

Good afternoon Christine

I have decided to provide feedback on this development application informally by way of this email. There are many points to be made and feel this is the best form of communication as it is not a 'clear cut' support from the Board of Directors. The following are observations on this application where there is an opportunity to protect and elevate the historical character of the downtown as outlined in the HDNP Development Permit Guidelines (referencing Historic Influence in land use designation Historic Centre and Urban Centre):

1. In general, the historical interpretation is loosely met by utilizing the colour palette as seen in the HDNP (HI22). No other obvious historical elements are being utilized beyond some use of brick in the external facade.
2. Street relationship/residential building setback/vertical expression - the building design appears to be more based upon cost savings than complimenting the character of the community. The exterior walls are flat with minimal articulation (HI30) and have little to reference historical interpretation. Suggesting that the upper units be stepped back to allow for ease in the flat exterior (HI34). The residential 'patios' on the ground units could be raised and articulated to create a more interesting [appeal.at](#) street level (HI34).
3. Neighbourhood connectivity (HI1) - the main entrance lacks identity and has few design details to connect with pedestrians.
4. Vertical expression - ground to second floor units could see a podium potential to vary the solid vertical facade. Corner truncations are also suggested.
5. Garage entrance - this could be designed to transition with the grade
6. Parkade - check heights on this for standard garbage truck entry

There is an opportunity for any new residential development to create placemaking in the downtown emphasizing that people-oriented streets rich with experiences, pleasant views, residential community connectivity and street animation all play a big part in creating desirable neighbourhoods in which to invest and live. There could be improved patio spaces, placemaking at Pauline and McDougall, and additional patio spaces on McDougall. This would further emphasize the value placed on these units.

I hope that these comments will be reviewed and taken in the good spirit of creating an enriched community reflecting a historical character. The Board of Directors would like to support all residential units creating a desirable community to live and work and view this development as yet another important step forward in that goal, however, see this application as one that requires some further architectural consultation,

respectfully, Jenn

***Jennifer McEwan***

Executive Director

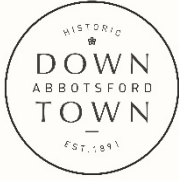
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*I acknowledge that Downtown Abbotsford is located on S'ólh Téméxw, in the unceded Stó:lō territory of the Semá:th and Máthekwi First Nations.*

Original Concept Drawings:

