

1201 Fort Street and 1050 Pentrelew Place

Dear Mayor and Council,

Sadly, I remain convinced that the variances requested with this proposal will set a precedent for other developments in the future, especially those on this and any other arterial corridor. Now, I know that Mayor and Council all deny that this is possible. There is no cause and effect. One approval does not create the grounds for the creation of something similar, or, even, something worse. Well, I don't believe it.

Specifically, I believe that, if this proposal is accepted, other unique residential areas will be under assault by the unwarranted and unnecessary intrusion of the height and massing of an Urban corridor zone into a residential zone.

To remind you, the Director of Planning and Sustainability has already publicly justified the height of Building B in this proposal by reference to the 4-storey multi-unit buildings on Linden Avenue.

This is my fear. The 6-storey building, if accepted by City Council, will justify future requests for other 6-storey buildings along the residential corridor of Fort Street, and other corridors.

In a like manner, the extension of the 6-storey building into the residential portion of this property will justify the intrusion of similar height and massing into any other residential zones behind other corridor zones. One neighbourhood falling after another, like dominoes.

In a like manner, the creation of a large site-specific zone seeking to combine the narrow corridor zone with a larger residential zone behind it will justify the creation of other large site-specific zones along Fort Street or other arteries. One neighbourhood after another.

In a like manner, the whittling away of set-backs with this proposal which diminish effective and needed transitions to residential zones, will justify this same manoeuvre with other proposals. One neighbourhood after another.

This will happen just as the height, massing and lack of set-backs of the Black and White building (outside of the expanded downtown core) has not had any affect on the possibility of this proposal. It is situated, as we are reminded by the development team, so close to the downtown core to accept a dense Urban zone. If this is approved, the next application will be so close to the one at 1201 Fort Street to justify similar variances, or even something more aggressive. One neighbourhood after another.

This will be the unintended consequence of approving this application.

Please do not approve this application.

Thank you,

Don Cal  
1059 Pentrelew Place