

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, March 14, 2014 12:21 PM
To: Public Hearing
Subject: FW: Public Hearing - Amendments to RS and RT (Residential) Zoning Districts

From: Larry Benges.22(1) Personal and Confidential

Sent: Friday, March 14, 2014 12:19 PM

To: Robertson, Gregor; Carr, Adriane; Ball, Elizabeth; Affleck, George; Tang, Tony; Reimer, Andrea; Meggs, Geoff; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Correspondence Group, City Clerk's Office

Subject: Public Hearing - Amendments to RS and RT (Residential) Zoning Districts

Re: Public Hearing - Amendments to Permit Temporary Sales Office as Conditional Use in RS and RT (Residential) Zoning Districts

I am opposed to this proposed text amendment to the RS (Single Family) and RT (Duplex) zoning and development by-law.

This proposal has significant implications for neighbourhoods across the city, yet no effective notice has been provided or consultation conducted to establish the extent of public support.

Temporary Sales Offices represent a substantial change in use of residential areas, which is currently not allowed because of impacts related to traffic, parking and signage associated with their commercial nature.

I request that the City consider other more appropriate options such as consideration through the Board of Variance. Assuming that an applicant can reasonably justify that no other suitably zoned site could be used for subject purpose, and where the community supports the conditions of proposed temporary use, the Board of Variance could consider such a request.

I also request that, in no case, would approval by the Board of Variance (or otherwise) permit the demolition of a heritage or character building or construction of any new structure, having scale and/or form inconsistent with the existing by-law.

Thank you,
Larry Benges