

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 15, 2014 1:11 PM
To: Public Hearing
Subject: FW: Rezoning Application for 1155 Thurlow Street

From: Raz 5.22(1) Personal and Confidential
Sent: Tuesday, July 15, 2014 1:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1155 Thurlow Street

Sirs,
On February 3rd of this year there was a 'show and tell' at 1140 Thurlow St., at the Presbyterian church, proposed site of the new development. I attended.

At the entrance there was a blackboard stating the criteria by which developments are judged. The first was height, the second was shade. If these are legitimate criteria, then the proposed development should not even be considered at this site. At twenty two stories, the proposed tower is totally out of proportion and scale to the surrounding area. Right across from the church, on the east side of Thurlow, is St. Paul's Hospital, which is only ten stories high. The eleven hundred block Pendrell, adjacent to the church, has two four story buildings, a ten story rental building and a six story subsidized housing building. Nothing like the proposed monstrosity. On the north side of Pendrell as well as Comox St. is 'Mole Hill', the beautifully maintained Victorian block of wooden houses, a site developed under the auspices of the city and which has become a tourist attraction. A block away on Davie St., a busy thoroughfare, it is basically two story buildings and a couple of hotels.

In regard to shade, imagine the shadow thrown across Pendrell St. and the Mole Hill buildings as the sun arises from the East. What of density? This proposed giant tower will change the dynamics of the entire area, which has always been relatively quiet, despite nearby St. Paul's. I noticed in the proposed plans that there is only to be 8 feet of clearance between the tower and the next existing building. How can this be allowed?

I am not opposed to development in the West End. God knows we need it. I am not a NIMBY. But don't we have any guidelines that take into account the atmosphere of the neighbourhood and evaluate new buildings in their context?

Y. Pollakis 5.22(1) Personal and Confidential