

REZONING CONCERNS FROM 500 TALBOT STREET

Notice of Application to Amend the Zoning By-Law
100 Fullerton Street & 475 Talbot Street

JAN 24 2014

FILE NO.

Z-8285

REFERRED TO

SUBSEQUENT REFERRALS

FOR ACTION
 FOR INFORMATION
OR REPORT

FILE
 B.J.F.
 OTHER

The Residents of the above noted address have received the application for rezoning a residential area and hereby submit their concerns;

ZONING CHANGE:

- 1) they do not want the area redesignated from DA2 to DA1. The fundamental rules are substantially different and in the long run will affect the character of the immediate area which is presently being developed with home ownership and high end rental apartment buildings.
- 2) They do not want the current density of 350 units per ha. changed to 924 units per ha. with bonusing this could be some 1155 units per ha. This will dramatically change the overall size of future buildings to be constructed and create an area with more than triple the number of units now proposed without making any changes to the current roadway system creating traffic grid lock everywhere.
- 3) They do not want a zoning change to allow buildings with a height of some 110 meters. This is drastically higher than any current building in the immediate area. This request for amending the height should remain in the DA1 zone NOT the DA2 zone.
- 4) Any amendment to a DA2 zone to DA1 zone should require an amendment to the official plan as the plan specifically states DA1 is primarily for Dundas and Richmond Streets not Talbot Street and secondary area of the Downtown Area.

GENERAL COMMENTS:

- 5) a wind study report is required but this report only deals with wind impact on pedestrians not the wind impact to the top of the building. This area has unique wind patterns which change dramatically due to existing buildings in the area. Wind direction can change in minutes and could cause adverse effects on a building of this height. CBC Doc Zone had a segment on residential condo building problems in downtown Toronto due to falling glass as a result of winds and poor workmanship. The study presently requested does not explore these wind problems of such heights. See one London Place as see how the top level is built with jagged glass exterior façade and additional setbacks from lower part of building.
- 6) Increasing the density to some 1150 units per ha. should require a traffic study which would take into consideration three times the amount of traffic in the immediate area and also overall downtown and what can be done to eliminate future traffic grid lock which surely will occur in the existing DA2 zone.
- 7) All glass exterior façade buildings require special engineering which is not included in the current building codes. This issue as part of the "urban design brief" should be explored by engineers experienced with these

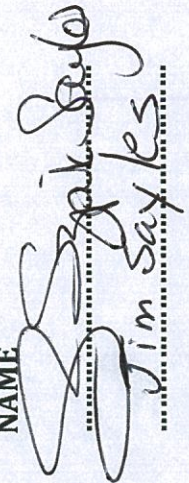
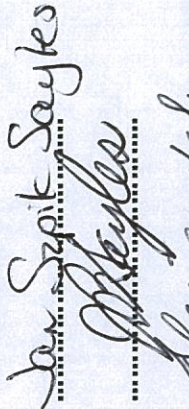
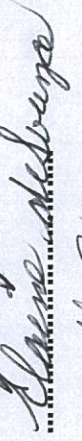
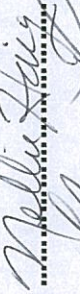
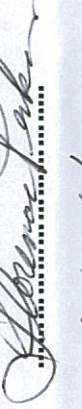






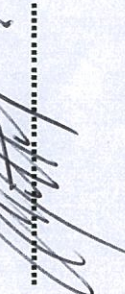
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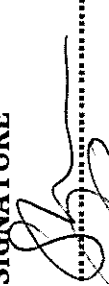


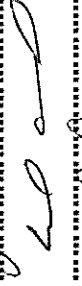

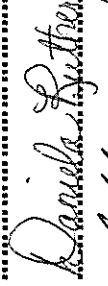

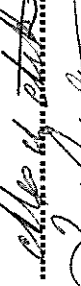
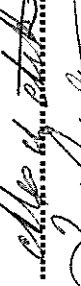





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styles of construction. Employ the services of engineers from the City of Vancouver, they understand this problem.

- 8) All glass balconies unless designed properly can create a safety issues as these panes of glass fronting the balconies could as a result of strong winds break free and fall on the ground were pedestrians walk. In the enclosed architectural rendering it appears the glass sheets are at least six feet in length, far to long for a building of this height. Four X four sheets of glass in frames attached to an overall frame secured to the building is the way to go. See balconies on Harriston Place, Ridout Street.
- 9) Residential units sizes appear extremely small which also include a dens. If this is to be a student housing rental project you should never allow balconies on the building. Review all high rise buildings designed and built a student housing and you can see none have balconies with the exception of the high rise on Ann Street which experiences problems with debris being thrown off the balconies and excessive noise levels as a result of balconies on student housing projects.
- 10) This site due to the construction of two underground parking spaces will require extensive geotechnical work as this area has ground problems not usually associated with downtown development. Blackfriars condo building on Ridout Street has and is still experiencing water problem issues as a result of going to deep with the parking garage. Most new development in the immediate area generally has just one floor of underground parking and there appears to be no water problems.

In all the residents of 500 Talbot are in favour of more residential units in the immediate area as this will attract more people to live downtown especially of sites such as this but do not accept an increase of density as proposed and do not accept building heights as proposed.

NAME	UNIT #	SIGNATURE
	1106	
Elaine de Souza	206	
Nellie Haig	1401	
Florence Perkes	1001	
MAC HAIG	1401	
	1008	
Bob Krieg	202	
DALE BOUCHARD	506	
Sean Haddow	1103	
DAVID NUTTALL	703	

NAME	UNIT #	SIGNATURE
STEPHEN TONG	1103	
JANE HEWY	901	
PAUL CUREA	301	
MARILYN CAUTER	301	MARILYN CAUTER
MARY ROCK	1104	MARY ROCK
GILIANA BOONAN	503	GILIANA BOONAN
LEE COVENS	105	
FROSYD MORENO	105	
CINDY BLANCHER	501	C. BLANCHER
ANITA TURNER	502	
DANIELA RUTHERFORD	1403	DANIELA RUTHERFORD
PAUL RUTHERFORD	1403	
	706	
TERI SUTTOX	1303	T. SUTTOX
LES EISNER	1301	LES EISNER
KEVIN MATTHEWS	1302	
CARLA DIPETRO	802	
CATHERINE AITKEN	700	
DOMINA SHEEHY	604	D. SHEEHY
SHEEHY		
MARY K. MELLOR	1201	MARY K. MELLOR
JEAN L. MELLOR	605	JEAN L. MELLOR
MELANIE SCHMIDT	1004	
MARIE SAWA	1501	MARIE SAWA

This Zone provides for and regulates the City's most dominant and intensive commercial business area which serve the City and region. The permitted uses include a full range of commercial, service, and office uses with residential uses permitted above the first floor. Zone variations are established to emphasize the pedestrian-oriented shopping area and to regulate the scale of retail permitted.

The primary difference between the DA1 Zone and the DA2 Zone variation is that the DA1 Zone is applied to main retail shopping area centred along Dundas and Richmond Streets. The DA2 Zone variation is applied to the other peripheral areas of the Downtown and permits ground level office and residential uses.

20.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any DA Zone variation for any use other than the following uses:

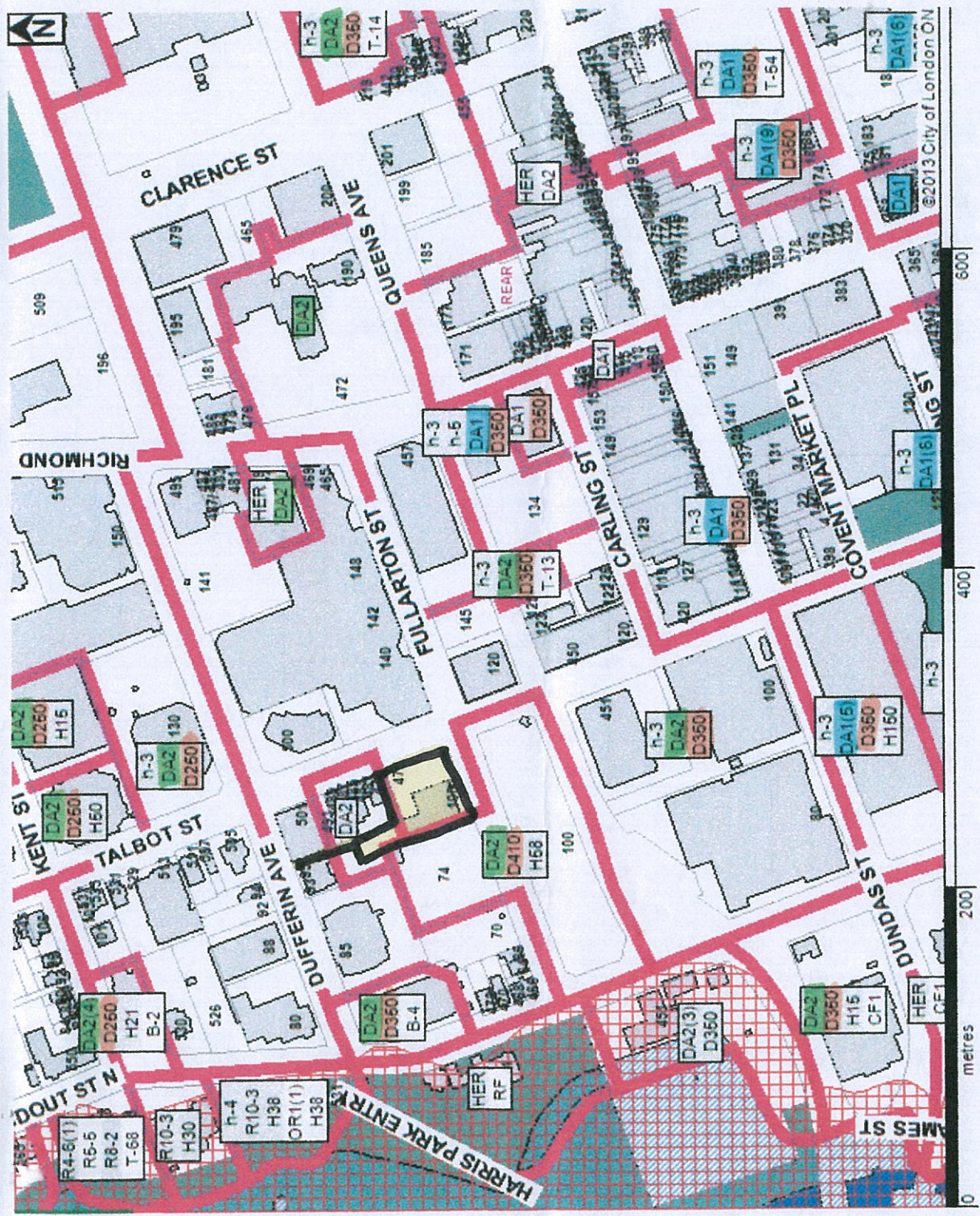
1) DA1

The following are permitted uses in the DA1 Zone variation:

- a) (deleted by Z.-1-96435)
Retail stores;
- b) Supermarkets;
- c) Amusement game establishments restricted to locations within shopping centres, entertainment complexes and hotels;
(Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- d) Apartment buildings with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263)(Z.-1-98618)
- e) Apartment hotels with rooms restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263) (Z.-1-98618)
- f) Art galleries;
- g) Assembly halls;
- h) Bake shops;
- i) Churches;
- j) Clinics;
- k) Commercial parking structures;
- l) Commercial recreation establishments;
- m) Convenience stores;
- n) Day care centres;
- o) Dry cleaning and laundry depots;
- p) Duplicating shops;
- q) Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-98618)
- r) Emergency care establishments;
- s) Film processing depots;
- t) Financial institutions;
- u) Funeral homes;
- v) Group homes type 2;
- w) Hotels;
- x) Institutions;
- y) Laboratories;
- z) Laundromats;
- aa) Libraries;
- bb) Medical/dental offices;
- cc) Museums;
- dd) Offices, with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- ee) Patient testing centre laboratories;
- ff) Research centres;

REGULATIONS FOR DA ZONE VARIATIONS

Column	A	B	C
1	ZONE VARIATIONS	DA1	DA2
2	PERMITTED USES	See Section 20.2(1)	See Section 20.2(2)
3	<u>LOT FRONTAGE</u> (m) MINIMUM	3.0	
4	<u>ALL YARD DEPTHS</u> (m) MINIMUM	0.0 See Sections 20.3(1) And 20.3(3)	0.0
5	<u>ALL YARD DEPTHS</u> ABUTTING RESIDENTIAL ZONE (m) MINIMUM	0.0 See Section 20.3(3)	0.5 metres (1.6 feet) for each 4.0 metres (13.1 feet) of building height or fraction thereof, but in no case less than 6.0 metres (19.7 feet)
6	<u>LANDSCAPED OPEN SPACE</u> (%) MINIMUM	0	5
7	<u>LOT COVERAGE</u> (%) MAXIMUM	100	95
8	<u>HEIGHT</u> (m) MAXIMUM	90 See Section 3.8(2)(d) Holding Provisions and Zone Map	
9	<u>DENSITY</u> - UNITS PER HECTARE MAXIMUM	See Zone Map	
10	<u>FLOOR AREA RATIO</u> FOR NON-RESIDENTIAL USES	6:1	
11	<u>GROSS FLOOR AREA</u> RETAIL (m ²) MAXIMUM	N/A	The lesser of 20% or 5 000
12	LOCATION OF RESIDENTIAL USES	Restricted to the 2nd floor or higher	N/A
13	LOCATION OF RETAIL USES	N/A	Restricted to the 1st and 2nd floors



DA2 ZONE

DA1 ZONE