

## Comments from the Sunalta Community Association



Sunalta Community Association  
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Attn: Colleen Renne-Grivell  
Re: LOC2018-0116

The Sunalta Community Association (SCA) is providing this letter in response to Land Use Amendment Application LOC2018-0116.

The SCA has reviewed the circulation package provided. Based upon it, the information we have seen from the applicant and their consultants and what we have heard from members of our community we want to share both our excitement and concerns.

1. The SCA is not fundamentally opposed densification of the site and are excited to see redevelopment occur.
2. A mixed-use development, particularly if the commercial uses are community centric is seen as appropriate.
3. The SCA believes that the proximity of the site to the corner of 10<sup>th</sup> Ave and 14<sup>th</sup> St is an appropriate location for a significant, well designed, high quality building but is concerned that the quality of the final building may fall short of this. While there have been some reasonable buildings proposed and being developed along 10<sup>th</sup> and 11<sup>th</sup> to the west many of them are of poorly designed, of poor quality and will not stand the test of time. The SCA will be very vocal and active prior to and during the DP process advocating for a quality building and a quality pedestrian realm.
4. The proposed recessed retail at grade is of significant concern to the SCA. Neither the depth nor the height of the proposed recess is enough to create a viable and pleasant pedestrian arcade as proposed by the applicant. As wonderful as arcades can be, as proposed, it will make for an uncomfortable pedestrian realm; an interstitial zone that won't be used by a pedestrian and will not be deep enough or tall enough to be used actively by the commercial units.
5. The SCA is concerned with traffic generation along 14<sup>th</sup> ST and 10<sup>th</sup> Ave. 14<sup>th</sup> ST is significantly backed up much of the time and at rush hour is already a significant challenge. As one looks at how much density is appropriate on this site it is also essential to examine the traffic generation that will come when full buildout occurs along 10<sup>th</sup> and 14<sup>th</sup>. It is anticipated that the increased traffic will not only be terrible for motorists but will also have a negative impact on the quality of the pedestrian realm.
6. The SCA is concerned with the amount of density being proposed – from 5 to 11 FAR. This is not because of an overarching fear of density but because there was a thoughtful and considered approach to density taken when the ARP was redone and density was increased in the area at the time of the West LRT. At that time there was a strategy of allowing significant density adjacent to the Sunalta station and tapering it down as one got further from the station. The proposed land-use ignores that strategy. The SCA hopes that the Planning Department, CPC and Council will not disregard the time, energy and planning that was put into the ARP to create a thoughtful and considered approach to density when considering this application.

Please keep the Sunalta Community Association informed on the progress of this application.

Courtney Clarke  
Sunalta Community Association



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