

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 24, 2016 2:10 PM
To: Public Hearing
Subject: FW: 101 East 2nd Avenue Rezoning Application

From: Zack Manning s.22(1) Personal and Confidential

Sent: Tuesday, May 24, 2016 1:05 PM

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

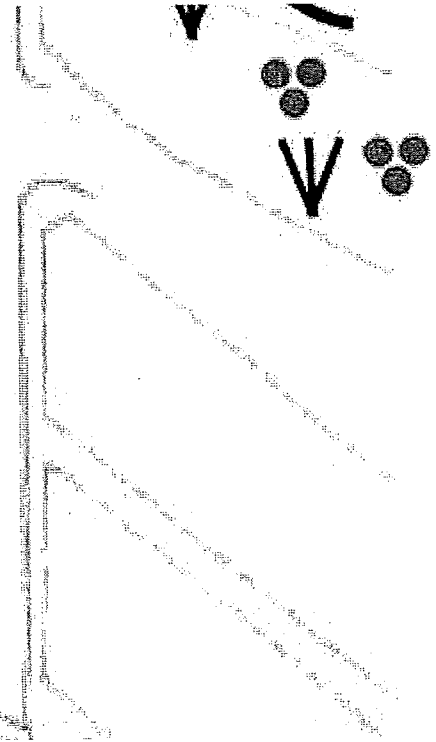
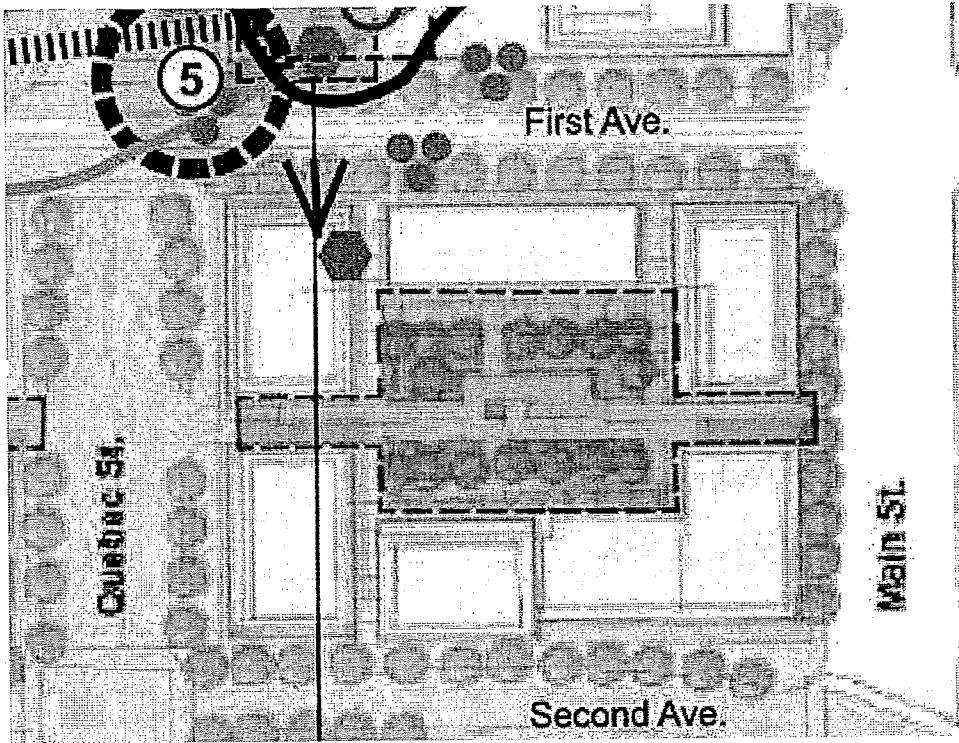
Subject: 101 East 2nd Avenue Rezoning Application

Dear Mayor and Council,

I am a resident of the adjacent residential development directly to the North s.22(1) Personal and Confidential, and I am very concerned with the impact this proposed building will have on our views, light, and privacy. The main issue with the proposal is that the rear-yard setback indicated on the plans is only 1.5 metres across the entire 64 metre (210 ft) building length. In the current zoning district schedule (M-2), the minimum rear-yard setback is 3.1 metres, and this M-2 schedule did not anticipate a fully residential building being a direct neighbour.

In the SEFC ODP and Public Realm Plan that were both approved by council, this alley is meant to be a pedestrian linkage that feels open and inviting to pedestrians. Furthermore, on the Public Realm Plan, this alley in particular is shown as being a "mixed use courtyard" with building massing's mid-block having substantial setbacks in the alley (please see screenshot below). The building that I live in directly across the alley conformed to the setbacks anticipated in the SEFC ODP by setting the small tower footprint back by 6' in the alley and by increasing this setback for the balance of the property to 30' from the rear property line. This footprint can be seen clearly in the screenshot copied below and if followed by both properties would result in the open mews originally envisioned by the community plan.

Although a 30' setback may not be achievable on this property given the intended use, I suggest that the proposed 1.5 metre setback should be reviewed and increased to something that is more in line with the SEFC ODP vision.



Thank you,

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