

CD-1 Rezoning: 1960 West 7th Avenue - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-25	14:32	CD-1 Rezoning: 1960 West 7th Avenue	Other	<p>Hi there, 1. Whilst I support the increase in density and provision of rental housing. I have the following comments: I am concerned that the application drawings (street elevation on page 47) appears to be out of scale by a significant factor of approx 1.6/60%, as they are showing a west side yard set back (from the face of the tower to the boundary line) of approx. 14.4m (scaled directly from the application drawings) compared to the noted 9.15m on the detailed plans, which are more accurate as to the formal proposal.</p> <p>This inaccuracy in the “neighborhood impact drawings” in my opinion gives a falsely optimistic / inaccurate” perspective to all considering the neighborhood impacts of the proposal, specifically regarding the impact on the neighbouring properties (both in terms of scale, loss of all sun, privacy and comfort).</p> <p>Has this inaccuracy (raised in first round comments) been considered by the City? The above is pertinent to the following point:</p> <p>1.2 With regards to these neighbouring impacts, and whilst I do not fully understand the small print for the Broadway Plan approved 40ft side yard setback, (or why this application is proposing a relaxation to 30ft). - I would propose that this relaxation is not permitted in this instance. This 10ft relaxation significantly impacts the shadowing, light and comfort of the existing units to the west (I’m sure the city is not relaxing the set back based on future theoretical towers, as impacts must be based on present buildings / reality?) This relaxation in my opinion can easily be avoided via efficiently evolving the architectural design.</p> <p>Many thanks for your consideration of the above comments / request for full standard set back.</p> <p>Ben P-Eng</p>	Ben Angus	Kitsilano	