

From: [monique ogilvie](#)
To: [Kelly Churney](#)
Subject: Fwd: Letter to ARCOM
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Mrs. Kelly Churney, kindly forward this email

OPPOSITION TO THE AMBASSADOR'S RENOVATION PROJECT

Dear Commissioners,

It is the first time I write to the town and I take today the liberty to express why I do not see this project as contributing to the calmness, enjoyment, and quality of life of my neighborhood or harmonious to it's surrounding. The Ambassador has not been a vital "piece of the fabric on South Ocean Blvd. The vital fabric of the Blvd. is the condominiums surrounded by green open spaces and reasonable height with the open sky which has made this boulevard a most attractive and inviting venue for residential living.

The proposal has 3 major issues at hand:

- lot coverage
- increase in height
- increase in parking spaces

1) The current lot coverage is 23.7%-the proposal is almost double -44.9%

2) The maximum existing height permitted by the zoning is 62.5ft- the proposal is to increase this to 75.46%

3) If the site can't be redeveloped profitably for a condo-hotel with the .same coverage and height as the existing, why not redesignate to allow a conventional condo project that fits within the parameters.

4) The redevelopment is in no way a "tremendous asset" to neighboring properties- problematic impacts on traffic, both pedestrians and drivers, views, and property values. The added noise, traffic from cars, truck deliveries, and garbage

trucks have never added value to the pursuit of happiness.

5) Under V (hardship) says it would be "challenging" but apparently not impossible to redevelop the condo-hotel within the existing coverage ratio and height-send proponent back to the drawing board.

6) Wants to increase parking for 124 existing spaces to a total of 232- with stacked (tandem(and lift parking with 24hr valet servicing-no guarantee there will always be 24hr valet service - should limit parking to what is there now.

7) Not compatible with the multi-family nature of the neighborhood-lot coverage would be considerably higher and height would be higher

8) I don't understand a 3,100 sq. ft ballroom with 83 parking spots- is this a typo?

9) Exhibit 3 - the new building created will not be "beautiful" to neighbours because of its coverage and extra height"

Finally, if this project is approved a legal precedent will be set that will allow any other applicant to reach for such excesses beyond the existing regulations, which protect our neighborhood."

Respectfully,

Monique Ogilvie



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