

INFORMATION PACKAGE FROM THE RESIDENTS OF 1279 NICOLA STREET

Dear Board Member,

The residents of 1279 Nicola Street, the small condominium next door to the subject site, would like you to consider the severe impact this development application will have on the livability of our homes. Built in 1983, our building is configured around a courtyard which faces the shared property line, and as a result we will face considerable hardship if the proposed development proceeds as currently designed. In addition to our detailed responses to the original and revised applications, we have prepared this short package to summarize our core objection and outline its supporting rationale. We ask that you consider this information in full in your deliberations and response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Patrick Murphy', with a long horizontal stroke extending to the left.

Patrick Murphy, Strata President
On behalf of the residents of "Ocean Vista"

Primary Objection

As currently designed, the severe, lasting negative effects of the proposed development represent an unreasonable hardship at odds with the intent of our zoning bylaws and good urban design practices. We have the right to a base standard of livability for our homes in relation to new development and, to date, the actions of the City and developer have not adequately acknowledged or upheld that right.

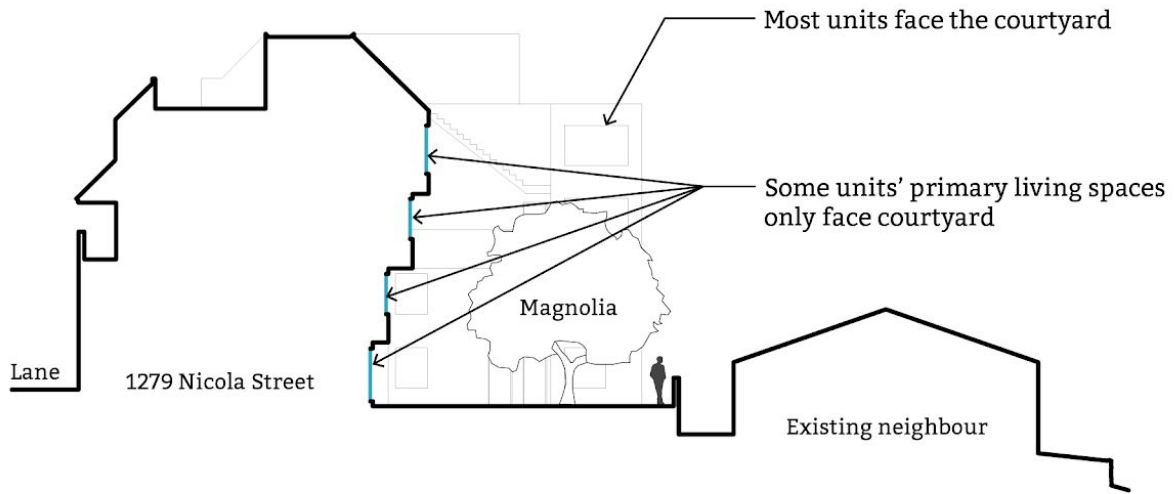
Rationale

1. Our building is oriented around a courtyard that faces the shared property line. **For most of the units in our building, the *only* significant access to light, air, and a sense of space is through the courtyard.** The proposed development will lock the courtyard in a deep, narrow light well. We recognize that this is an atypical condition, but the result will be severe for our residents. An atypical solution is needed from the applicant and City.
2. **We are concerned about livability, not views.** We do not oppose redevelopment of the subject site. We recognize the value of additional density in the neighbourhood and are aware of the state of disrepair of the current building on the site. However, the size and massing of the proposed development will have a severe and permanent impact on the livability and value of our homes.
3. **It is not reasonable to require that the applicant meet the Horizontal Angle of Daylight requirements for the new building, but take that same benefit away from the neighbours next door.** This appears to run counter to the spirit of the West End Guidelines, the RM5A district schedule, the Access to Daylight, Views, and Ventilation bylaw, the West End Community Plan, and general good urban design practice.
4. The bylaws around tower separation and Horizontal Angle of Daylight are in place to preserve livability. **The zoning envelope on the subject site should not be a license to place an unreasonable hardship on neighbours.**
5. The current version of this application is a revision of the original. However, despite the way it has been characterized by the applicant, little has been done to substantively address the problem. **In fact, as outlined in our response to the revised design, making the building a little bit lower but quite a bit longer has an even greater negative impact.**
6. The applicant is seeking bonus density and relaxations for height and setbacks. **We feel strongly that Director of Planning and Development Permit Board should not consider these without a more significant effort to address our primary objection.**
7. **It seems obvious to us that there are other, better design solutions** that, with some proactive engagement from the City and the developer, would deliver a profitable project and possibly an improved condition for the residents of 1279 Nicola Street.

Please also consider the illustrations on the following pages.

Illustration 1. Impact of proposed design on courtyard

Current Condition



Proposed Design

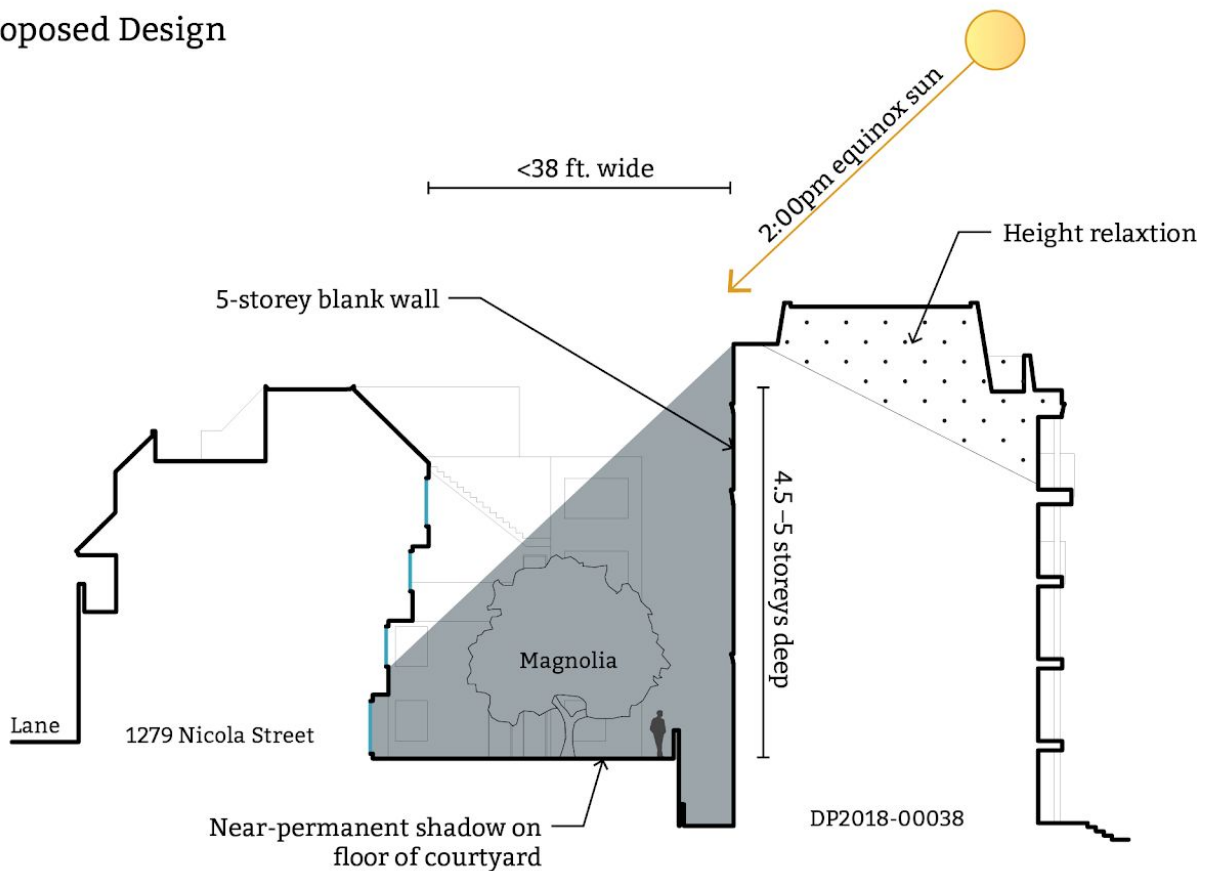


Illustration 2. View from typical courtyard-facing living room (Unit 107)

Current Condition



Note that the window in this photo, in addition to sliding doors directly below, is the *only* window from a primary living space that this unit has. This unit's only other window is a small window from a back bedroom looking directly into the laneway.

Proposed Design



Illustration 3. View from courtyard patio

Current Condition



Proposed Design



Note the near-complete lack of light, sense of space, and view to the neighbourhood.

Illustration 4. View from third floor walkway

Current Condition



Proposed Design



Note the extent of enclosure for the entire principal area of the courtyard.