

**From:** [Boldt, James](#)  
**To:** [CC Meeting Coordinators - DL](#)  
**Cc:** [Trafford, Kim](#)  
**Subject:** FW: Protesting, Lavides Family re: DE 415915 - 3868 Maxwell St.  
**Date:** Wednesday, January 16, 2013 12:27:52 PM  
**Attachments:** [Lavides Family Comments.pdf](#)

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Hi - just to confirm- this was received AFTER the item was heard last night at public hearing (1677 E 22nd Av). I was expecting a response from this owner and in fact thought that they might show up, but there were no speakers for this item...

James Boldt, D.Eng, B.Arch, LEED ® AP  
Heritage Planner  
The Heritage Group  
Current Planning Initiatives Branch  
City of Vancouver  
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e-mail: james.boldt@vancouver.ca

-----Original Message-----

From: Trafford, Kim  
Sent: Wednesday, January 16, 2013 11:05 AM  
To: Boldt, James; Linehan, Marie; Beaulieu, Lee  
Subject: FW: Protesting, Lavides Family re: DE 415915 - 3868 Maxwell St.

FYI.

Kim Trafford  
Project Coordinator  
604.871.6072

-----Original Message-----

From: Correspondence Group, City Clerk's Office  
Sent: Wednesday, January 16, 2013 11:02 AM  
To: Trafford, Kim; Affleck, George; Ball, Elizabeth; Bertrand, Dana; Carr, Adriane; Deal, Heather; Jang, Kerry; Ko, Rita; Mayor's Office (COV); Meggs, Geoff; Tang, Tony; Potter, Vicki  
Subject: Protesting, Lavides Family re: DE 415915 - 3868 Maxwell St.

This digital copy of a letter addressed to City of Vancouver and received on 2013 January 16th is forwarded for your action and/or information.

JAN 16 2013

2013 1 of 2

January 14, 2013

City Hall, City Clerk's Office  
3<sup>rd</sup> Floor, 453 West 12<sup>th</sup> Avenue

Re: Development Application Number Dev.415915

Proposed two storey-two family @ North lot 3868 Maxwell St.

F.S.R. 0.83 Height of building 35'10

property front yard 7'-11" has been established by the city bylaws at 33 feet.

Addition the 1677 East 22<sup>nd</sup> Ave. (H.J. Friend House) heritage designation by-law and heritage revitalization agreement by-law

Sir/Madam:

We write to protest in the strongest terms we could the proposed building at the above address, and to serve notice that it is our intention to exhaust every legal means available to us to halt the construction, until proper plan modifications are undertaken by the owners. Which are in consonance with, and conforms to the general standard of the neighborhood.

*Who we are:*

For twenty years since 1990. We are the owners and residents of the residential property at s.22(1) Personal and Confidential

As taxpayers and responsible citizens we continue to do our best to preserve and uphold the wholesomeness, character, and integrity of our neighborhood.

As a family, we will be directly impacted negatively by the proposed construction based on the following:

1. At 35'10" feet height (ground to roof), the property will stick out like a sore thumb in a residential street where the average height of the houses is only 22 feet, our house included.
2. Where the property front yard has been established by the city-bylaws at 33 feet per each house, the proposed construction intends greedily and illegally to disregard the said bylaw.
3. The sidewall (on my side) of the proposed building will be "directly-in-our-face", so to speak. But worse, the wall itself will do a lot to restrict the flow of fresh air to us, not to mention, it will also restrict our open-view of the street where we are able to keep tabs or monitor "street going-ons" keeping an eye on any unwholesome activity that might be going on.
4. Unimpeded flow of fresh air is vital to the health of my family. My wife and I are senior citizens with asthmatic conditions that need to inhale fresh air. Not air bounced by those walls and, therefore; rendered stale or impure.
5. The proposed construction will be that of a duplex in a single family zoned lot. Even if multi-zoning is now the new religion, what does it say in terms of preserving the character and tradition and nuance of a neighborhood such as where my family I live.

6. The proposed construction even before it began, has already “devalued” properties on my street, including ours. This is not my opinion; my neighbors are ones claiming that.

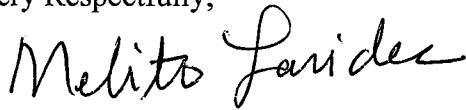
We trust that you will do all within your mandate and obligations to see to it that what is patently wrong and unjust is corrected before it's too late.

Our fair and beautiful city should not be soiled by greedy and capricious machinations of the rich and the powerful.

We look forward to your favorable response to our protest.

Thank you.

Very Respectfully,



Melito Lavidés & Family

s.22(1) Personal and Confidential



January 30, 2013

Mr. Melito Lavidés  
s.22(1) Personal and  
Confidential

Dear Mr. Lavidés:

**RE: Rezoning - 1600 Beach Ave and 1651 Harwood St., Vancouver**

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

Yours truly,



Kathy Bengston  
Correspondence Clerk

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fax: 604.873.7419  
[kathy.bengston@vancouver.ca](mailto:kathy.bengston@vancouver.ca)

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