

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 15, 2013 10:27 AM
To: s.22(1) Personal and Confidential
Subject: FW: Public Hearing for 3308 Ash Street - The Prefontaine Residence

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).

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.

Thank you.

From: WONG, Dean [s.22(1) Personal and Confidential]
Sent: Tuesday, January 15, 2013 8:36 AM
To: Correspondence Group, City Clerk's Office
Subject: RE: Public Hearing for 3308 Ash Street - The Prefontaine Residence

Dear Sirs;

In light of the public hearing scheduled for later this evening at 6:00 PM for this Heritage Revitalization application at 3308 Ash Street, please note that I have attached my comments as per the email message below. It should be pointed out that our opposition to this property development application has not changed, especially in light of the extreme high density that this one residential lot relative to other lots in the surrounding neighbourhood will have if this application is approved.

Since the existing building is to be designated as a protected heritage property, it should be noted that the planned construction of a monster duplex housing unit right next to it would effectively block the view of this heritage building from virtually all passersby as already noted below. This would effectively negate the purpose of having a heritage designation in the first place, but would fortunately and conveniently allow the construction of a second housing unit on this same one lot which would effectively serve to primarily produce additional streams of revenue for this property. As a result, I am not sure if this proposed development meets the true intent and spirit of the Heritage Revitalization Program or if it is primarily being used to simply take financial advantage of the current Heritage designation variance by-laws.

Thanks once again for providing us with the opportunity to express our comments with respect to this proposed development.

Sincerely Yours;

Dean BM Wong

s.22(1) Personal and Confidential

From: WONG, Dean
Sent: August 27, 2012 11:36 AM
To: 'darren.lee@vancouver.ca'
Subject: Development Application No. DE415913

Good Morning Mr. Lee;

I greatly appreciate your patience and taking the time to answer our questions last Thursday and Friday with respect to Development Application DE415913 located at 598 West 17th Avenue at Ash Street. My brother (Carl Wong) and I (Dean BM Wong) are the current owners of the neighbouring property located right next door at s.22(1) Personal and Confidential. We discussed this conditional development application over the weekend and would like to express our **opposition to this development application** based upon the following factors:

- 1) Property in question is currently zoned as RS-7 which allows a legal maximum Floor Space Ratio (FSR) of only 64%. Proposed development would exceed this allowable maximum FSP by an **exceedingly wide margin** with a total FSR of 94%. This would be made up of a 85.3% FSR for the Part A Heritage site area and a 98.9% FSR for the Part B new duplex site area (excluding the 2 parking garages), both portions of which are well over the maximum allowable FSR of 64% for a RS-7 zone property.;
- 2) Allowing a development of this enormous size on a RS-7 zoned property would not conform to the neighbouring properties which are also all currently zoned as RS-7 properties;
- 3) RS-7 zoning does not allow the building of laneway housing on the property, yet if this application is approved in its current design it would effectively result in the bypassing of this regulation by allowing an **oversized laneway house** on this property, based upon the current location of the heritage house;
- 4) By effectively allowing a monster laneway house on a RS-7 zoned property lot, this would once again not conform with the rest of the neighbouring RS-7 zones properties, unless they in turn were rezoned to either RS-1 or RS-5 to allow similar style albeit smaller laneway housing;
- 5) The heritage house on the property currently already has 3 separate and independent housing units located within it, and we feel that if this application is approved in its current format, there will be a minimum of 5 separate housing units and more than likely 7 separate housing units on one RS-7 city zoned property;
- 6) Having such a large number of housing units on just one RS-7 property lot could potentially have a detrimental impact on the property values of the neighbouring homes due to increased problems with parking and a higher number of transient people in the neighbourhood;
- 7) The heritage house does not seem to possess any of the obvious visible heritage characteristics of the surrounding neighbourhood within which it is located, and it's physical appearance is actually more in line with the appearance of a multi-level, multi-unit rooming house more appropriate for a more economically depressed area of the city; and
- 8) Given the heritage designation status of the heritage house, the proposed construction of the new duplex would actually end up blocking the view of this so-called heritage house from passersby on West 17th Avenue and also on most of Ash Street, reducing the actual visibility of this heritage house to a much more limited area immediately adjacent to the heritage house itself.

Based upon the above factors, we feel that Development Application No. DE415913 for 598 West 17th Avenue should not be allowed to go through in its current design since it does not conform to the zoning of its neighbouring properties. In addition, the current development application design appears to be nothing more

than an attempt to take advantage of current Heritage designation clauses to bypass city zoning regulations and build housing units which would effectively exceed by a wide margin both the maximum allowable floor space ratio and the normal housing unit density associated with a RS-7 zoned property lot.

Thanks once again for providing us with the opportunity to express our comments with respect to this development application and it would be greatly appreciated if you could forward this email to the correct party if I have not sent it to the correct email address. If possible, a short return email message acknowledging receipt of this email would also be greatly appreciated.

Thanks again;

Dean BM Wong

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