

3. CD-1 Rezoning: 1943-1999 East Hastings Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
03/08/2021	00:03	PH1 - 3. CD-1 Rezoning: 1943-1999 East Hastings Street	Oppose	<p>The proposal in its current form does not follow the City's Grandview-Woodland Community Plan. However, the applicant is not too far off from conforming to the plan. A design revision could be made to follow the plan, or the proposed CD-1 bylaw could be amended for plan conformity. The design does not follow the spirit of the policy document, as the first floor is a double level, and as such, has 9 levels and a height of 103 feet. This is not the equivalent of an 8-storey building. If the maximum height in the draft CD-1 were to be amended to 80 ft, then and equivalent 8-storey form could be followed. As well, the floorplate maximum of 6,500 sq. ft. of any part of the building above 65 ft. is not being followed, at 16,183 sq. ft. for level 6 (Section 6.2.2 Hastings Slopes GWCP). An amendment to the draft bylaw could again make this proposal follow the plan policy in regards to maximum floorplate. My final comment is about the unallocated CAC of \$1,570,000. The practice of sequestering CACs should not continue and the City should identify a precise amenity to fund. As seen with rezoning applications in Norquay, CACs have been indefinitely sequestered by the City. Sincerely yours, Stephen Bohus, BLA</p>	Stephen Bohus		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.