

Public Hearing July 5th 2021 LOC 2021-0032

Intervener

**Andrew C Newson owner of 1927 10th AV NW
Immediate neighbour to LOC 2021-0032**

2nd July 2021

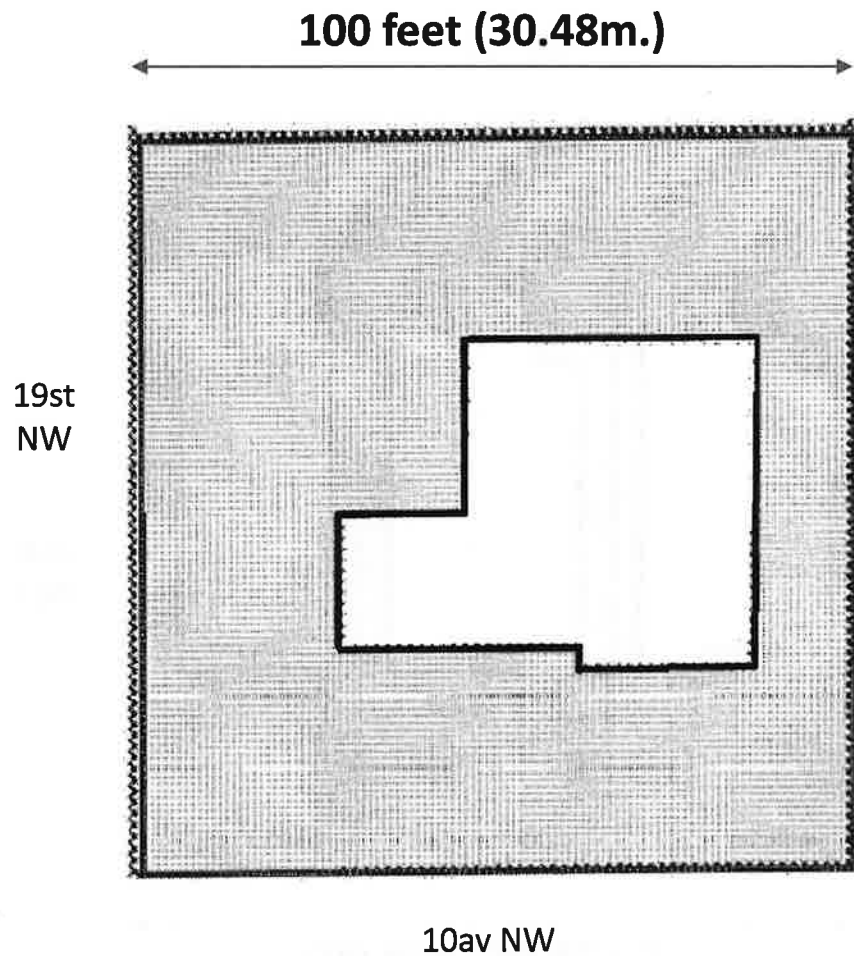
Example of Excessive Densification in conflict to the HH BH ARP.

1. Developer maintains that this is a modest increase in density from two homes to three homes, that is incorrect.

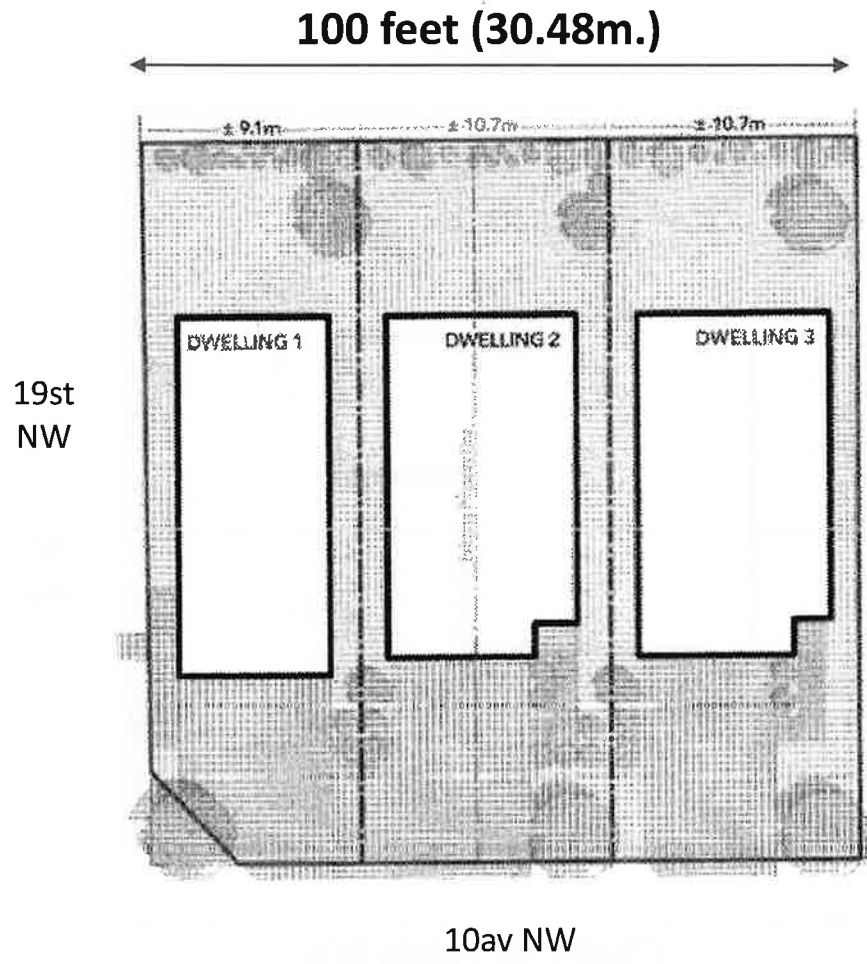
In fact it is a radical increase from one home to three homes.

2. The three new houses at 1922/1924 10th Av NW are excessively big, with a carbon footprint many times bigger than is necessary. They are built without regards to the existing street scape generally and in particular to its neighbour at 1927 10th AV NW.





- Map view of the house that was at 1922 10th AV NW
- 1980 square feet (183.5 square meters)



- Map view of the three new houses proposed for 1922 10th AV NW.
- Total area on the 3 floors above ground level is 12,000 square feet (1,115 square meters)

- Looking North Across 10th Av NW.
- 19th St NW On the left

50 feet
(15.24m.)

100 feet
(30.48m.)



- Looking North from my back garden, at 1927 10th AV NW
- 1150 square feet

50 feet
(15.24m.)

100 feet
(30.48m.)





1922/24 LOC
2021-0032

Property owners opposed
to development as
proposed at 1922/24
under LOC 2021-0032



**Please reject the Land
Use Designation from R-
C1 to R-C1N and any
amendments to our
existing Area
Redevelopment Plan to
exempt this site from
provisions of the HHBH
ARP**

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- Looking North from my back garden, at 1927 10th AV NW
- 1150 square feet



