

Immediate Neighbour  
Opposition to REZONING of  
8715-110 St (10957-88 Ave)

**It is simply too massive.**

Nancy Hunt, 10953-88 Ave

The site is a historic, beautiful, tree-lined street.  
Homes are entirely single- detached, some  
rented some owner-occupied.





10949-88 Ave

10953-88 Ave

10957-88 Ave  
proposed

# I respectfully disagree with Administration Report portrayal:

Administration Report	Actual Measurement
 “ <b>moderate</b> increase in building mass”	Double the volume of RF3 Quadruple current house and neighbour house
 “provides <b>sensitive transitions</b> and setbacks to adjacent properties”	Double the height 9 m difference in setbacks

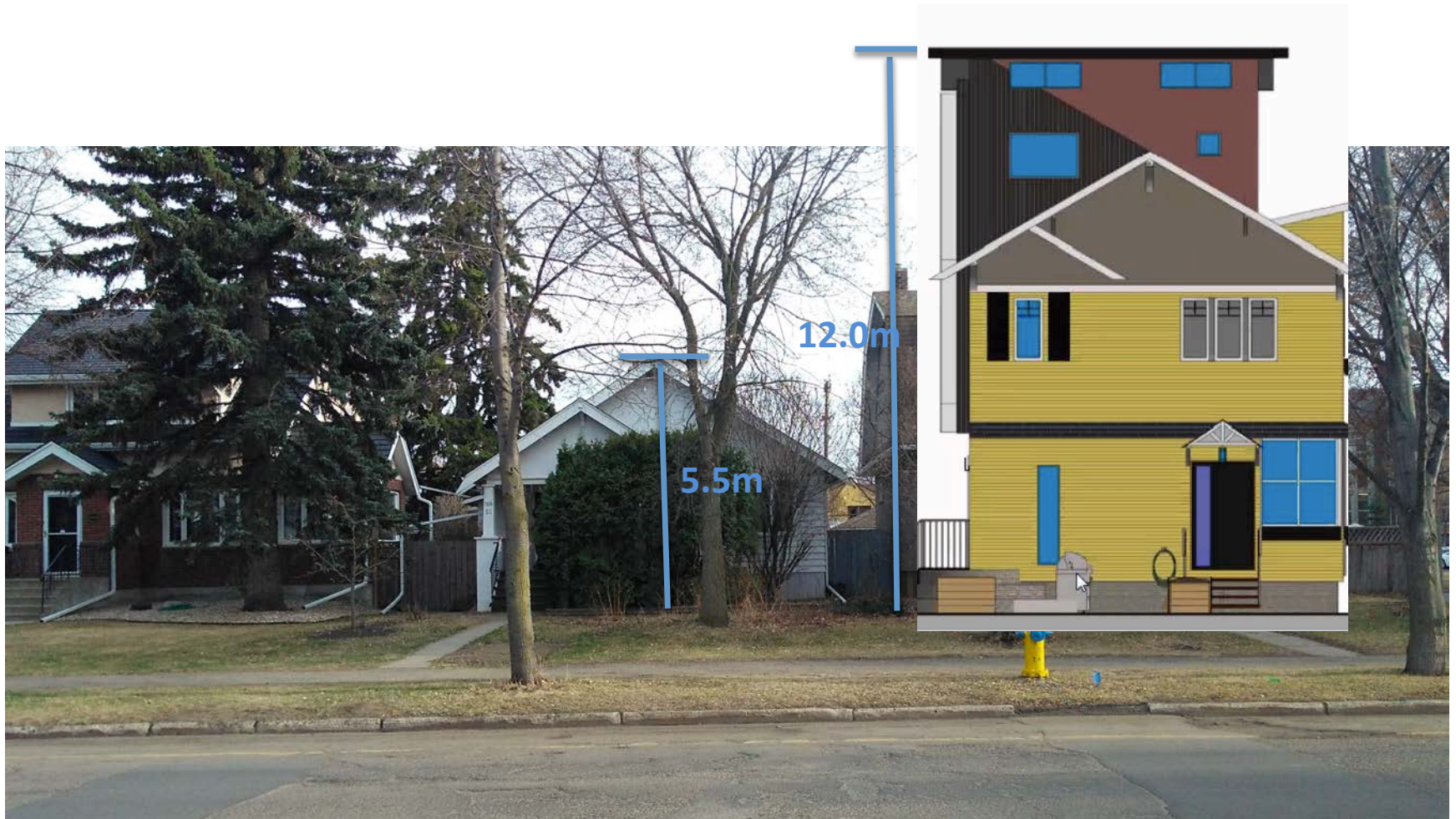
# ISSUE 1: HEIGHT

12m, compared with 8.9m RF3

(most of block is less than 7)



UCRH allows a building that is 35-100% taller than the entire block:



# ISSUE 2: Front + Rear setbacks

result in a 9m longer building:



- UCRH front setbacks can be 3m (vs 8m RF3 + MNO)
- UCRH rear setbacks can be 12.08 instead of 16.11 m
- TOTAL: 9m deeper building.

# These dimensions add up to:

- Over 100% larger in volume than max RF3!
- Over **350% larger** in volume than my home!
- Over 50% larger in building area than max RF3!
- Over **70% larger** in building area than my home!
- 35% taller than the maximum RF3 build!
- Over **100% taller** than my home!
- 39% deeper than the maximum RF3 build!
- **85% deeper** than my home!

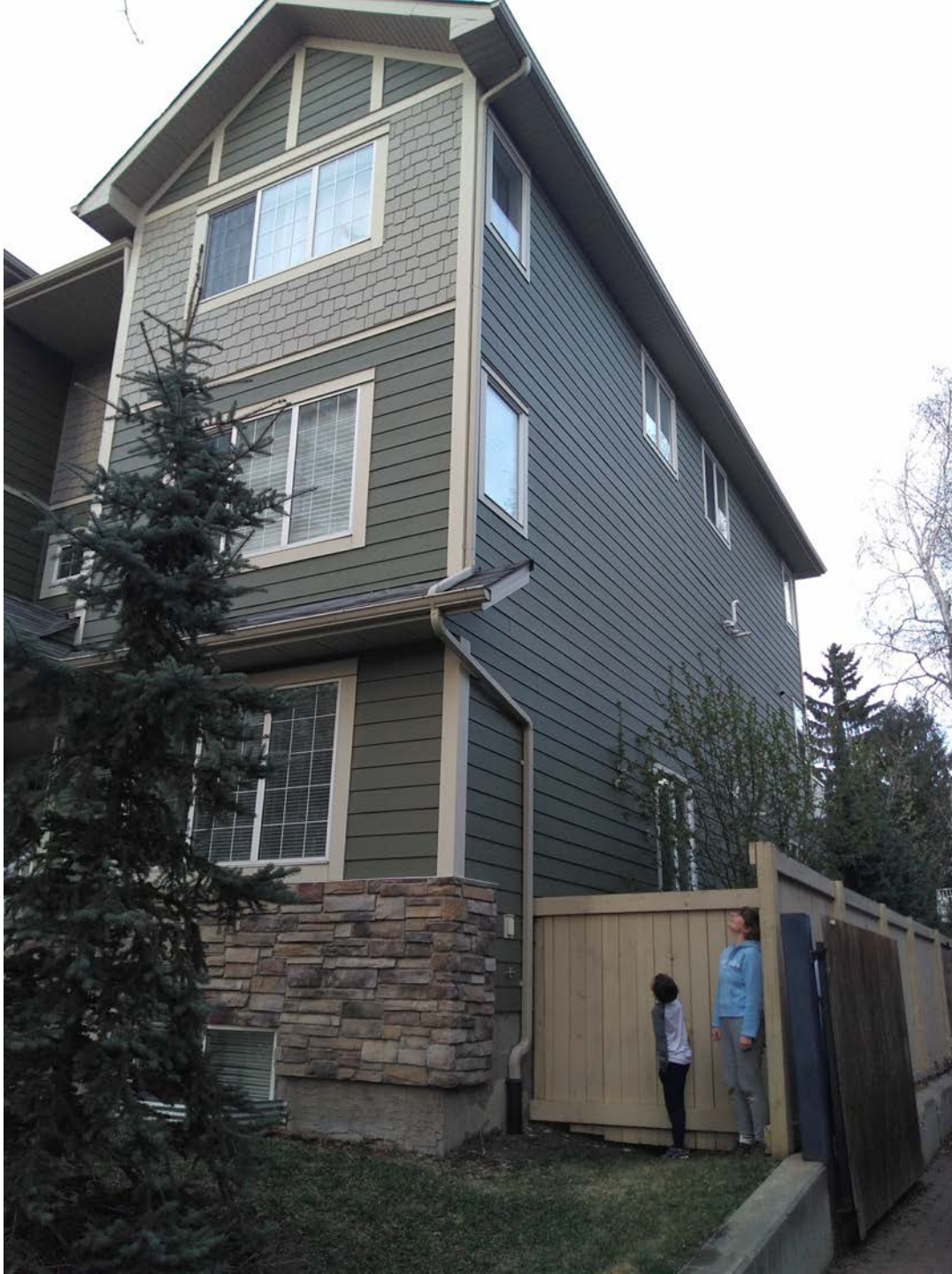
THE RESULT IS A POSSIBLE  
BUILDING 4 TIMES THE  
VOLUME OF MY HOUSE:





# IMPACTS ON ME AND MY FAMILY

- The immense height and length of the 12m wall beside my home would result in:
  - Loss of enjoyment of FRONT yard
  - Reduction in natural light inside
  - Loss of enjoyment of BACK yard
  - Obstructed view
  - Increased noise from approximately 15 residents
  - Garbage management issues
  - Vehicle access issues – there will be no street parking with the neighbourhood renewal... where will deliveries, ride share or emergency vehicles park?
  - Bike parking?
  - Potential privacy and security issues



# The Wall Effect

front yard  
length of house  
backyard

# CONCLUSIONS

- Please reject this rezoning proposal. The detrimental effects include:
  - Negative impact on my personal property enjoyment;
  - Abrupt contrast to this single detached, family-oriented block (not “modest” or “sensitive”);
  - Removal of housing choice for the community.
- RF3 allows a substantial build! There are many profitable and community-friendly options for development within the current RF3 zoning guidelines.
- Please consider a process review. with the goal of creating a shared vision prior to public hearing.
  - The toll of this process on our families and incomes is considerable;
  - Mediation is needed between citizens, City Planning and Developers.

# Additional Concerns

The Community and I are concerned that rezoning would remove precious RF3 from the housing mix.

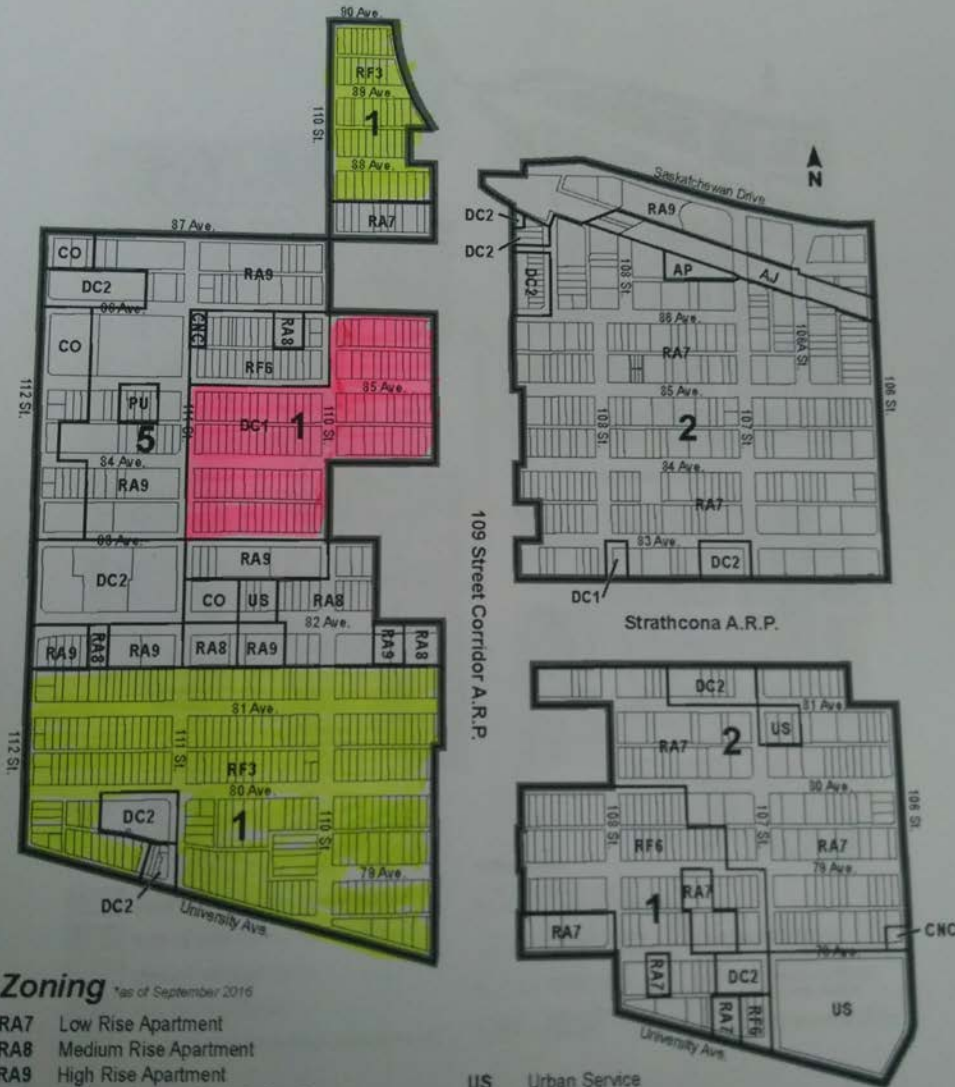
It is a goal of the City Plan and the GARP to have a mix of housing options.

(picture on next 2 slides)

# Garneau

## Area Redevelopment Plan

### SCHEDULE Q Proposed Zoning



The inventory of RF3 lots intended for single family or duplex homes is minimal in Garneau.

These are the areas currently zoned RF3 (yellow) or DC1 Historical (pink).

# Garneau

## Area Redevelopment Plan

### SCHEDULE C General Land Uses

M



#### Residential Areas

- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
- Stacked row housing, row housing
- Walk up and stacked row housing
- Medium rise apartments
- High rise apartments
- Comprehensively planned development

#### Other Areas

- Mixed use - mainly residential
- Parks/Schools and Institutional
- Public Utility
- Special Public Service

#### Commercial Areas

- Commercial Neighbourhood Convenience
- Commercial Office

There are plenty of lots zoned RF6 and RA7, which all accommodate row housing.

Maintaining housing choice is a policy shared by the City Plan and the GARP.

Spot rezoning is concerning, as it may discourage developing in the appropriate, planned areas.

Can the City provide incentives for developments in appropriate areas such as 87 Ave?

(picture on next slides)



87 Ave has been zoned for 4-storey apartments for over 40 years. It is still not developed:

