are concerned that a Place of Worship-Large will not fit into the urban context nor urban form that the overall development is trying to achieve. Such uses are most notably found in a suburban context. We also question how such a use would be able to provide parking without large surface lots. Underground parking for an assembly building like this would not be financially feasible. My understanding is Mr Oberg is doing research on this use in similar context and will provide more information when available. It is noted that Place of Worship – small is listed as a discretionary use for M-2 but parking would still be a factor. If a "small" use is deemed feasible then the neighbours in University Heights would need to be consulted.