

Kennett, Bonnie

From: Mark Lawrence **s.22(1) Personal and Confidential**
Sent: Monday, May 13, 2019 10:40 AM
To: Public Hearing
Subject: my comments regarding rezoning
Attachments: rezoning response may 13.pdf

To whom it may concern,
Please find my comments regarding the public hearing for the rezoning application of 4906 - 4970 Quebec Street attached as a pdf file. I am opposed to the application.
I'm scheduled to speak at the hearing but I am sending my comments ahead, as advised on your website.

Sincerely,
Mark Lawrence

s.22(1) Personal and Confidential



To Council,

May 13, 2019

Regarding the proposed rezoning application and development of 4906–4970 Quebec Street:

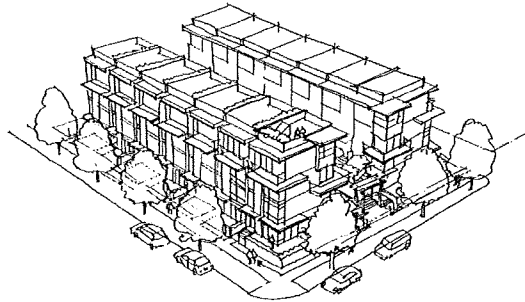
My name is Mark Lawrence and I am **opposed** to the rezoning application.

I respectfully recommend the proposal to rezone for a six story mid-rise be rejected as it is not in keeping with the city's own vision for this area.

The city's rezoning policy and guiding principles are crystal clear in the "Little Mountain Adjacent Area Rezoning Policy". The first page, **Intent & Principles**, states: the "*primary building typologies*" will be "ground oriented housing such as row houses, townhouses (conventional, courtyard or stacked) along with low to mid-rise apartments..."

There are now five mid-rises within this "sub-area 1" with only three parcels of land remaining.

Thus far there is no "ground oriented housing such as row houses and townhouses". Yet they are a "*primary building typology*"—part of the **Intent & Principles** in the city's rezoning policy.



An example from the City's own rezoning document entitled, "Ground oriented Town and Row houses, sub-area 1"

Furthermore, as well as a mix of housing types, the policy dictates there be, quote, "[an]appropriate transition in scale and height from the larger Little Mountain Site to the surrounding areas."

4906-4970 Quebec is on the northern edge of "Sub-area 1". A six story block building is not an appropriate transition in scale or in height to the single family dwellings north of east 33rd ave, nor is appropriate to the lower 5 story buildings to its south.

We want a strong community with a variety of housing types. It increases the likelihood for a wider range of residents, families to singles, young and old. It allows for more opportunities for interaction and the intersection of people, which in turn makes for a vibrant social fabric. Now is the time to ensure the city's own vision is realized. You cannot have a policy and vision of mixed housing types, but end up with a massive row of mid-rises.

Therefore the city should reject the application for a 6 story mid-rise building at 4906-4970 Quebec St.

Mark Lawrence