

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: 2975 Oak Street--Heritage By-Laws and Heritage Revitalization Agreement
Date: Tuesday, May 13, 2014 4:47:00 PM

From: Keefer Holdings s. 22(1) Personal and Confidential
Sent: Tuesday, May 13, 2014 4:10 PM
To: Correspondence Group, City Clerk's Office
Subject: 2975 Oak Street--Heritage By-Laws and Heritage Revitalization Agreement

Dear Mayor and Council Members,

The above building for many years has not been maintained at all. As a result, the building of 14 rental units has deteriorated to a point that it became a tear down. The building has little Historic Heritage Architectural value. Upon demolition, only the front façade remains and itself is not structurally sound.

The Urban Design Panel did not support the proposal as they felt this tower was not well integrated with the heritage building. The building is not aligned with other buildings along the street. I have meet several renters on the street in front of this building who have placed telephone calls as posted to the City and have not received any response including myself (until I sent an e-mail).

Under the Heritage Revitalization Agreement (HRA) Guideline, the developer is awarded substantial density increase with other relaxations. The RM-3 By-Laws specially stated the maximum floor space ratio (FSR) is 1.45, maximum height of 90 ft, where the site coverage must be 50% or less. It appears all these conditions are violated by this application. The FSR 2.8 requested is almost double the permitted density, height (112.17 ft) is 25% higher that is allowed and the site coverage is almost 100%. This proposal under the RM-3 Zoning By-Laws would only qualify for FSR of 1.0. The RM-3 Zoning also requires certain number of parking spaces based on number of units and provides sufficient space to meet off-street bicycle parking requirements as well. These requirements appeared to be relaxed. Buildings in the Rate of Change Area are insured for replacement cost under the above guidelines. For new apartments, the City has relaxed these parking guidelines which resulted in lower building insurance replacement cost. The rental annual increase in the Rate of Change area is controlled by the Province. If this complex proceeds, is the developer under these same restrictions?

If there are amended zoning By-Laws to permit this development, then these new amended zoning by-laws should apply for the entire area of Rate of Change Regulations which has been frozen for over 6 years.

Regards,
Howard Wong
Keefer Holdings Ltd.

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