

Applicant Submission

July 24, 2020

The purpose of this application is to change the present zoning of R-C2 to R-CG to make the property more desirable to more Buyers and reduce the time frame in making the application for a building permit.

The Building is a legal up/down Duplex built in 1956, 64 years old and is in need of modernization.

There is a lot of built in obsolescence in a building of this age. It becomes uneconomical to proceed further. Example 2x4 construction, windows, older plumbing and heating that are not to Building Codes of the present day.

During this period of COVID-19 I have not made direct contact with the neighbours of the property, most are renters in the close proximity. I have however contacted Ward 7, Druh Farrell's office and the Capitol Hill Planning & Development Person, Cam Collingwood. Both have been very positive in their responses.

I have also been in communication with Martin Beck who directed me to Jules Hall, Planner 2 in Planning and Development – North. Both have been very helpful in directing me in this application process. I do have emails of the conversations. I would be please to share them.

As a direct result of this communication it was suggested that I would not require a pre-application meeting.

I am a responsible landlord and have been since purchasing my first property in 1990 in the Capitol Hill Area. I am also a Licenced Realtor and have been since 1978.

Thank you for your consideration of my application.

Sincerely
Jim English
Jim English and Associates Realty Ltd.