

**From:** [Jim Elson](#)  
**To:** [cityclerk](#)  
**Subject:** Construction of transition home on Zelkwas Avenue  
**Date:** Friday, September 04, 2020 11:48:42 AM

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Dear Mayor and Council

My name is Jim Elson. I am writing to voice my opposition to the city's plan to build a 14-unit style apartment on three city lots at 606, 614 and 622 Zelkwas Avenue. I believe that this structure will not blend in with the rest of the single family houses in the neighbourhood. I was told by the planner that the maximum height this structure could be was 12 meters high. That is about 37 feet high. There is only one house in that entire neighbourhood that is taller than a bungalow style house. All of the other houses are bungalow style houses. Even if you go as far as Stuart Drive and Tay Crescent, there are only 3 homes in the area that are not bungalow style homes. The minister from the church assured me that it was going to be a home that blended in with the rest of the homes in the neighbourhood. In fact, the city is planning a 14 -unit apartment complex. This transition complex will stand out and not for its aesthetic beauty.

I am also concerned with the city waiving the requirements for a public hearing. The planner recommended that the public not hear the rezoning application to turn 3 city lots into 1 huge city lot. I don't believe an e-mail has as much impact on the city's decision making as people showing up to council meetings to voice their opinion.

I take exception to the planner suggesting that the lot is underutilized. during the summer the lot is used to play cricket and baseball by the residents. People walk their dogs and use the labyrinth. Little kids ride their bikes and scooters in the parking lot. I use it as a park to admire the trees and leaves. I would like you to tell me what "underutilized" means? I drove by Lheidli T'enneh Memorial Park yesterday and there were only 3 cars parked along 17 th Avenue. Does this mean the park is being "underutilized" and the city should plan on building something ?

The last paragraph of Mr. Wells' recommendation is that a public hearing on rezoning the city lots would not generate significant public input. He is incorrect. The neighbourhood is generating input and it will be brought to city council.

According to your city planner's document, the OCP encourages development of a full range of housing types and tenures, which is contrary to trying to build a transition complex that fits in with the existing housing styles of the neighbourhood, so that people of all income levels and abilities have choices throughout the community. If this were true, why are there no transition complexes on Ridgeview or King Drive or St Denis?

I am also concerned with the city's ability to make effective decisions. The new firehall is at least 2 million over budget. The Willow Cale Bridge was at least a million over budget. I believe that building this complex at the proposed location is another poor decision by the city.

I wait for your reply.

Jim Elson