



Presentation to Planning Committee

12-storey hotel proposal for 354 King Street West

by the Strathcona Shadow Dwellers
strathconashadowdwellers.ca

Thank you for this opportunity to present this on behalf of the Strathcona Shadow Dwellers. We're a group of concerned Strathcona residents who have been monitoring this project since its beginnings. And, we have been listening to our neighbours and will be sharing their concerns about this hotel development with you today.

In fact, 151 of them indicated in a poll that they support the key points raised in this presentation.

Let's begin by talking about the Strathcona Secondary Plan.

It was a plan worked on for years by City politicians, planners, staff, and citizens who came to the table in good faith. It took years of citizen engagement, City expertise and collaboration. That faith included the belief that secondary plans have meaning, power, and purpose.

In the case of the Strathcona Secondary plan, we looked forward to intensification based on moderately scaled buildings, with appropriate transitions into the existing neighbourhood. But from unsightly developments that in no way compliment or add to the character and quality of life in Strathcona and do not adhere to the letter nor spirit of our secondary plan, and developers who consider neighbours to be pests and see official plans as inconveniences.

Vrancor's proposed 12-storey hotel and proposed 25-storey apartment tower, built near the top of a hill at 354 King West, do not conform to Strathcona's vision for moderately scaled buildings and reasonable transitions into our neighbourhood.

And, the increase from 10 to 12 storeys is the second time the developer has asked to raise the height of the hotel. It has gone from six to ten and now, possibly, to 12 storeys. We oppose this second erosion of the Strathcona Secondary Plan.



3. Intensification through Moderately Scaled Buildings

Intensification through the provision of a mix of densities and encouraging higher density close to transit stops and major street intersections can be achieved through moderately scaled buildings varying in height from 4-10 storeys. This built form scale responds well to the existing built fabric as well as local market demands. It also promotes livability through pedestrian scaled development.

*From Strathcona Neighbourhood Plan
Urban Design Guidelines*

This developer has contributed nothing to the Strathcona community and has treated us and our environment with disdain and neglect (see Appendix). The disdain is clear from the bait and switch the developer pulled on us last year, at first proposing a 6 storey tower and a 10 storey hotel, now wanting a 25 storey tower and a 12 storey hotel. We haven't forgotten that. Blocked and broken sidewalks, roads and sewers strewn with debris, oil spills, early morning/late night construction noise, gates left open on weekends, using an unprotected parking lot as a worksite: these are some of the symptoms of Vrancor's disregard for the quality of life in Strathcona. We see no reason to make any further concessions to a bad neighbour.

This hotel development, especially at 12 storeys, does not promote or protect the heritage character of the neighbourhood. It does not enhance the neighbourhood and the design is, we think, uninspired and not in keeping with the heritage architecture of the surrounding community.

2013 - Strathcona Secondary Plan
Medium Density Residential -
max. Building height **six storeys**

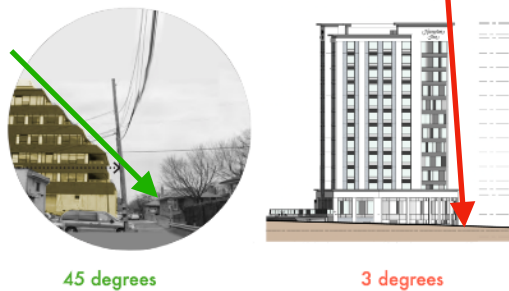
2016 - TOC Zone 1
max. building height **six storeys**

2018 - Vrancor applies for variance
to take height to **ten storeys**

2021 - Second request for height increase
that would **double the height** over that
allowed in Strathcona Neighbourhood Plan.

We oppose this **second erosion** of our Plan

Appendix A
Tall Buildings Guidelines



As well, the two-storey podium and slight upper-level set-back of the hotel are insufficient for even a 10-storey building this close to the road, especially on Queen Street. Adding two more storeys to the hotel will further reduce, not enhance walkability. This is contravention of the guidance provided by the City's own Tall Building Guidelines.

We are concerned about a loss of sunlight on nearby properties. Already, the unfinished 10-storey hotel has reduced indoor morning sunlight in homes, on sidewalks and roadways

at Ray and Market Streets, and afternoon sunlight on the east side of Queen Street. Afternoon sunlight is already severely limited by the Good Shepherd complex to the west. An additional two storeys will only worsen the situation.

We believe that with limited temporary parking, hotel drop-offs and deliveries service calls, taxis and other vehicles will circle the block looking for places to stop. This adds to traffic and pedestrian hazards all around the block, in a neighbourhood already plagued with traffic and parking issues.



Finally, we are concerned that granting this amendment would set an unwelcome precedent for high-density, slipshod and unremarkable development in our neighbourhood and beyond.



The Scottish Rite architecture is in stark contrast to the of the design of the Vrancor hotel just across the road. And Strathcona's heritage character goes far beyond the Rite.

We believe that urban intensification can be achieved in ways that enhance and are sympathetic to existing neighbourhoods.

We believe in our community and our Secondary Plan. And so we ask that you reject the request for two more storeys for this hotel and, when the time comes, reject the plan to add 19 more floors to the approved six-storey residence next to west of behind it.

Respectfully submitted,
Strathcona Shadow Dwellers
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Appendix - Neighbour Neglect by the Developer



Our water and sewer systems have been contaminated by oil spills and sloppy soil and silt management by the developer.



Gates to the dangerous construction site have been repeatedly left open or left unrepaired on weekends.



Market and Queen Sts. have been repeatedly blocked and narrowed by debris, loose fence curtains and thoughtlessly.



The Vancor-owned open parking lot beside the construction site has been used as an unprotected job site and dumping ground which children have discovered is a great playground.