

Community Association Correspondence

From: Chris Best
Sent: Monday, January 29, 2018 7:53 PM
To: Beck, Martin
Cc: CAWard7 - Dale Calkins >
Subject: RE: [EXT] DP2017-2144

Martin – My apologies for not getting back to you quicker.

As per our conversation earlier this month, we have seen the correspondence between Enmax and the property owner and now have a better understanding of the challenges with the utility pole and guy wire at this property. We understand that the pole in question is rather specific and there is no option to replace it. Moving it would only put the same encumbrance on another property along the ally. We still maintain our position in opposition to front driveways and garages, to maintain the pedestrian environment and improve safety, but in this unique circumstance can accept the driveways on the latest plans. We trust this will not be taken as any precedence or change in position in future applications.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair

From: Chris Best
Sent: November 16, 2017 8:16 PM
To: 'Beck, Martin'
Cc: 'Dale Calkins'
Subject: RE: [EXT] DP2017-2144

Martin - We appreciate that the developer has moved the building west to create separation from the property to the east. This makes the development less imposing and creates usable yard space and second entrances east of building. We also appreciate that the front elevation has been made less choppy and the rear elevation more differentiated and attractive, with roof lines that add character and make it less imposing.

However, we remain fundamentally opposed to the garages and driveways on the front/west side of the building. A lot of this size with a back ally/lane must accommodate all of the onsite parking off of the alley. They should not be creating new curb cuts with driveways crossing the sidewalk. Given the amenities so close to this property (community hall, playground, arena and swimming pool) we see this as an area with significant pedestrian traffic, including many families with young children. We realize that there is likely a significant cost to the developer to have the utility pole guy wire removed but that must be done in order to proceed with a development of this type. Until a design accommodating all parking off of the alley is submitted we will be firmly opposed to this development.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair

Community Association Correspondence

From: Chris Best
Sent: Sunday, July 16, 2017 9:31 PM
To: Beck, Martin
Cc: Communications & Community Liaison Ward 7
Subject: [EXT] DP2017-2144 2302 5th Street NW

Dear Martin

We are opposed to the proposed development DP2017-2144 for the following reasons:

1. There is excessive articulation and variance in the west elevation, making it look choppy and incongruent.
2. The south elevation does not present the impression of a front entrance and should be improved.
3. The east elevation is offensive to the neighbors to the east (huge blank wall) and does not present a good impression from 22nd Avenue. The blankness of the wall needs to be broken up, the windows should have more detail and trim, the eaveline/roofline should be varied as in the west elevation to create interest.
4. The back of the front (west) facade should not be visible from ground level to avoid looking tacked on.
5. The curb cut on 22nd Avenue should be removed and not worked into the plans. Driveways crossing sidewalks create safety concerns, especially when drivers will be backing uphill, as interaction between pedestrians and vehicles are increased. Also the pedestrian friendly neighborhood is compromised by driveways and the accompanying vehicles.
6. The addition of curb cuts and driveways on the 5th Street are even more unacceptable. This will result in reducing on street parking capability and create even more safety concerns as it is across the street from a playground.
7. The development is set too far back from 5th Street, encouraging parking on the driveways and further degrading the pedestrian experience.
8. The visitor parking pad is not acceptable, it will be a focal point/eyesore of the development and also degrade the pedestrian perspective.
9. All of the onsite parking should be accessed from the lane. While there may be a utility support wire there now, we believe that can be moved or reconfigured to accomplish this. We support the redevelopment and densification of our neighborhood but only when it is done appropriately. We do not believe that archaic utility technology should force us to accept sub-optimal development which creates many other issues and problems.

If you have any questions on these concerns or require more information I would be happy to speak with you.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair