

PlanningAlias

From:
Sent: Monday, December 6, 2021 8:52 AM
To: PlanningAlias
Subject: 3040 Kilpatrick
Attachments: Presentation.pdf

If Zoom cooperates, this is what I intend to present at the hearing on Wednesday, but I'm not confident that Zoom will cooperate. Please include this in the package for council in case I have technical difficulties. Thank you.

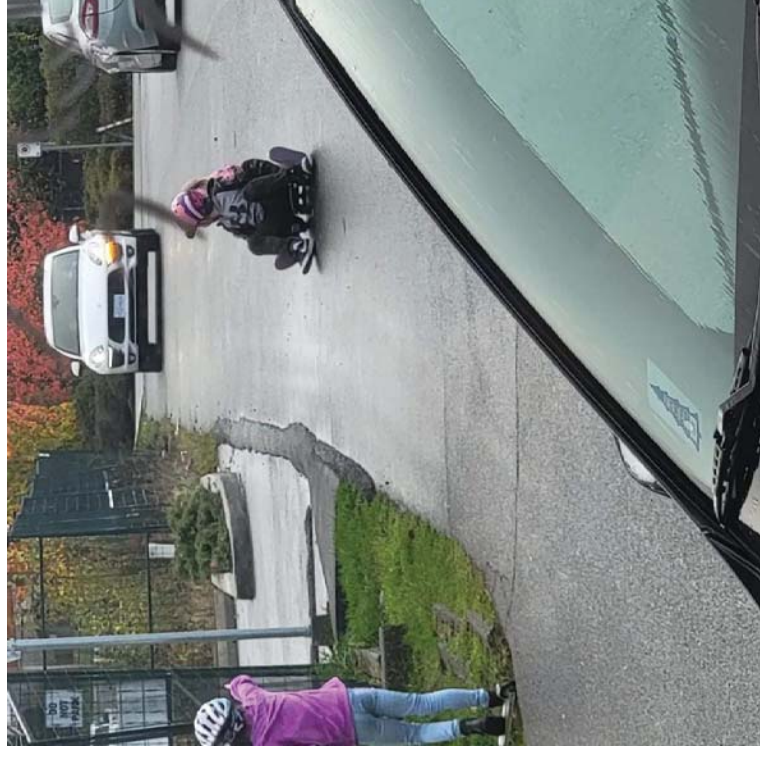
Angela Gilbert
211-3030 Kilpatrick Ave

From the September 5, 2017 meeting Staff Report Regarding the Original Newport Proposal:

Staff support the proposed commercial and residential uses but have concerns with the proposed scale and density of the development in this location. Increased density near major commercial areas is encouraged, but the proposed development has one of the highest residential densities in Courtenay in an area where access to schools, playgrounds, active park space and civic amenities are quite limited. The proposed development will also add density at a location on Kilpatrick with poor sightlines due to the existing grade and curvature of the road. The site itself is quite tight and the applicants are seeking relaxations to maximum building height, parking ratios, parking stall widths, parking aisle widths, and building setbacks in order to accommodate the proposed density and given the shape of the development site.

Urban Jungle

- These are children who live at Newport, playing in the driveway and parking lot, because the last slide was correct. Access to schools, playgrounds, active park space and civic amenities is quite limited.

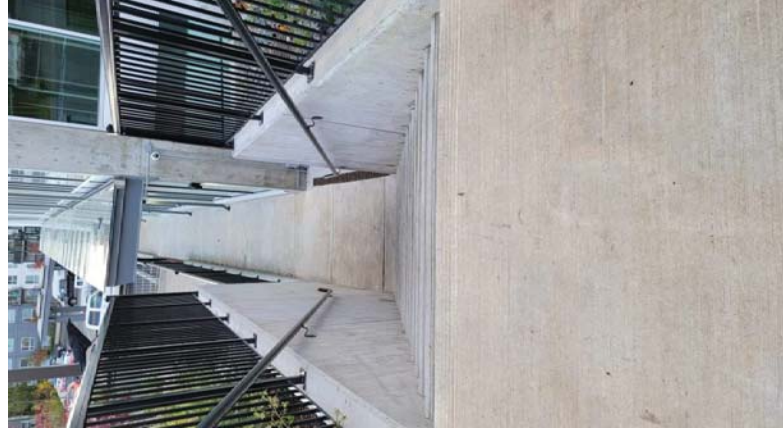


Lack of Accessibility

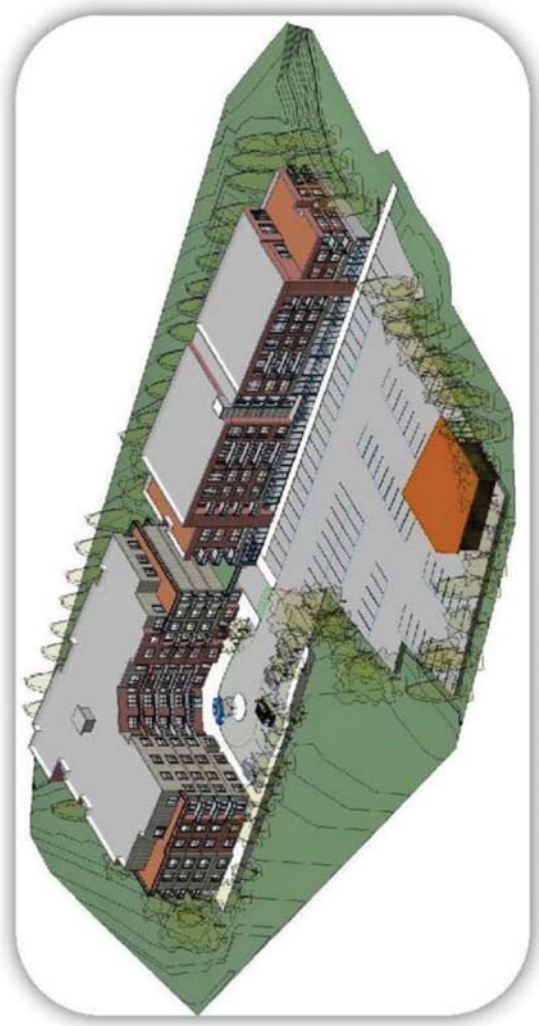
- People using walker or wheelchairs use the north driveway to access Kilpatrick. The proposed parkade entrance / exit would be to the left of these ladies. It will be extremely unsafe for them to use this driveway in this way if this is built as proposed.



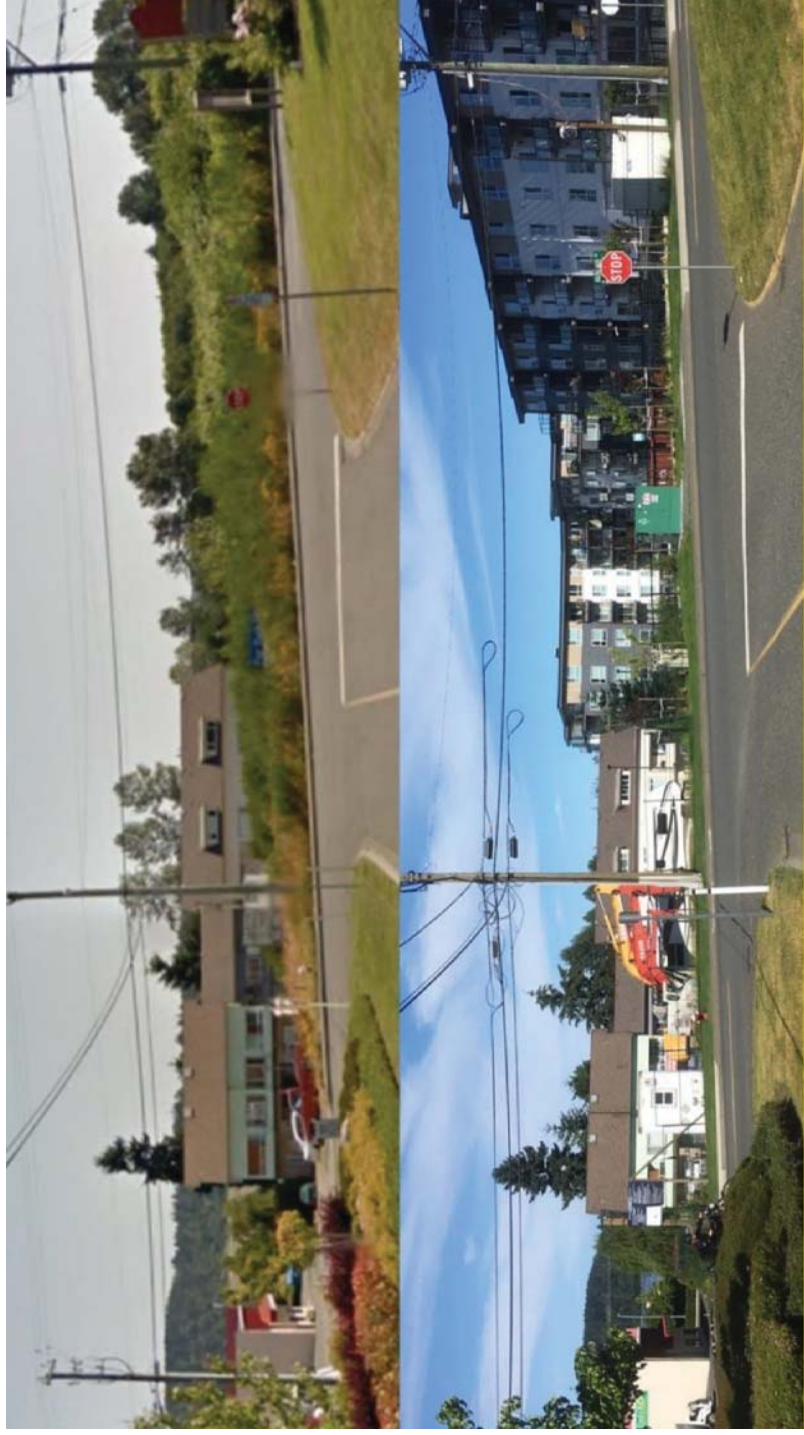
- The reason people with mobility aids use the north driveway is because the sidewalk accessing Kilpatrick from Newport has a steep staircase.



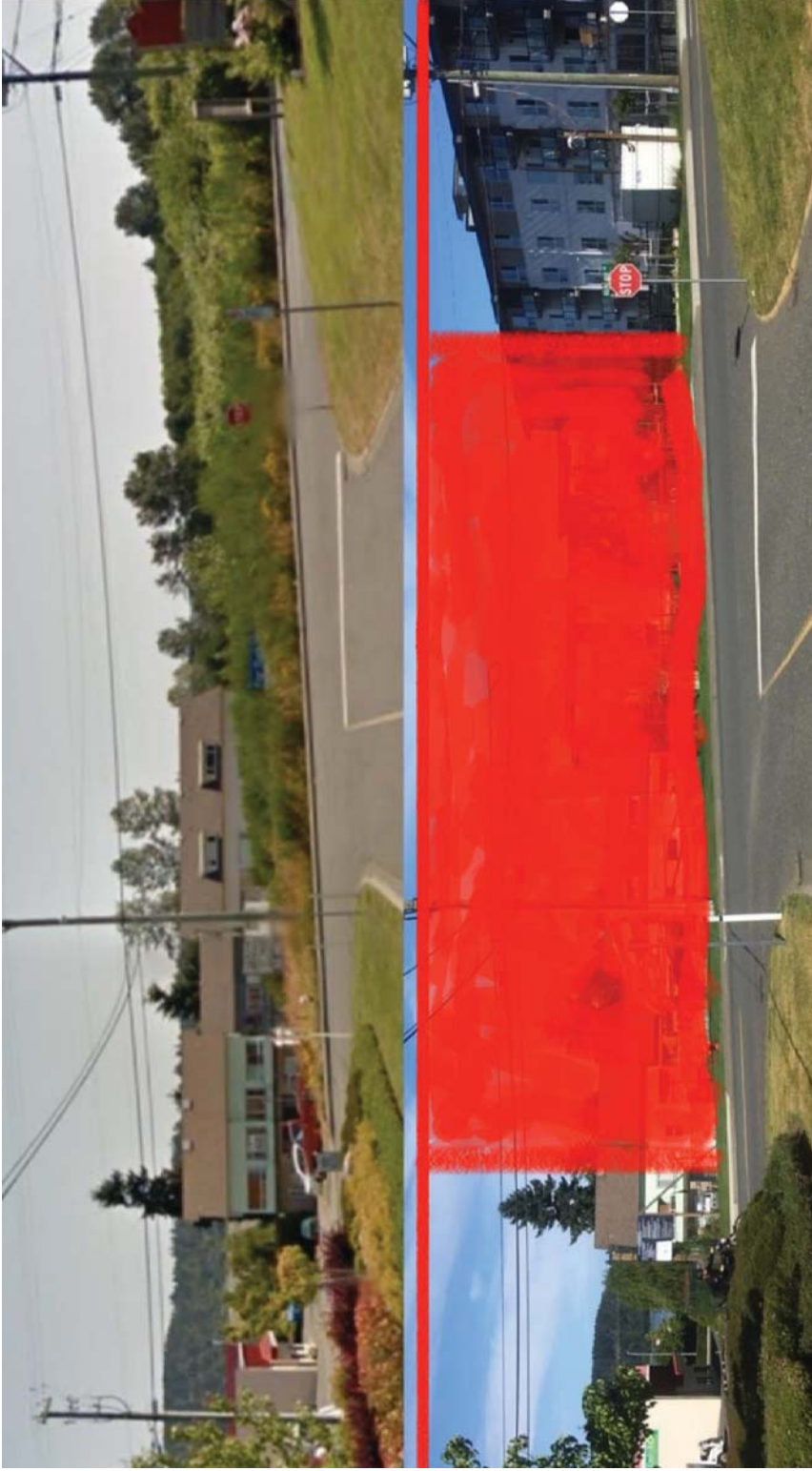
Exposure Current Proposal vs. Previous



While 3030 doesn't have frontage, the buildings can be seen from the road. We have views of the road, sidewalk, buildings across the street. With a single story commercial where the construction trailer and excavators are, the buildings at 3030 would still have some visibility so that customers would be able to find them.



With a 5-storey tower, I've drawn a line from the street level corner of the building on the right. The buildings at 3030, and the businesses in them, are blocked from view, and this will appear to be a residential-only complex from the street.



Exposure from the south of 3030 would be completely blocked with a 5-storey tower. A single-storey commercial as proposed in the northwest corner would not block 3030 and its businesses from view.



No Exposure

- This view is from the edge of the south driveway. The commercial in building 2 is not noticeable. Even with the large sign it's difficult to know that there is commercial in that building due to the grade and the fencing. With a large building it will be even less visible. With a small commercial it would have business traffic facing it.



Visibility

- The commercial in building 2 is less visible from the sidewalk, even without a tall building blocking it. It's unlikely to attract businesses willing to pay the high lease rate with its lack of exposure and lack of parking.



Construction Staging Concerns.

- The lot is very small, the footprint of the building is very large, and there is no space to stage construction without severely impacting surrounding businesses and residents.
- This photo also demonstrates how, even with the large items stored currently on 3040, 3030 still has a view to the Loomis building, the sidewalk, and the building across Kilpatrick. It won't have any exposure with a 5-storey tower.



Construction Staging – Developer’s Answer

- When asked where construction would be staged, the parking area in front of the commercial spaces in building 2 was the answer. That’s the area marked in red. It’s likely not sufficient for supplies, let alone vehicles and equipment.
- This is why we are so concerned about maintaining unfettered access to our businesses via the north driveway, and why we are concerned about parking in the neighbourhood during construction given that this larger scale building will not leave any room on the site itself, and will take approximately 18 months to build.



In Conclusion

- There is no debate about whether this will impact our businesses at 3030, all parties agree that it will.
- We are small businesses, and small businesses are an important part of the economy.
- The work/live spaces at 3030 are “the missing middle” and are at risk. We bought our property knowing that the site in question was commercially zoned. So did the developer.
- This is our sole family income. We can't afford to move our home and business. This could be devastating for us, especially as we are still suffering the financial impacts of the pandemic.
- If Council allows this project to go forward, which we hope it will not, we need protection. A promise to do their best from the development team is not enough.
- We would like a stipulation attached to the permit that the developer cannot park or store anything on the north driveway that accesses 3030 so that it can maintain unimpeded traffic as much as possible.
- Whatever happens, the city and the developer will move on after its completion, but those of us in the neighbourhood will be dealing with the impacts of this decision forever.