

Summary of Public Comments

Administration received 18 letters of opposition and three letters of support from the public. The 18 letters of opposition included the following areas of concern:

- density bonus contribution rate is too low;
- height significantly greater than other existing buildings along 9A St NW and could set a precedent in the area;
- shadow impacts on adjacent properties;
- proposed height and FAR are significantly above what the ARP allows;
- lot coverage and building setbacks;
- loss of affordable housing;
- loss of historical value with the demolition of the Wellington Terrace building;
- loss of community character, with building massing and design that are not sensitive to adjacent properties;
- privacy concerns related to interface with development to the south;
- discrepancy between proposal for a mixed use land use district and applicant stated intention to develop only residential units;
- increased density but with no increased services such as commercial or retail uses on the ground floor to maintain or improve street vibrancy;
- potential traffic impacts with on street parking and congestion as a result of parking reductions;
- notice posting was not placed long enough;
- virtual information sessions were poorly advertised; and
- allowing this type of development to proceed while the current ARP is being reviewed as part of the Riley Communities Local Area Plan (LAP) project might have negative impacts on the LAP work.

The letters of support noted the following:

- increased density close to the LRT station and addition of street vibrancy;
- support for walkability and active modes of transportation in proximity to transit;
- potential for public realm improvements (wider sidewalks, bike parking options);
- parking impacts will be minimal because the current building does not provide parking; and
- potential for commercial on the ground floor in the future.