

From: [Correspondence Group, City Clerk's Office](#)
To: [s.22\(1\) Personal and Confidential](#)
Subject: FW: Written comments for Feb 21 2013 Public Hearing on 4320 Slokan
Date: Thursday, February 21, 2013 2:09:25 PM
Attachments: [4320 Slokan Written Coments for 2013 02 21 Public Hearing.pdf](#)

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: Pascal Poudenix [s.22\(1\) Personal and Confidential](#)
Sent: Thursday, February 21, 2013 1:17 PM
To: Correspondence Group, City Clerk's Office
Subject: Written comments for Feb 21 2013 Public Hearing on 4320 Slokan

Hello,

please find attached my written comments regarding the development proposal for 4320 Slokan to be discussed at the Feb 21, 2013 public hearing.

Best regards,

Pascal Poudenix,

[s.22\(1\) Personal and Confidential](#)

Speaker: Pascal Poudenx

Comments:

(510 Words)

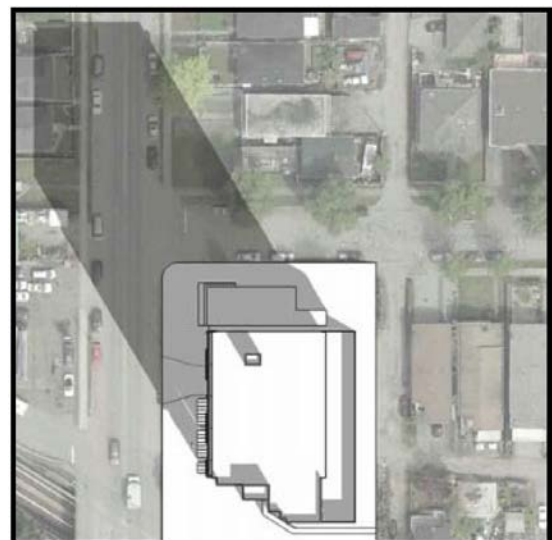
My family and I support some sort of redevelopment of 4320 Slocan; however we having concerns about the merit of the current proposal on one point: is this a fair deal for the City and its residents?

If this project is approved, the developer is getting what he wants, i.e. a parcel of land in one of the most desirable city in the world. On the other hand, is this development helping the City of Vancouver achieve its own sustainable development goals as detailed in its greenest city action and climate change strategy? And are the neighbours fairly compensated for this project's impact?

This building is going to be around for 60 years or more. By then, will having one stall for car sharing, which I believe is the current plan, really going to be enough? What about hybrid and electric cars? Can they even be charged in this building?

Similarly, and even as raised by one panel member during the July 4 meeting, is having two retail units really going to improve the neighbourhood? Or is this just for the developer to check a box on a *to do* list in order to get approved?

Yes, there are garden plots but they are shown to be on the southeast corner where 30-foot tall evergreens along the SkyTrain are going to block the sun year long and nothing is going to grow. And the building itself, because of its height is going to cast a shadow large enough to impact surrounding private gardens. Could this building at least offer roof top gardens to compensate for its own shadow?



In terms of walkability, what is the plan to improve the BC Hydro Right of Way which is one of the two paths used to access the 29th Ave SkyTrain station from Slokan? Today, there is no lighting and it is full of trash. Will the developer just build 41 units and let the residents figure out their way to the SkyTrain in the dark? Or can he at least build a decent path to reach 28th avenue and install lighting which surely is going to improve the safety around its own building?



Alternatively, if residents use the backlane between 27th and 28th avenue which is already in poor conditions (lots of potholes and tripping hazards), is the developer expecting the nearby home owners to pay for back lane upgrades? Since he already has to pave the lane directly adjacent to its property, could he pave at the same time the rest of the back lane between 27th and 28th avenue as a small compensation to the nearby owners who are losing their view of downtown?



All we are asking for is a fair deal for everyone.

If the developer gets what it wants, shouldn't he also help the City achieve its own sustainability goal? And shouldn't he provide some benefits in the form of improved public amenities to the nearby neighbours who are literally going to live in the shadow of his building?

Thank you very much for hearing our concerns.

Pascal Poudenx.