

From Bob Lang's August 2018 Mission Statement President's Report:

Proposed Development at 25th Avenue and 5th Street SW

Our community Planning and Development Committee met for a second time with the applicants on September 12. We focused on the proposed building, which could be built if the proposed land use change is approved by City Council. We have already made it clear we do not support that land use change. We talked about how the building could be improved and the specific things we had identified as concerns.

One thing we should make clear, we do not oppose the proposed use – seniors living. If they were to propose a seniors' living building within the current land use rules, we would have no problem with that situation.

There will be a Public Hearing of City Council to approve or not to approve the Land Use change that is required. This means this will be a political decision. This could be this fall or in the new year. When the public hearing is scheduled, there will be an ad in a Thursday paper before the hearing. Anyone interested can submit a letter prior to the hearing and can speak for 5 minutes at the hearing. We will keep you informed as we find out when that is going to happen.

The current Land Use is M-C2 with a height limitation of 16 m and a FAR (Floor Area Ratio) of 2.5. They are applying for Land Use District MU-1, which allows a height of 45 m and FAR of 7.5; around three times the current approved Land Use. While our Area Redevelopment Plan supports increased density, historically the number one development issue in our community has been height. This was confirmed during the review of the ARP and during the two community-wide consultations in recent years. This proposal does not respect this widely held position.