Report date range from: 11/22/2024 8:30:01 AM to: 11/25/2024 3:30:00 PM

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

2024-11-25  14:32  CD-1 Rezoning: 1960 West 7th Avenue  Other  Hi there,  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	orhood	Neighborhood	Neighborhood	Neighborhood		Content				Position	Subject	Time Created	e eived	Date
plans, which are more accurate as to the formal proposal.  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).  Has this inaccuracy (raised in first round comments) been considered by the City? The above is pertinent to the following point:  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.  Many thanks for your consideration of the above comments / request for full standard set back.  Ben P-Eng	ano	Kitsilano	Kitsilano	Kitsilano	tttt scley 14 note rop vin con y re le, ts) t: wh apa axa tte own ot ust	n concerned the ars to be out of wing a west so line) of approper of the to the formal od impact draspective to allosal, specificatin terms of sociound comme following points of the spective to allosal, specificatin terms of sociound comme following points of the spective to allosal, specificatin terms of sociound comme following points of the spective to allow the specification of th	omments: I a page 47) apply a they are slicke boundar drawings) or e accurate a e "neighborhaccurate" pots of the properties (bothaised in first rtinent to the eneighbour application at this relaxation in the west (I'n retical tower opinion can	ds to these the small r why this ropose the stature theorem in the small r why this ropose the stature theorem in the small r why this ropose the stature theorem in my all design.	Whilst I suppose the formathe approximate the formathe applans, which in accurately optimize the neighborhold and comformathe applans. The accurate the existing passed on firmathe applant and architectur whany than tandard so the existing the existing passed on formathe accurate the existing passed on the existing passe		 _			