

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 07, 2014 9:20 AM
To: Public Hearing
Subject: FW: Re-zoned areas

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

From: Steve Ternes s. 22(1) Personal and Confidential
Sent: Tuesday, May 06, 2014 6:04 PM
To: Correspondence Group, City Clerk's Office
Subject: Fwd: Re-zoned areas

>

> I realize that in a democracy often the good of the majority of the residents supersedes that of the minority. As a council you have the very difficult position of directing the future development of the city. Everyone has an opinion on what would be the best path. Unfortunately we all have our opinions. Choosing the path to take is not an easy task.

>

> I live in one of the properties that was re-zoned under the Marpole Community Plan. On today's date I met with a realtor who came to my house on behalf of the developer that he stated had interest to develop the block (7800 French Street).

>

> The realtor explained to me that based on the relatively low density that this area had received in the re-zoning plan my neighbour's and I would have to either move out of the west side of Vancouver or give up single home ownership based on the prices they could pay for the property. Speaking to the other residents there is no interest in this proposal.

>

> I wonder if it is the city's plan to get people out of their cars and live in these complex's why would they set a density so low while allowing developers on Granville Street (specifically the projects at 57th avenue and 70th) unprecedented heights. The density in this area is considerably lower than the levels you have enforced for the Cambie corridor and other areas.

>

> The traffic in this area has increased dramatically since the two mentioned developments broke ground. The left turn off Granville at 62 Avenue has turned that street into an off ramp to the Oak Street Bridge. Numerous complaints to city hall have fallen on deaf ears. The peace and quiet we previously enjoyed in our homes is gone. The feedback from city hall was it was part of a changing world and live with it. My vehicle has even been hit twice while parked in front of my house by cars speeding by.

>

> If you are serious about having multi family developments in this area please increase the density to appoint where the current residents don't have to move out of the city to make it possible. Under current re-zoning I could not afford to buy a similar piece of property anywhere on the west side of town.

>

> I realize that a lot of people will look at my complaint and say it's hard to feel sorry for someone with a property valued in excess of a million dollars having any troubles, but there is little chance of this development ever taking place based on the planned re-zoning. So if you realistically want this project to work - you have to make it more viable for the people having to give up their homes.

>

> I would hope that you would look into the concerns I've raised (low density and traffic turning left off Granville at 62 Avenue) and do what is in the best interest of the people currently living in the area. It is unfair the preferential treatment you have shown to the big developers while forcing everyone living in this area to suffer.

>

> Thank you for your time and consideration.

>

> Steve Ternes

>

>

> Sent from my iPad

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 05, 2014 10:12 AM
To: Public Hearing
Subject: FW: Marpole Community Plan

From: Mahmood Bushra s. 22(1) Personal and Confidential
Sent: Saturday, May 03, 2014 11:44 AM
To: Correspondence Group, City Clerk's Office
Subject: Marpole Community Plan

Hello,

I am a resident of Marpole and I have a few comments and concerns regarding the re-zoning of Marpole area.

I notice that all the 4 storey buildings have been 'clumped' together in the south and west (between Cambie and park) of the Winona Park area. This is of concern for us as this will no doubt lead to a higher density on the top of increased density along Cambie and Cambia/Marine drive. Although these developments are being portrayed as close to transit with assumption that it won't increase traffic and congestion in the area, we foresee considerable issues related to traffic and parking space. Already, due to ongoing construction on Cambie/Marine drive, we see a lot of construction workers vehicles parked on the streets around the park. Given there are very few parking spaces allocated in these new buildings, we anticipate many more cars parked around the park and in streets. From that perspective, it would be better not to increase density in this area. It is unfair that all these four storey buildings have been concentrated in one area alone instead of spreading them out so that the burden of density is fairly distributed. I would suggest that either these should be spread out or better still, they be changed to townhouses instead of four storey apartment areas.

I was personally present at one of the council meetings a few weeks ago and realized that for many of the attendees, English being their second language, had difficulty comprehending what was going on and difficulty in expressing their concerns. And when I look at the demographics of this area (mostly Asian- first generation immigrants) and compare it to the west side (with a more affluent all white community) I can understand why similar proposed changes were strongly opposed. After all- what's good for the gander, should also be good for the goose – so why such opposition from the west side and why is all this being imposed on us -just on the basis that very few voices are being heard and "stop rezoning" are displayed?

Thank you,

Ms. Bushra Mahmood

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 02, 2014 9:56 AM
To: Public Hearing
Subject: FW: May 13 Marpole community plan

From: marlyn leung s. 22(1) Personal and Confidential
Sent: Thursday, May 01, 2014 11:07 PM
To: Correspondence Group, City Clerk's Office
Subject: May 13 marpole community plan

Hi,

I am a resident of marpole. I live on cartier street. I am concerned about the proposal of rezoning French street to allow tow houses and row homes. I already have difficulty finding parking near my home (I have a 1 year old and prefer not to park too far from my front door as it is difficult to carry him and all the baby stuff very far) because all the people going to the Granville restaurants often park in front of my home. With the new town homes and row homes, it will be much more difficult to get a close parking spot. Is it possible to implement resident only parking on cartier so we won't have to fight with Granville business goers and residents or visitors if the new town houses for the limited parking?

Thanks,

Marlyn

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 28, 2014 10:24 AM
To: Public Hearing
Subject: FW: Approved Future Marpole Re-development

Thank you for your correspondence.

During a public hearing, Council hears from all of the interested speakers. At the end of that process, Council declares the speakers' list closed.

All written comments submitted for the public hearing and received up to 15 minutes after the close of the speakers' list will be distributed to members of Council for their consideration.

Written comments submitted for the public hearing more than 15 minutes after the close of the speakers' list will not be distributed to Council in compliance with S18.10 of the City's Procedure Bylaw.

When submitting written comments, keep your document to 1500 words or less if the public hearing has already started. If the public hearing has not taken place yet, there is no limit to the number of words you can submit.

Written comments submitted to the public hearing will be posted on the City website and must include the name of the writer. Additional contact information (e.g. email address) will be removed.

For more information about public hearings, visit vancouver.ca/publichearings.

Thank you.

From: ACTLee s. 22(1) Personal and Confidential
Sent: Thursday, April 24, 2014 3:22 PM
To: Correspondence Group, City Clerk's Office
Cc: Affleck, George; Save Marpole
Subject: Fwd: Approved Future Marpole Re-development

To whom it may concern (Public Hearing Tue, May 13, 2014),

Please seriously consider the urgent needs to Review the Current Situations and Halt any Proposed New Projects in view of the Recent Powerful Earthquake and Flight of Capital from Marpole.

ACT Lee

From: ACTLee s. 22(1) Personal and Confidential
Sent: Wednesday, April 16, 2014 2:14 PM
To: Affleck, George

Cc: Correspondence Group, City Clerk's Office; s. 22(1) Personal and Confidential

Subject: Re: Approved Future Marpole Re-development

On Wed, Apr 16, 2014 at 2:06 PM, ACTLee s. 22(1) Personal and Confidential wrote:

Dear Mr. Affleck,

Thank you very much for your prompt reply. I am deeply relieved by your precious advice that I am under no obligation to sell my house, and in this case thankfully be able to continue my tranquil living in this area.

I can honestly tell that to relocate a family and leave the amicable environment (as a senior) for the sake of the impending rezoning and aggressive plan is very stressful.

In most cases, an efficient government will feel the pinch if there is an over-expansion in development, for uncertainty will breed speculations and halt investments. Eventually that would harm the community as a whole. In view of all these, may I offer the following, hopefully useful, for you, the Mayor and other Councillors involved to consider:

1. Implement the 30 years plan by different stages to avoid any uncertainties and unnecessary speculations over the years.
2. Review and fortify the plan upon completion of each stage especially in the virtually congested areas. From the urban land economic points of view, projections over the outlying areas (too remote and untimely) are not worthwhile and unrealistic.
3. Evaluate the present on-going projects. A sophisticated feasibility study may be needed to unveil any possible ill-impacts and harms to the community (most likely too many apartments and townhouses on completion), such as demographic move, crime rates, traffic congestion, housing affordability, facilities, etc.
4. Safeguard the existing green environment and valuable heritage (as may have been adversely affected by the reduction of single detached houses). Respect all property ownership and re-examine any aggressive and drastic expansions that may jeopardize the living standard and well-being of the local residents.

I have talked to my neighbors, affected as of a minority group whose voices may not have been comprehensibly heard. We understand that great efforts have been put in formulating the plan, but sparingly with no expectations such be so extensive and conflicting. There are still grave concerns as how to accommodate the increased population and deal with the economic upheavals when the projects complete.

With best wishes and regards,

ACT Lee

On Sat, Apr 5, 2014 at 4:28 PM, Affleck, George <George.Affleck@vancouver.ca> wrote:

Dear Mr. Lee

You are under no obligation to sell your home. The plan spans 30 years. I can't say for certain what will happen in and around your home, so I would suggest you connect with your neighbours and see what they may be planning.

If you have any more questions, please do not hesitate to contact me directly.

Sincerely,

George

Councillor George Affleck

City of Vancouver

604-873-7248

From: Correspondence Group, City Clerk's Office
Sent: Friday, April 04, 2014 4:43 PM
To: ACTLee
Subject: RE: Approved Future Marpole Re-development

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, General Manager of Planning & Development, Assistant Director of Community Planning, and forwarded to the attention of the Community Planning Planners for response.

Correspondence Group

City Clerk's Office City of Vancouver

mayorandcouncil@vancouver.ca

From: ACTLee [REDACTED] s. 22(1) Personal and Confidential
Sent: Friday, April 04, 2014 3:16 PM
To: Correspondence Group, City Clerk's Office
Cc: [REDACTED] s. 22(1) Personal and Confidential
Subject: Approved Future Marpole Re-development

Dear Sirs / Madams,

Living on [REDACTED] s. 22(1) Personal and Confidential I have a great concern about my tranquil living after the City's approval on April 2, 2014 to build proposed townhouses and apartments in this area. I have expressed my views i.e. no more rezoning in Marpole rigorously to the Honorable City Councillors before.

As a matter of fact, I am a senior living there with my family for more than 20 years, and do not want to move anywhere. I am wondering if I will be able to continue living in the existing house, which is still in very good shape, for longer period of time, despite any approach by realtors to sell.

For how long this re-development plan must be implemented that I am eager to know. Should I really need to sell the house and move elsewhere in the near future?.

I shall be very grateful if you will guide me and appreciate no impact on my retired peaceful living.

Regards,

ACT Lee

1041 S.W. Marine Drive
Vancouver, BC Canada
V6P 6L6
Telephone: (604) 263-1555
Fax: (604) 263-0245

April 8, 2014

Mayor Gregor Robertson and Council
City of Vancouver
453 West 12th Avenue, Vancouver BC

RE: COAST VANCOUVER AIRPORT HOTEL (the "Hotel")

We are writing to you concerning the recently approved Marpole Plan and its impact on our Hotel.

We acquired the Hotel last year. After spending a number of months exploring various redevelopment options, in December 2013 we presented Planning staff with a concept for a new 25 storey mixed use hotel/residential complex at the corner of Oak Street and SW Marine Drive (a separate 6 storey rezoning application was approved by Council for the parking lot adjacent to the Hotel at the corner of Osler Street and SW Marine in October 2012).

We were advised by Planning staff in December that the Draft Marpole Community Plan, which had been reviewed in detail by the public over the preceding few months, noted this site as "Choice of Use" and up to 6 stories at 2.5 FSR.

We advised staff that, while we were committed to a redevelopment of the Hotel, we were not seeking staff "support" for the proposal at this time. Our intention was merely to illustrate that the site (because of its prominent, "gateway" location to the City and proximity to Airport Square) could handle something more substantial than a 6 storey form. Unfortunately the redevelopment of the existing Hotel was never raised during the community engagement period by the previous owner because of their intention to sell the property.

We appreciate that the culmination of the Marpole Plan was a long and sometimes contentious process. As a result we did not want to disrupt the process in the late stages by presenting something different than what the public had considered. However, we would appreciate the opportunity to reengage the community, incorporate the desired public benefits that the neighbourhood may want and allow the existing hotel to be redeveloped into a form that symbolizes its location as gateway to the City of Vancouver.

Yours Truly,
s. 22(1) Personal and
Confidential
Coast Vancouver Airport Hotel

AIRPORT HOTEL REDEVELOPMENT NOV 20 2013

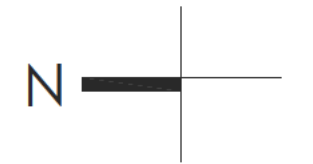
CIVIC ADDRESS									
SITE AREA			59,567 SF						

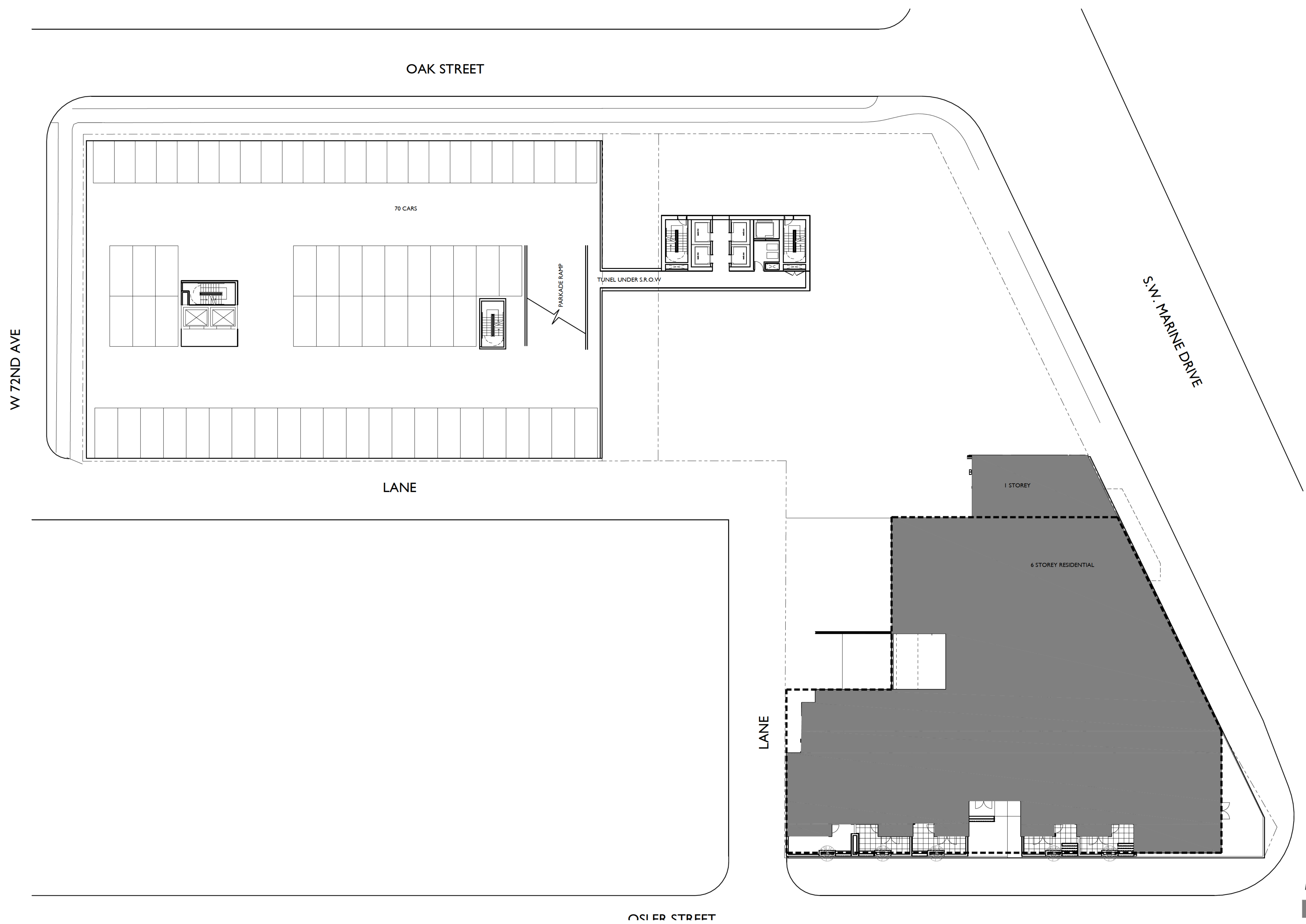
FSR PROPOSED	AREA	FSR
RESIDENTIAL	169,100 SF	2.84
HOTEL	86,600 SF	1.45
OSLER RESIDENTIAL BUILDING	65,067 SF	1.09
TOTAL	320,767 SF	5.38

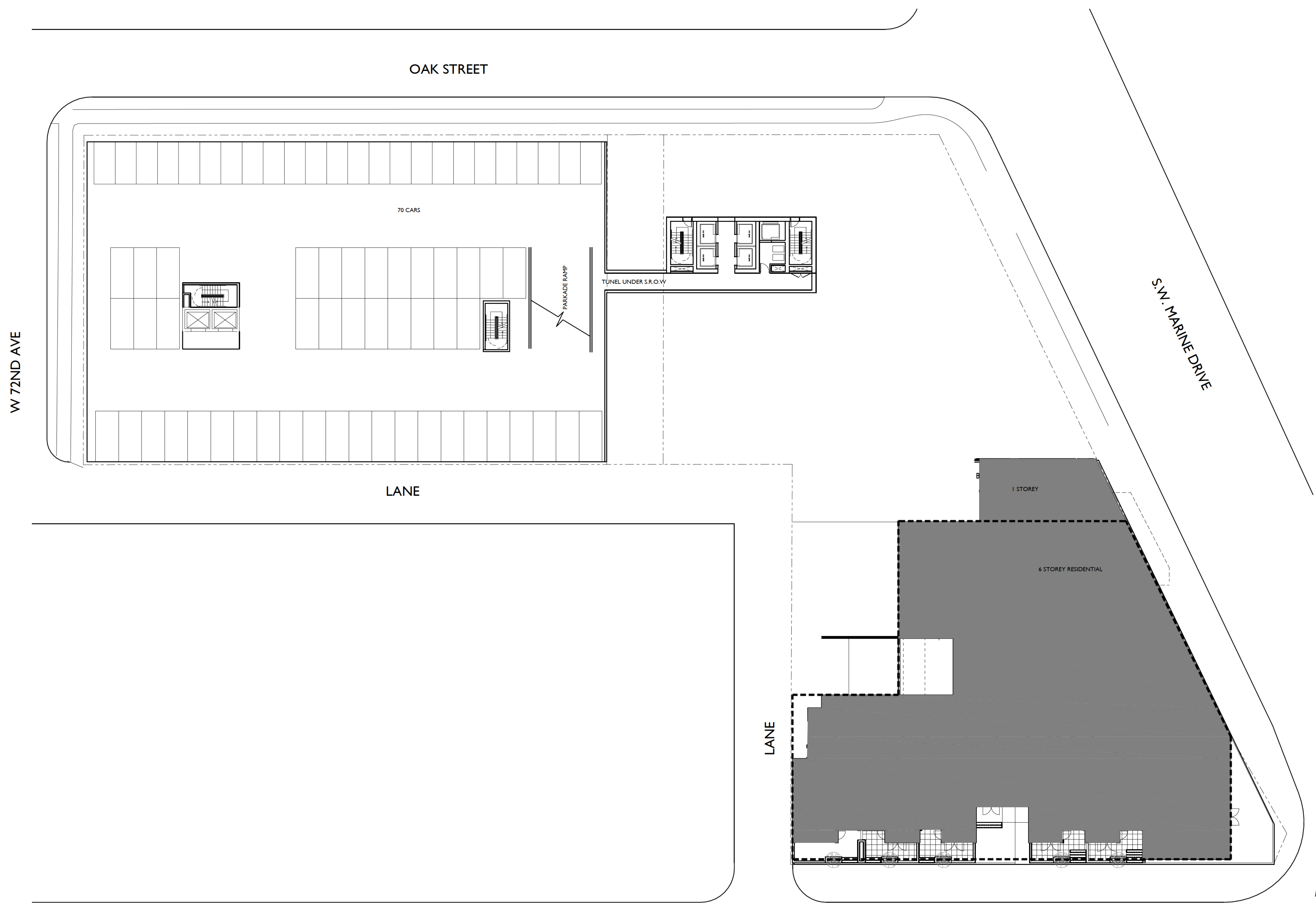
	RESIDENTIAL		HOTEL	TOTAL	HOTEL ROOMS	RES UNITS - MIDRISE	RES UNITS - TOWER	TOTAL RES UNITS
L1	11800	(MIDRISE)	9300				14	
L2	12500	(MIDRISE)	6900				18	
L3	12500	(MIDRISE)	5100		10		18	
L4	12500	(MIDRISE)	14000		10		18	
L5	10500	(MIDRISE)	6900		10		14	
L6	10500	(MIDRISE)	7400		10		14	
L7			7400		16			
L8			7400		16			
L9			7400		16			
L10			7400		16			
L11			7400		16			
L12	6400	(TOWER)					8	
L13	6400	(TOWER)					8	
L14	6400	(TOWER)					8	
L15	7400	(TOWER)					10	
L16	7400	(TOWER)					10	
L17	6900	(TOWER)					9	
L18	6900	(TOWER)					9	
L19	6900	(TOWER)					9	
L20	7400	(TOWER)					10	
L21	7400	(TOWER)					10	
L22	7100	(TOWER)					9	
L23	7400	(TOWER)					10	
L24	7400	(TOWER)					10	
L25	7400	(TOWER)					8	
TOTAL	169,100		86,600	255,700				
UNITS					120	96	136	232

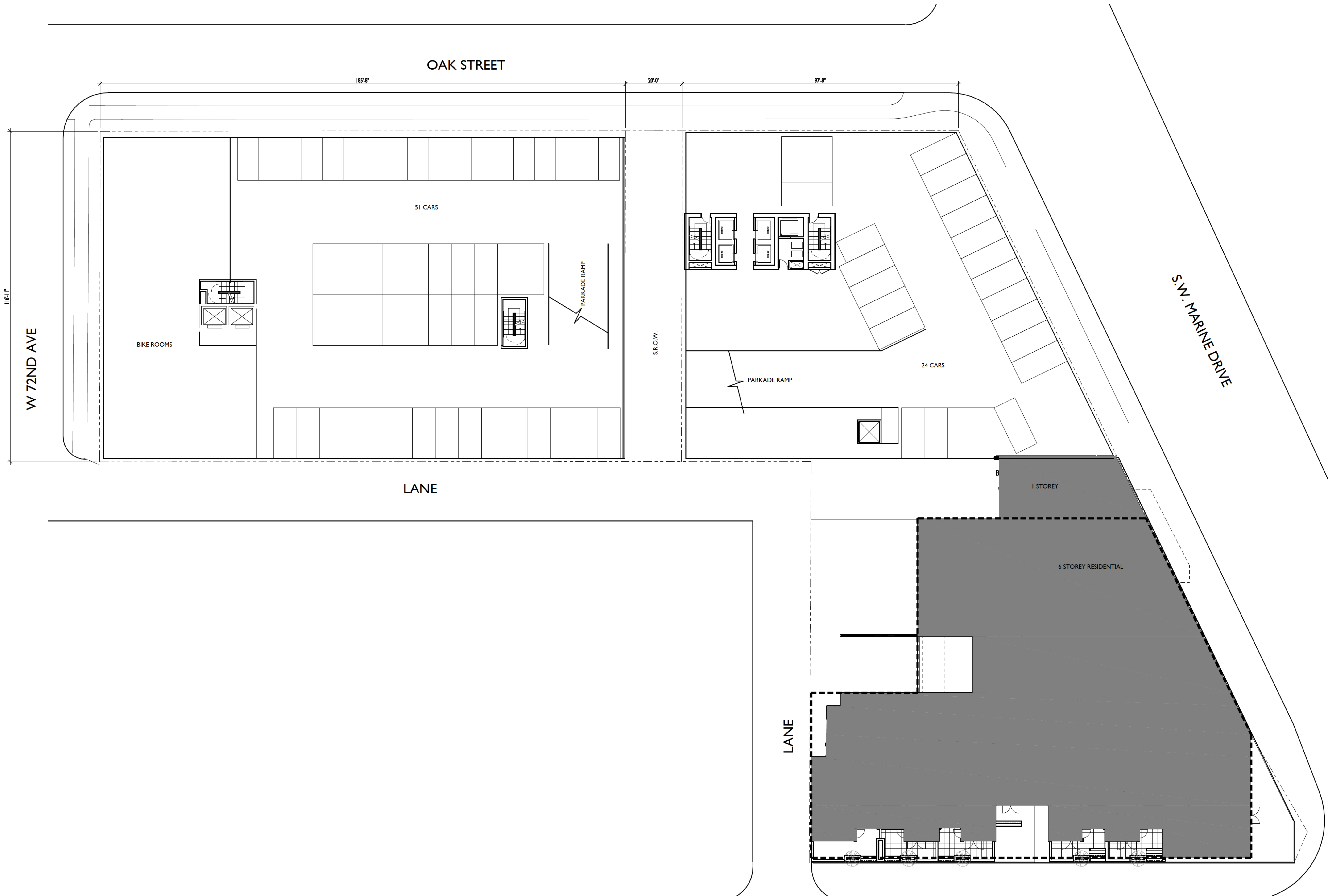
HOTEL PARKING CALCULATION	REQUIRED/ALLOWED	PROVIDED
HOTEL PARKING (VPBL 4.2.5.11) 1 /2 SLEEPING UNITS	60	120 ROOMS
RESTAURANT PARKING (VPBL 4.2.5.11) 1 /538 SF TO 1,076 SF	2	RESTAURANT AREA : 2,000SQ.FT
1/ADD 108 SF	14	
RESTAURANT TOTAL	16	
TOTAL	76	76
RESIDENTIAL PARKING (VPBL 4.2.1.3)		
1 PER 753 SF	225	
VISITOR PARKING		
SUBTOTAL RESIDENTIAL	225	0
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)	4	4 (x2=8)
TOTAL RESIDENTIAL PARKING	225	225
TOTAL PARKING	301	301

AIRPORT HOTEL REDEVELOPMENT

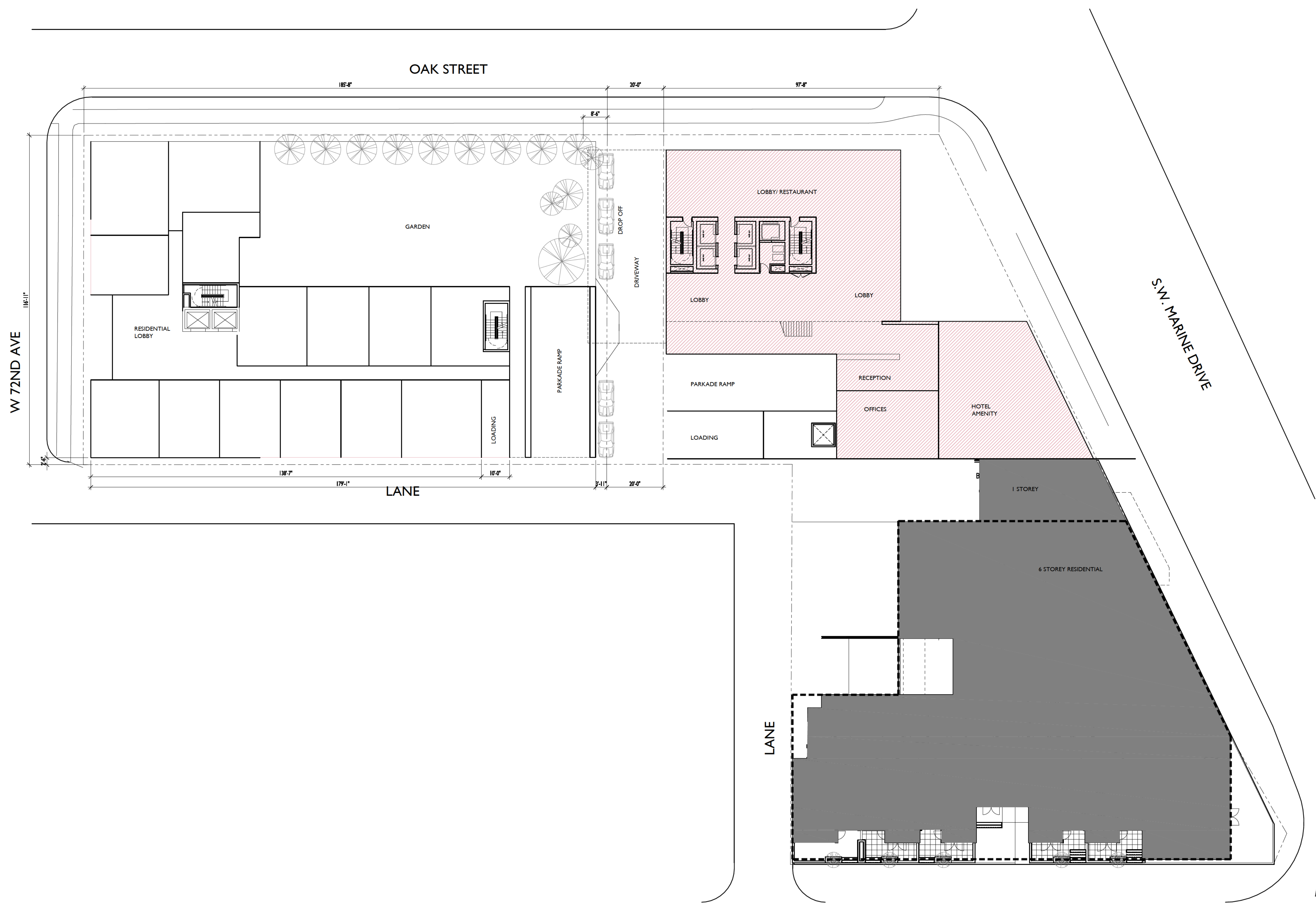




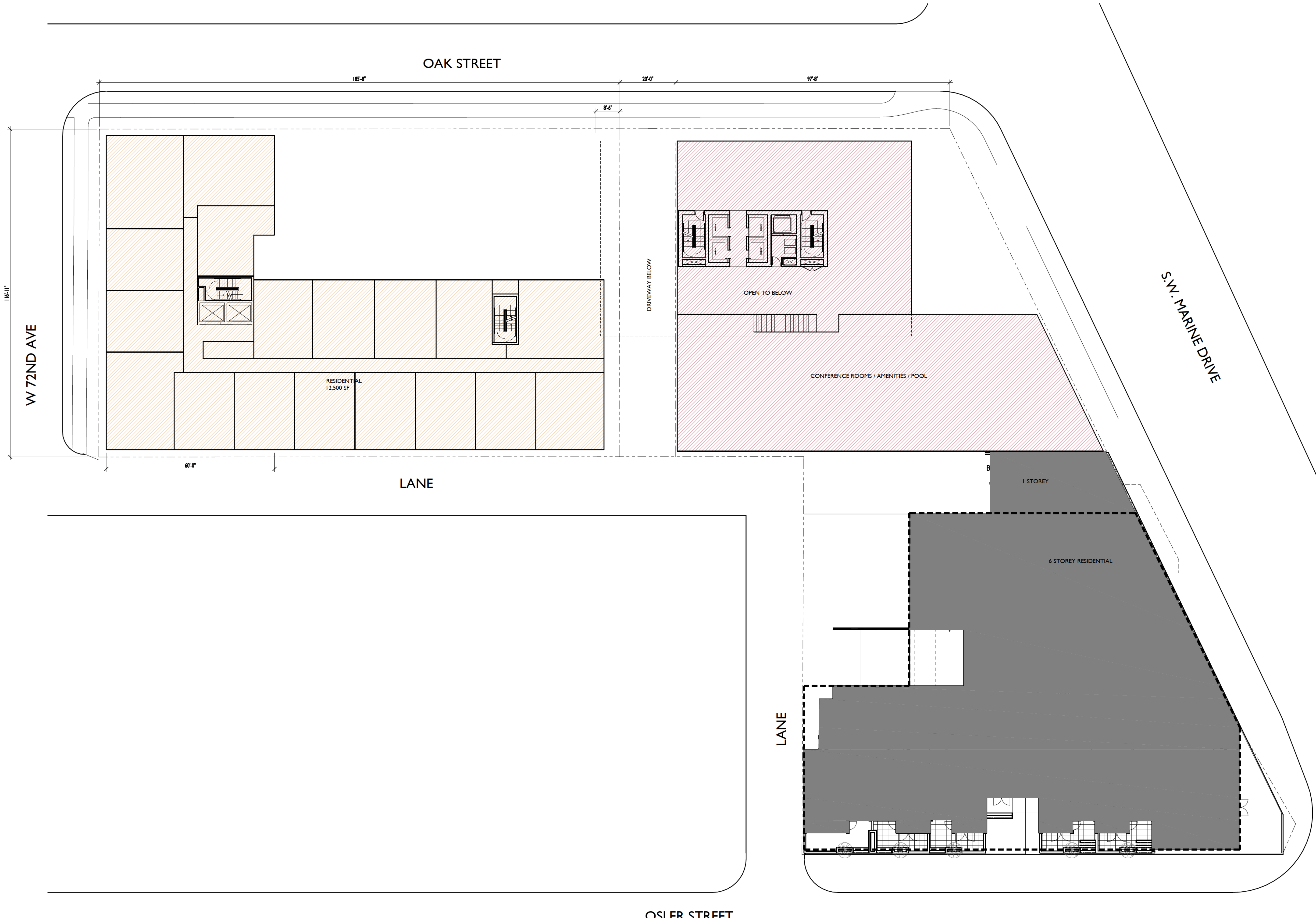




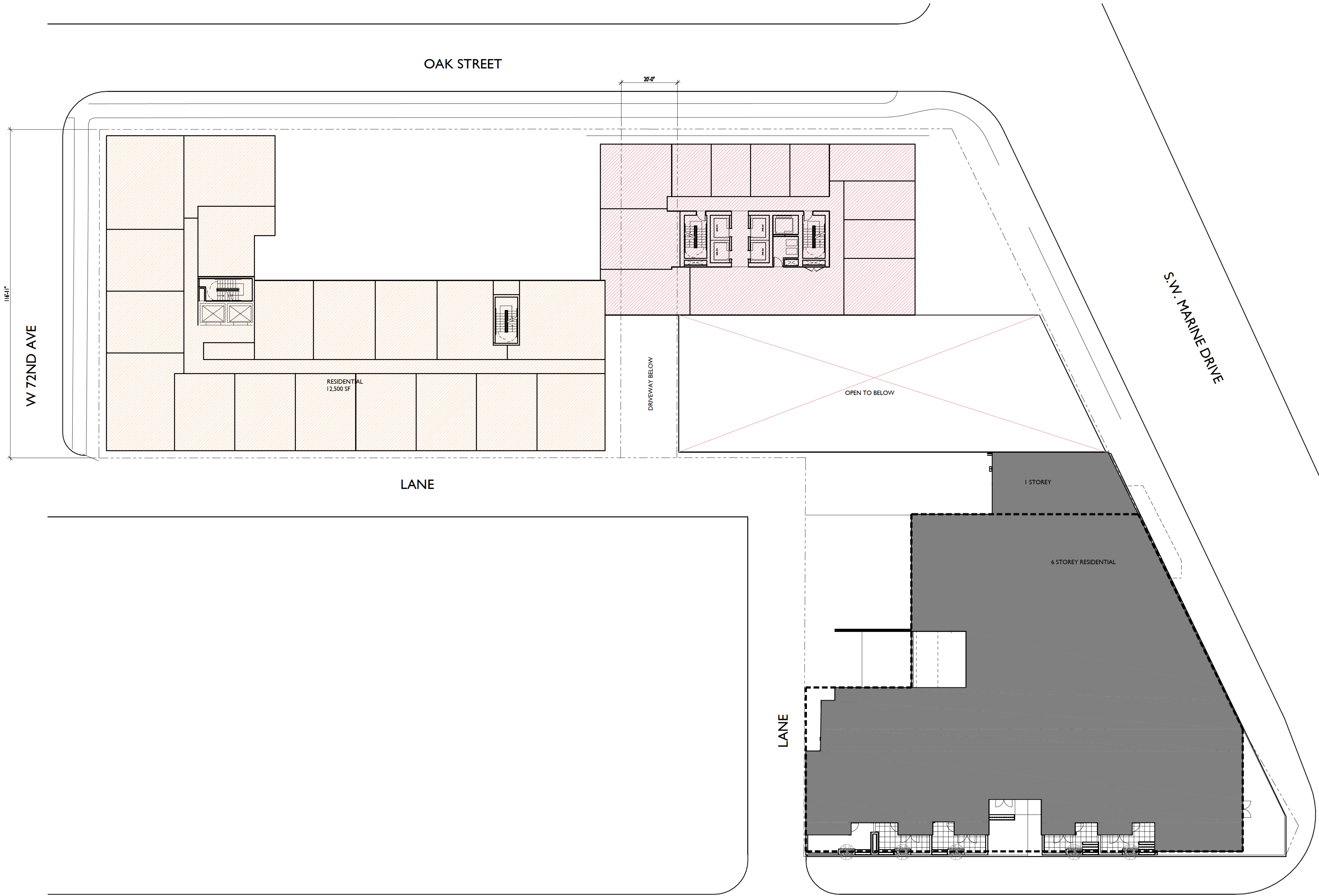
AIRPORT HOTEL REDEVELOPMENT



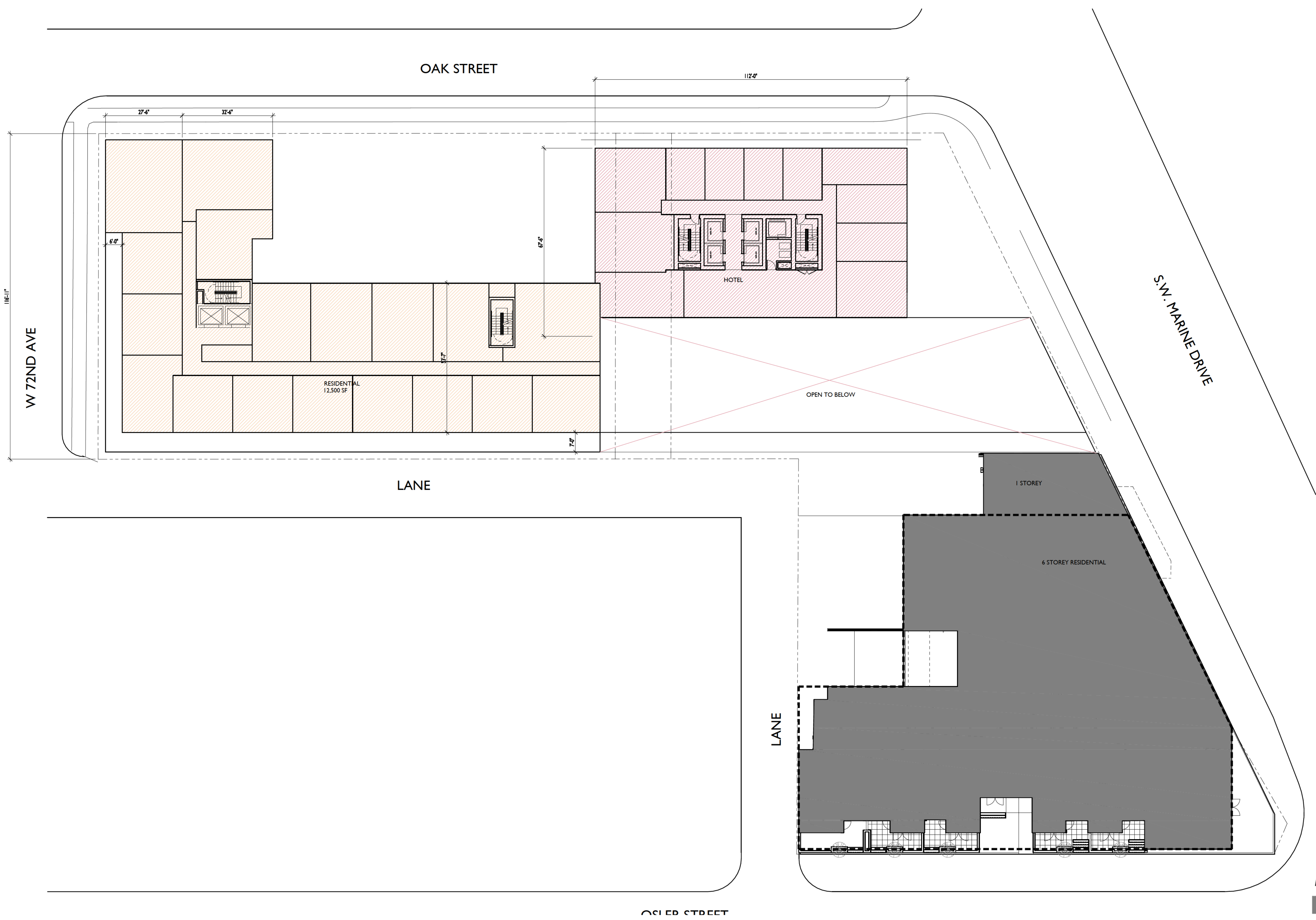
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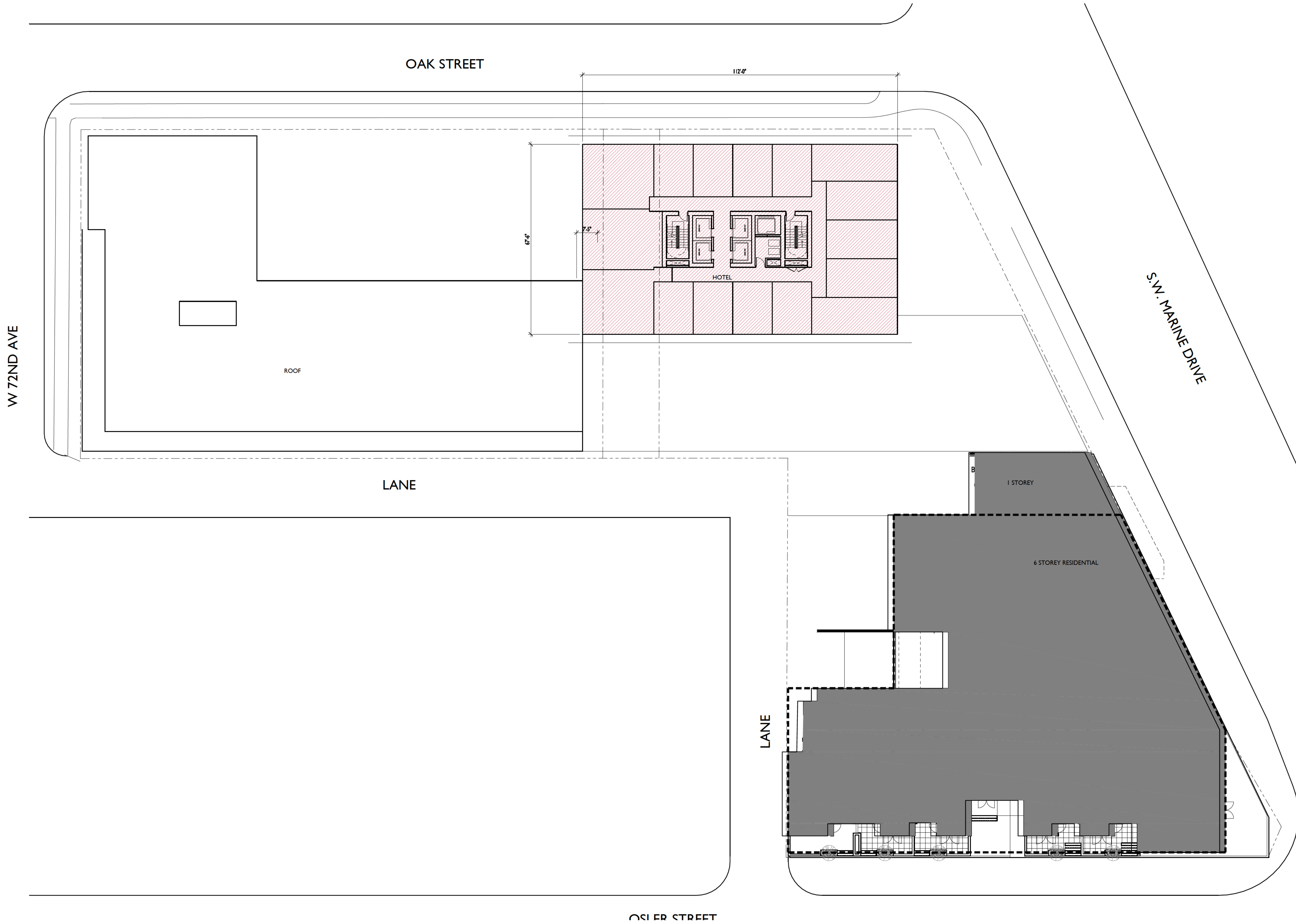


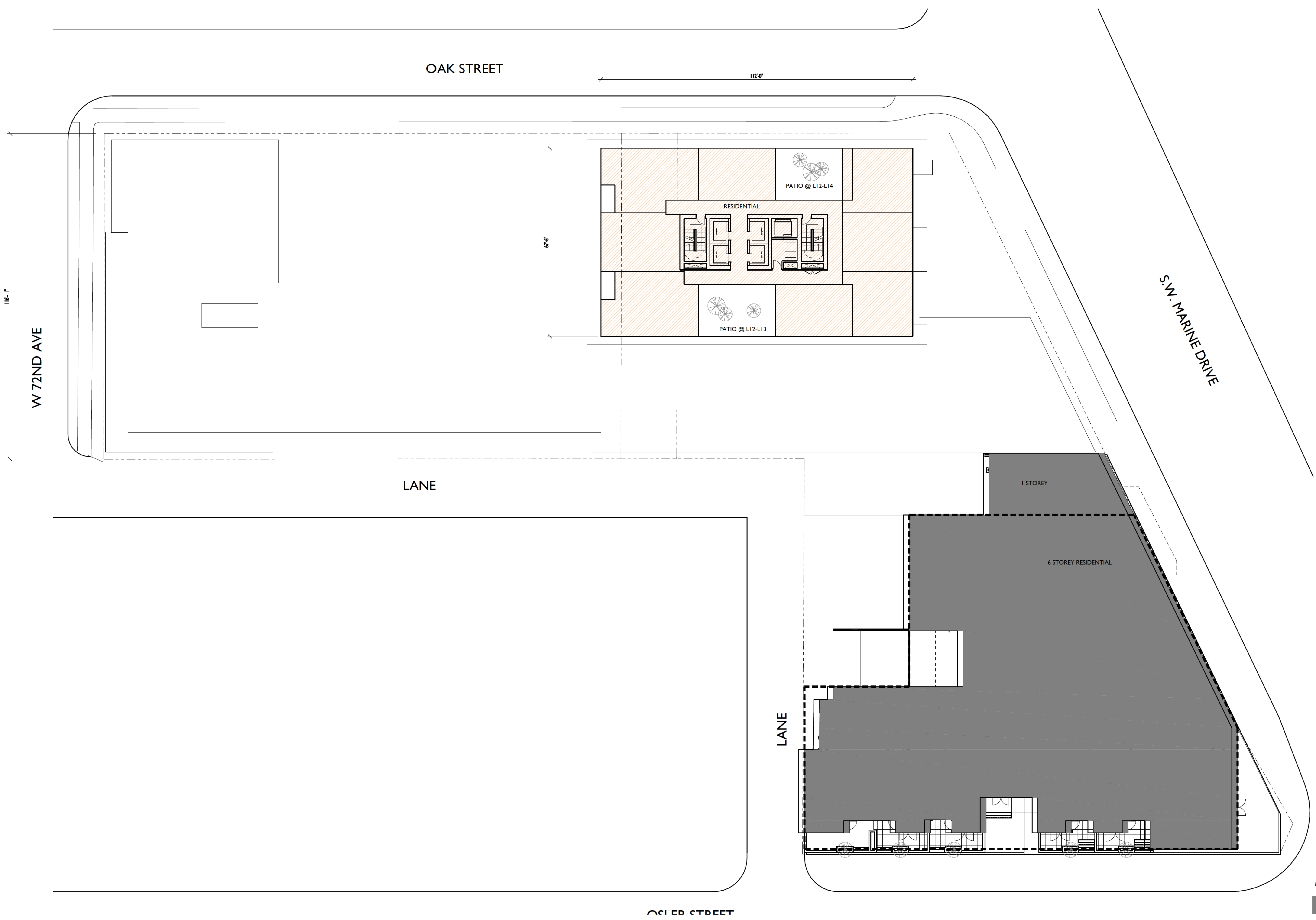
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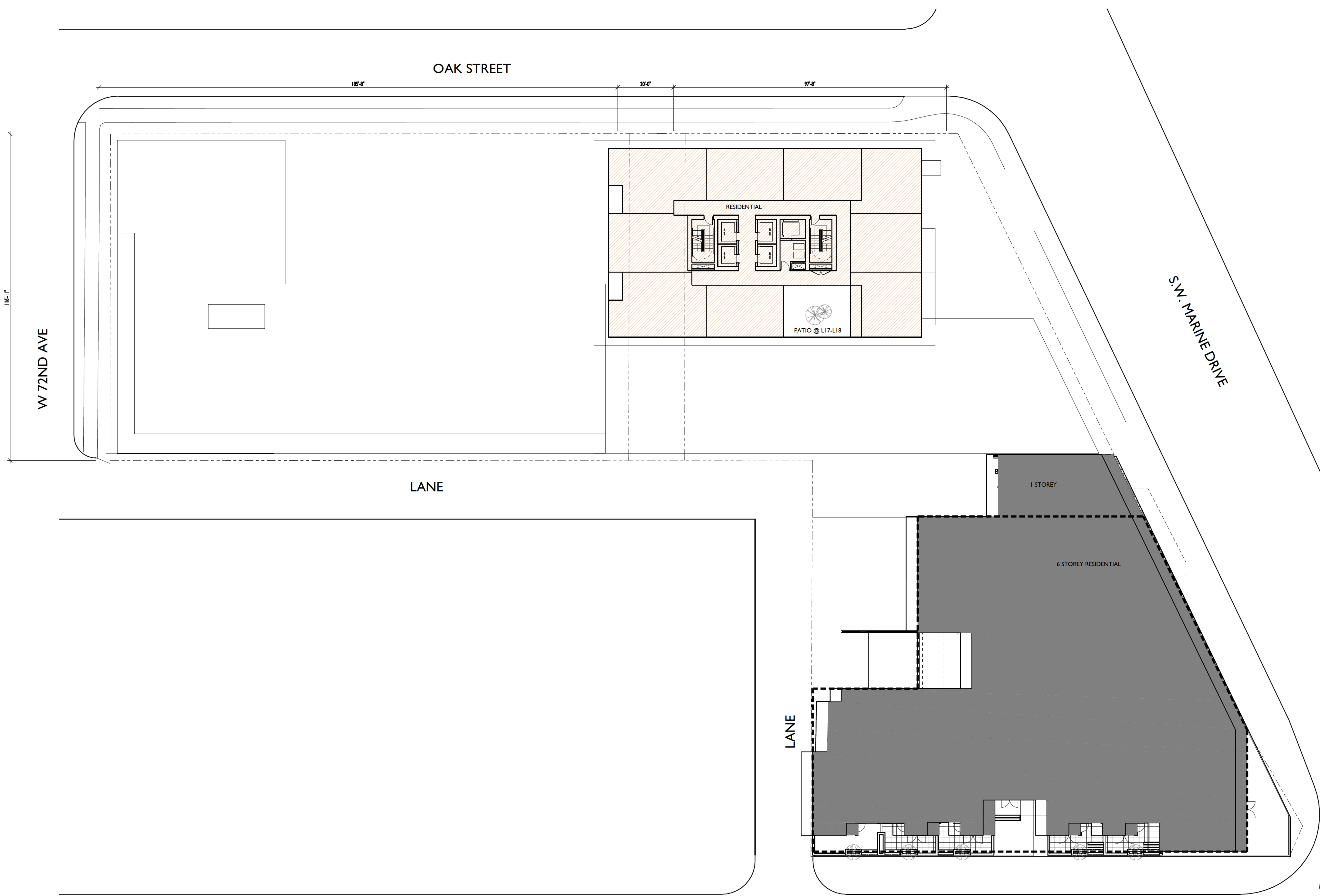
AIRPORT HOTEL REDEVELOPMENT



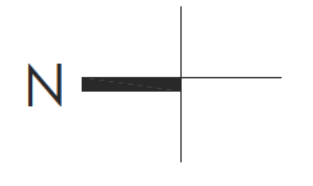


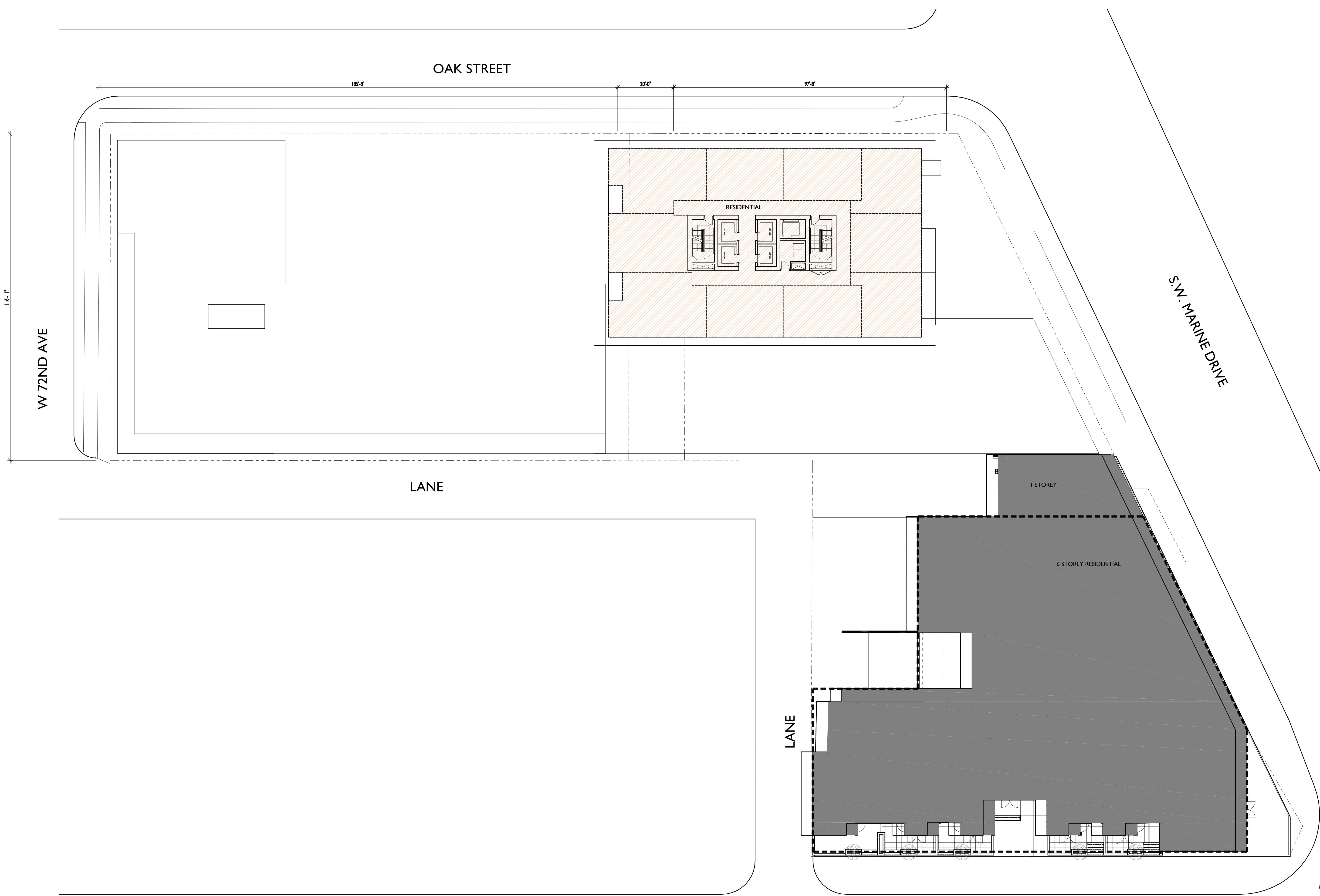


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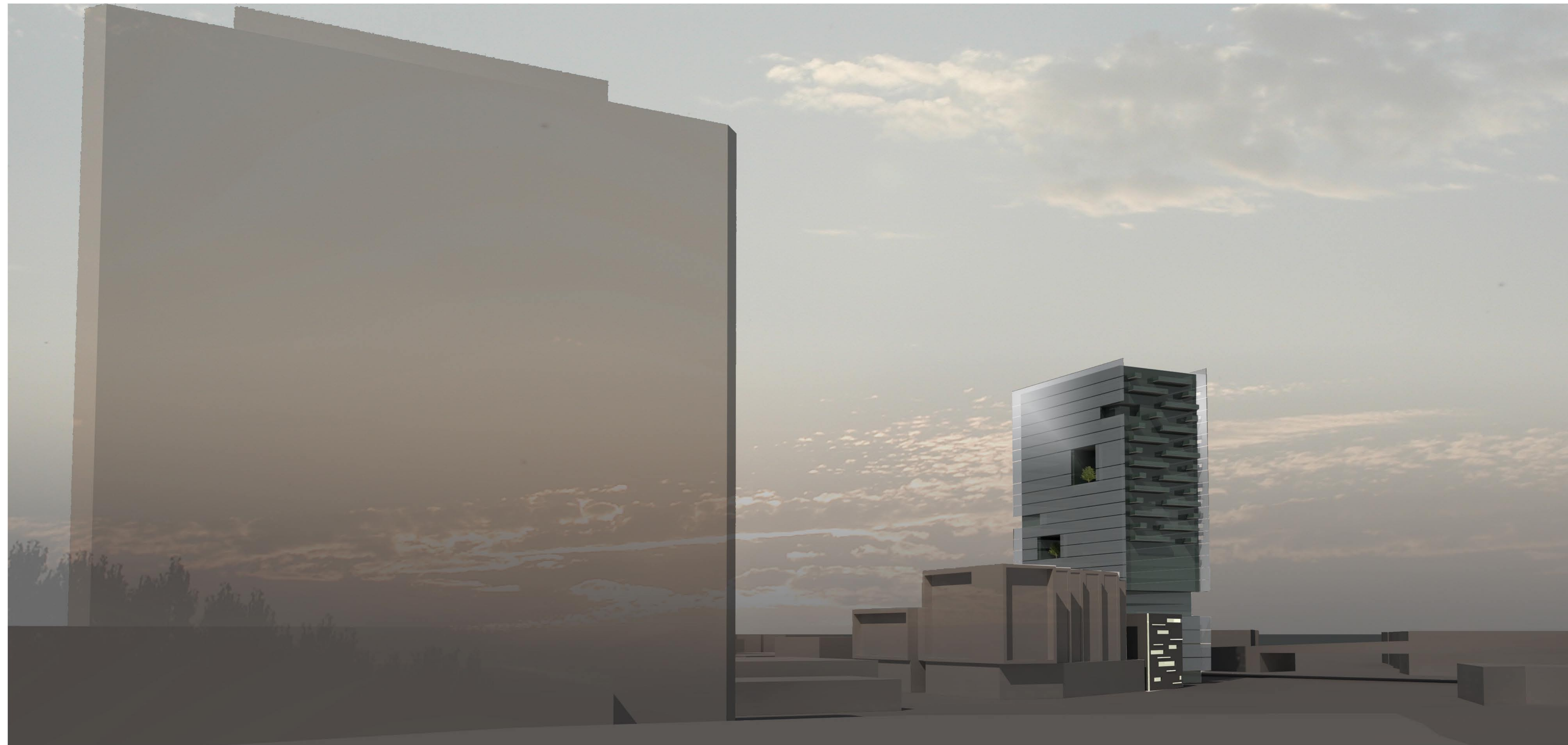


AIRPORT HOTEL REDEVELOPMENT



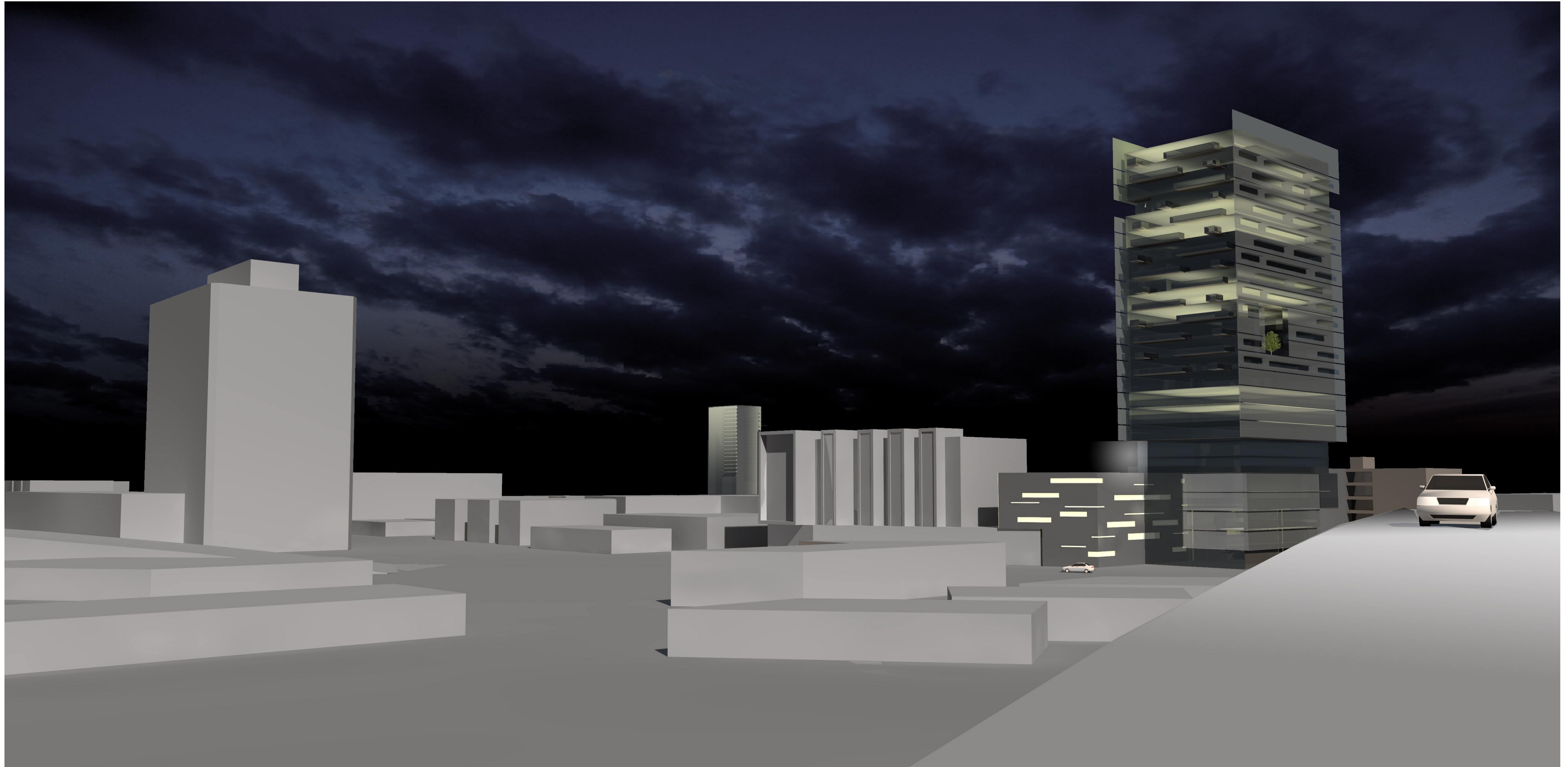


AIRPORT HOTEL REDEVELOPMENT



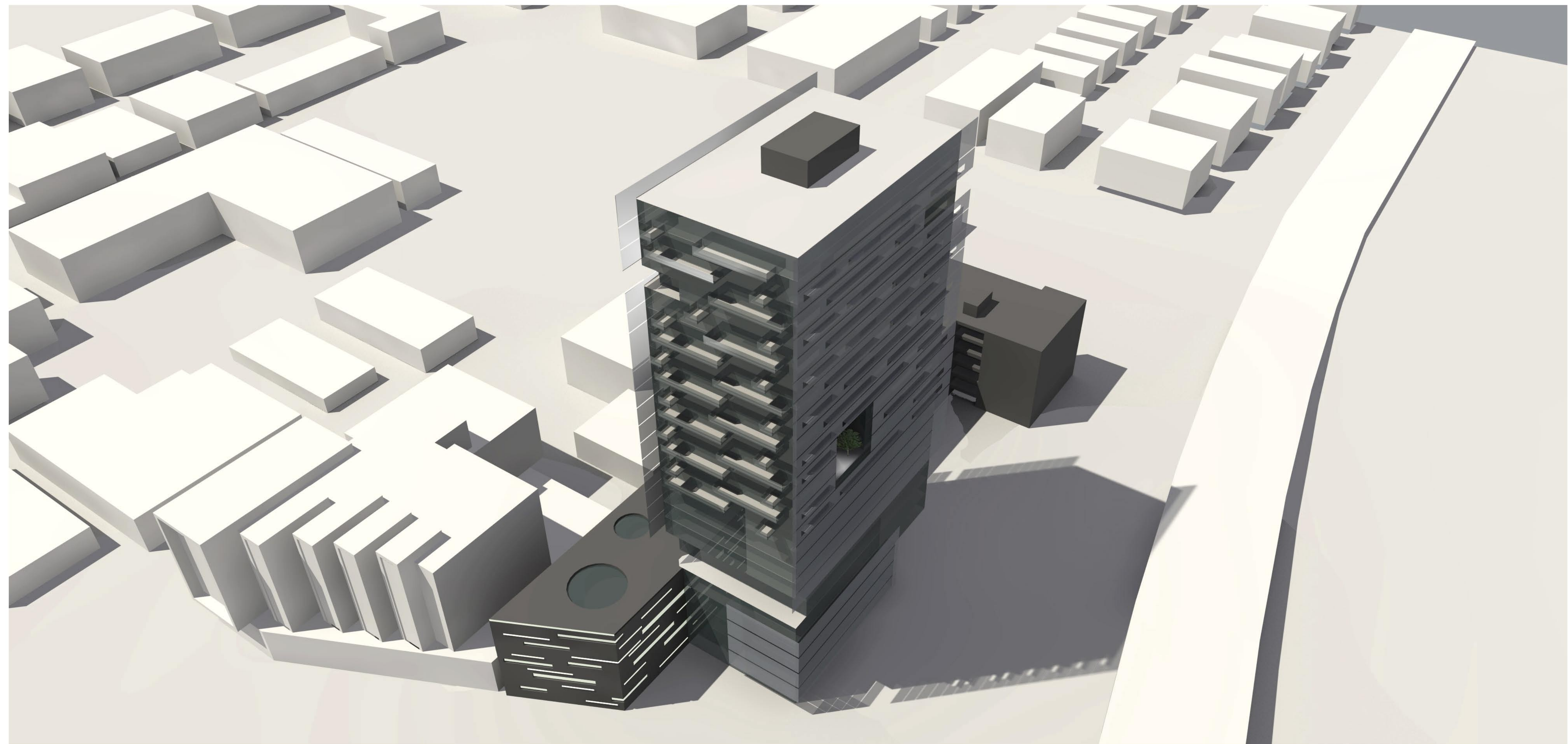
VIEW FROM ARTHUR LAING BRIDGE

AIRPORT HOTEL REDEVELOPMENT

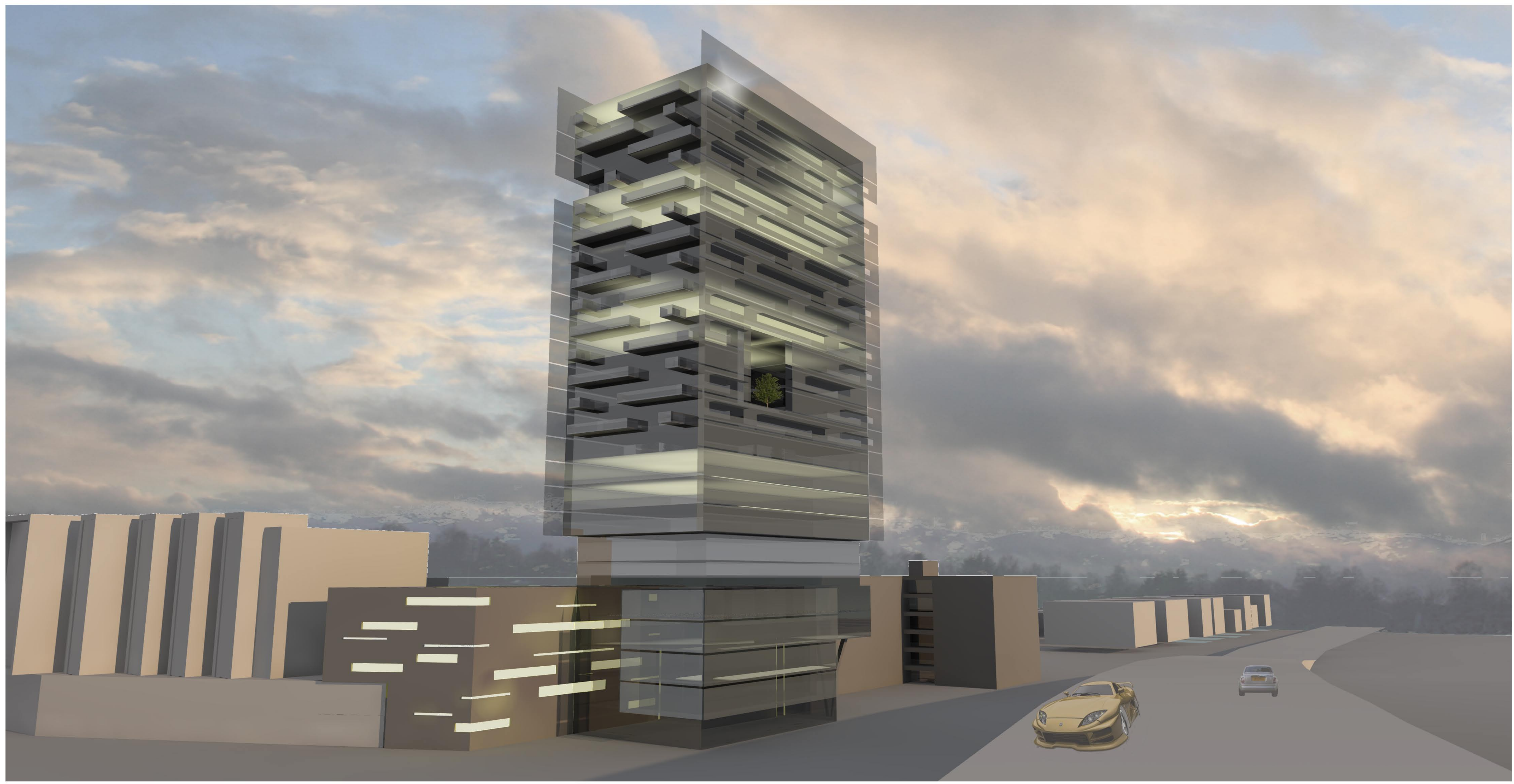


VIEW FROM OAK STREET BRIDGE

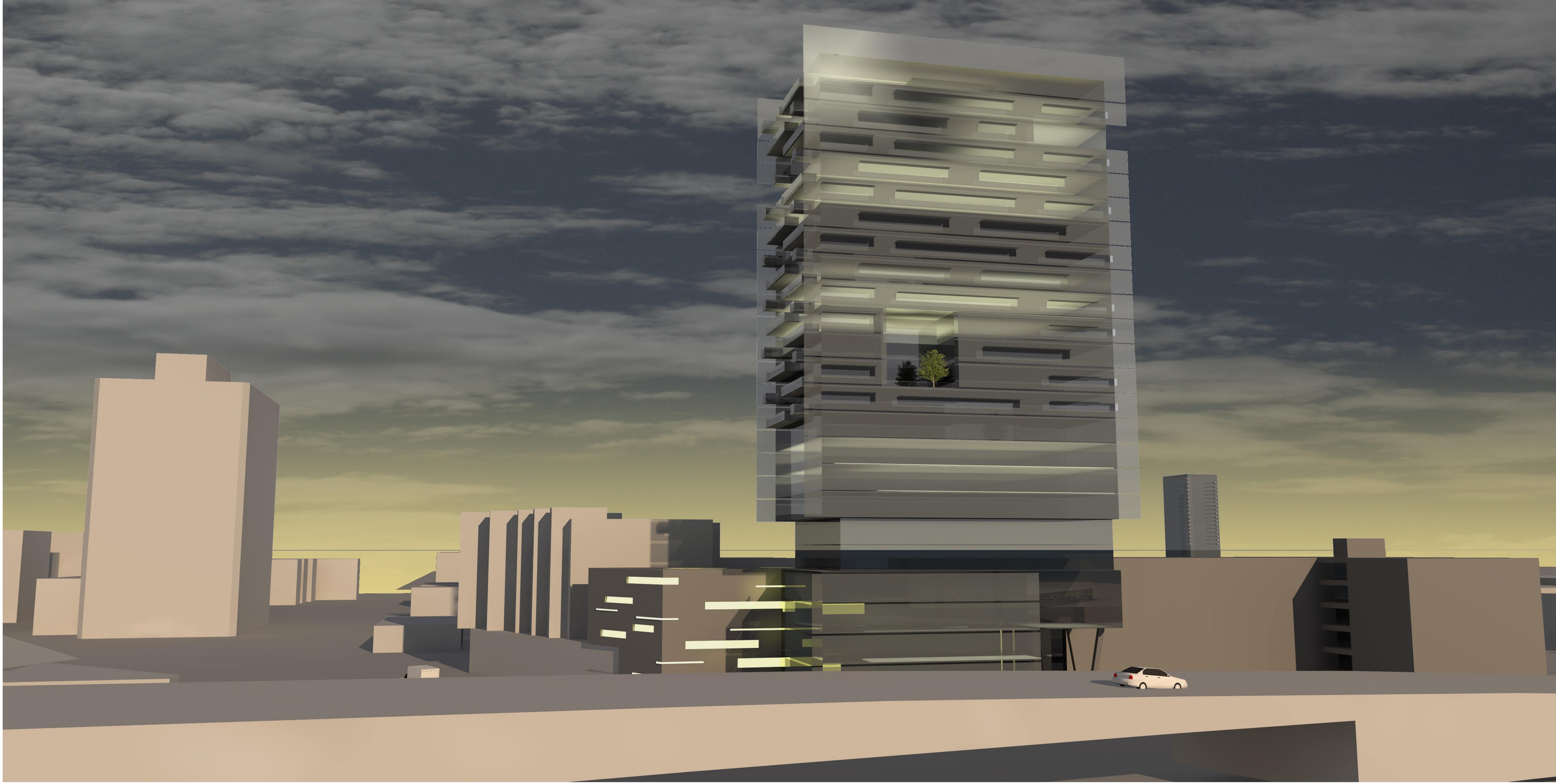
AIRPORT HOTEL REDEVELOPMENT



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AIRPORT HOTEL REDEVELOPMENT