

Opposition to The Hive / Garneau Rezoning Proposal

May 2021



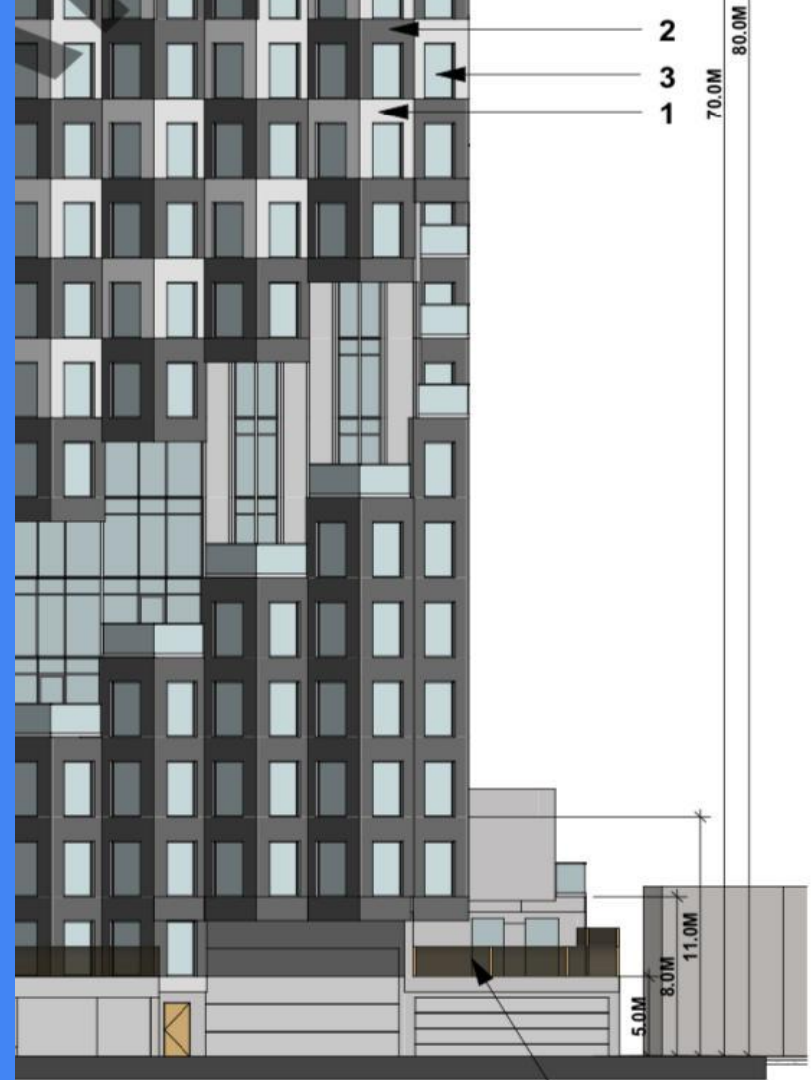
Next Door Impact

Concerns over proposed development

- Inadequate Side-yard Setback
- Loss of Property Value
- Loss of Privacy
- Reduced Use & Enjoyment
- Potential for Property Damage

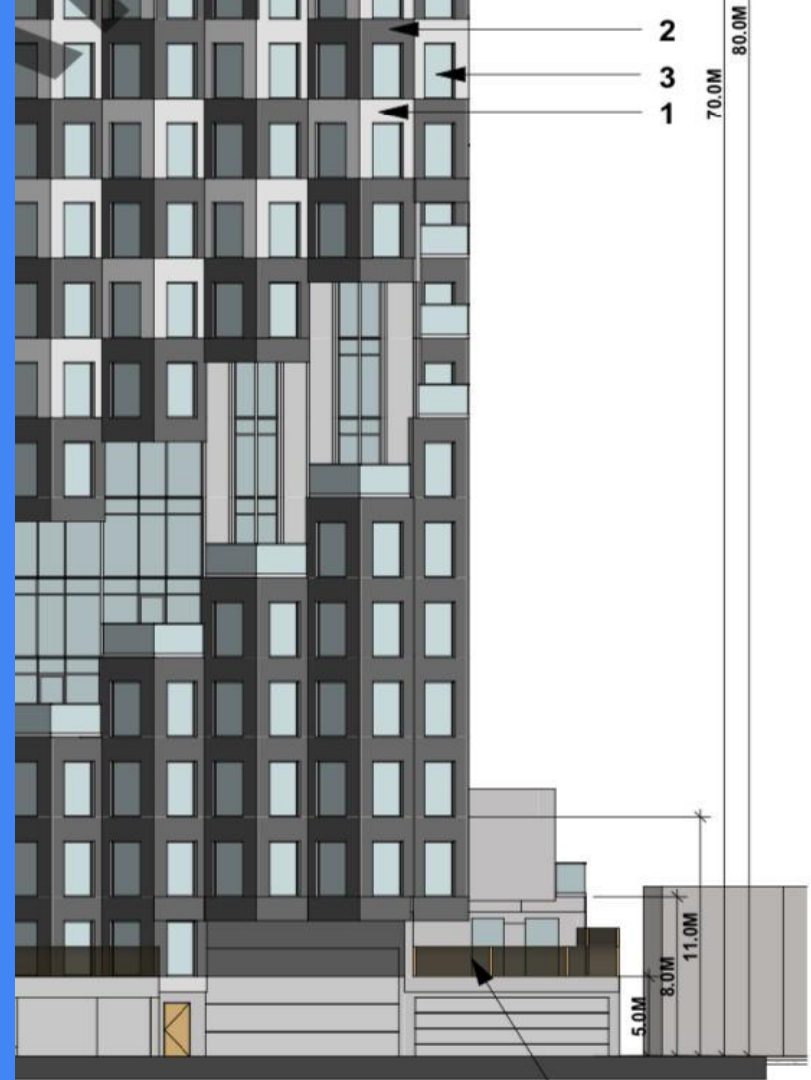


**Side-yard setback
is too small for a
large building**



2.4 metres is a very small setback

- Standard RA9 = 4.5m
- The proposal requests 2.4m
- Looks like **over-reach** in the proposal



Privacy Loss

Units in proposed development directly overlook our back deck

- Reduces privacy
- Reduces use & enjoyment
- Reduces property value



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Parkade Could be Built Right to Property Line!

- Potential for structural damage or settlement issues



Unfit for Garneau

Development in Garneau should follow the City's own guide:
Garneau Area Redevelopment Plan

- Objective 5B: “Increase housing in the inner city with the emphasis on the provision of family accommodation.”

Developments should respect neighboring properties:

- Use & Enjoyment
- Property Values
- Privacy

Please do not
approve this
proposal

