

Community Association Response

2023 May 29

Hello,

I am writing in relation to these two Land Use applications because the proposed plans appear to conflict with article 2.2.1.4 of the NHLAP which states that development should be "orientated towards the street".

I know that this section has been interpreted differently. It was initially understood to mean that the front entrance to a unit had to face directly to the street (or avenue). This would conflict with any dual row development as the back row units will not face the street, but rather the back of a building. It was then suggested that this section was intended to mean that units had to be accessed from ground level (with 2022 LUB changes that brought in H-GO and amended RCG).

In this case, both designs presented by EC Living / Civic Works fail to meet this section of the NHLAP; regardless of which interpretation is chosen.

This location of 4th Street NW is designated as Neighbourhood Connector (Map 3 of the Plan). Section 2.2.1.4 lists building design policies that apply to both Neighbourhood Connector and Neighbourhood Local.

Site, Building and Landscape Design

In addition to the general site, building and landscape design policies in Section 2.4, the following policies apply:

- d. Development in Neighbourhood Connector and Neighbourhood Local areas should:
 - i. consider the local built form context;
 - ii. be oriented towards the street;
 - iii. consider shadowing impacts on neighbouring properties; and,
 - iv. provide access to off-street parking and loading areas from the lane, where possible.

While the MPCA supports higher density development on connectors, The NHLAP stipulates clear policies which were intended to address concerns that were raised during the Plan's engagement process. Failure to enforce these policies could undermine the merit of this Plan, while negatively impacting ongoing LAP developments in other parts of the City.

Thank you,

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