

Ludwig, Nicole

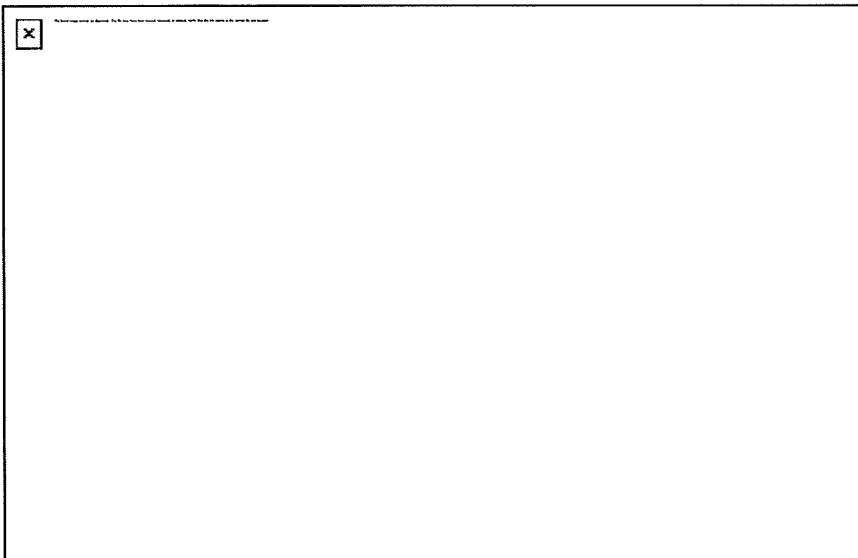
From: Correspondence Group, City Clerk's Office
Sent: Monday, December 14, 2015 2:47 PM
To: Public Hearing
Subject: FW: 565 Great Northern Way development proposal
Attachments: Screen Shot 2015-12-13 at 10.37.38 AM.png

From: Donna Hudon s.22(1) Personal and Confidential
Sent: Sunday, December 13, 2015 12:58 PM
To: Correspondence Group, City Clerk's Office
Subject: 565 Great Northern Way development proposal

Mayor and Council,

If there is to be no increase in the overall density and floor space with this proposed change, then there is absolutely no need to increase the height of the building by 40 feet! Given that the majority of the structures in the immediate area are 30-40ft (3-4 storey) buildings, it makes no sense to make allowances for a 100ft (8-9 storey) structure. This is a 40% increase in size!! This proposal is not requesting something understandable like one more floor to be added to the structure, it is proposing a height increase the size of the existing buildings in the immediate area, that is an incredibly hefty increase!

In the policy report for development and building document : CD-1 Text amendment for 565 Great Northern Way. Views from the 553 E. 5th, 575 E. 5th and 588 E. 5th Ave buildings were not taken into account only 525 E. 5th and 675 E. 5th were considered, which are irrelevant as the structure (sub area B) that has the proposed height increase will be directly across from 553 E. 5th, 575 E. 5th and 588 E. 5th. 525 E. 5th is across from sub area A which is proposed to be decreased in height and 675 E 5th is farther East than sub area B, so neither of these buildings would have been directly impacted to begin with.



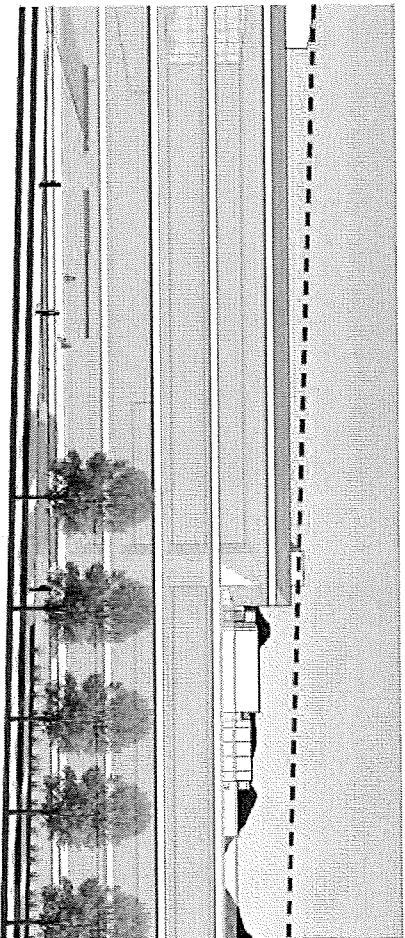
The above diagram (attachment) claims to represent that there will only be two more floors added with the 40ft increase.... 20ft per floor?! Something is very off with this representation, the increase proposed will be at least 3 floors.

It is more than just a bit callous to say that something that will affect peoples daily lives, (possibly for the rest of their lives), something that will affect a great number of peoples investments, something that will change the landscape for us in this community forever is “offset by achieving improved views from public streets, and improved performance, in terms of visual scale, openness, and shadow performance of St. George Plaza.” So what is being said is that, the residents of this community that will be impacted on a daily basis, their daily lives, their investments, their views are not really of importance, what is of importance however is that a 500sq ft open space can have slightly less shade in the summer?!

The maximum allowable height of this proposed building should be no more than the original 60ft (5 storeys)! A 100ft (8-9 storey) building will tower over and block views of residents in the existing adjacent buildings and will not preserve the character of the surrounding neighbourhood. The only thing being gained here is the city’s ability to push thru bigger and bigger developments (we do not need to set a precedent for larger scale buildings in this area). If, as stated, there is to be ‘no increase in the floor density of the development with the newly proposed plan’, then there is no need to change from the original plan. Keeping the existing layout will have the least amount of impact on all the residents in the community and surrounding neighbourhood without sacrificing any floor space of the development.

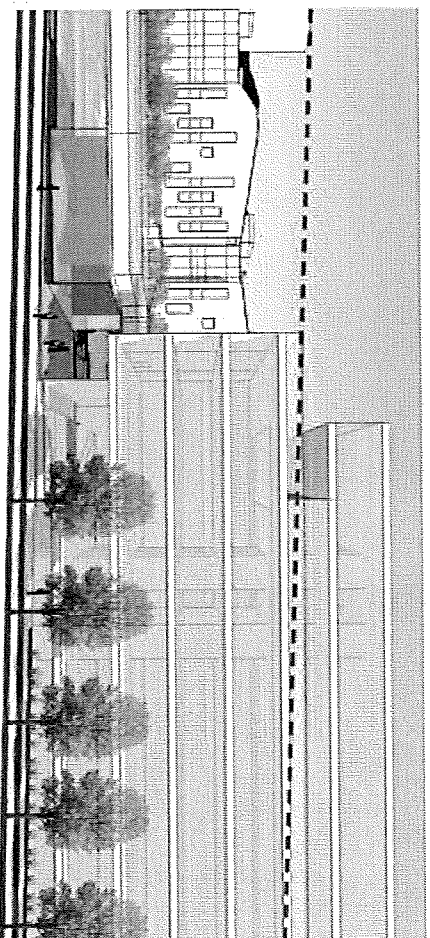
Sincerely,

Donna Hudon



60' height above
existing grade

60' building height



60' height above
existing grade

100' building height

View from +65'-0" (Top of 525 5th Avenue East)

