

Paskapoo Slopes Preservation Society Comments

2024 July 08

LOC2024-0147 Circulation Comments **Paskapoo Slopes Preservation Society** Sunday, July 7, 2024

We have reviewed the Circulation Package prepared by Brown and Associates on behalf of Storewest Bluebird Partners Ltd which seeks to change the Land Use to DC/C-COR1 and add "Self Storage Facility" to Discretionary Uses.

We oppose this change for the following reasons:

1. The proposed use is not a Mixed-Use development and is not designed with Mixed Use intentions or with at-grade retail uses.
2. The building design is not suited to enhancing or supporting activation of the public use and enjoyment of Na'a Drive which is a focal point and intention in the Area Structure Plan and integral to the development of a quality village-style and exceptional community, that was promised by the Developer and expected by City Council when it was approved.
3. The Applicant has not committed to having individual direct access retail spaces at ground level along Na'a Drive and has not demonstrated either a visual depiction of such or any past experience or examples of how that would integrate with a Self Storage Facility of the type they are proposing.
4. The Applicant has not provided the visual perspectives from the Trans Canada Highway and other locations as required under the Area Structure Plan, in order to demonstrate that their proposal will maintain the views of the natural areas of the Paskapoo Slopes and not instead present a block of development.