

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 04, 2016 1:41 PM
To: Public Hearing
Subject: FW: 288 -- 388 West King Edward Avenue

From: John Barbisan [mailto:[s.22\(1\) Personal and Confidential](#)]
Sent: Wednesday, May 04, 2016 1:18 PM
To: Correspondence Group, City Clerk's Office
Subject: 288 -- 388 West King Edward Avenue

My view is that four stories is too high. This is a residential neighbourhood consisting of mostly detached homes and I believe over-building will negatively impact the established tone of the neighbourhood, visually and in terms of quality of life. Three levels should be the limit. If the building is higher than three levels, sight lines will be impeded and shadows, especially in winter, will impact those living around this building (especially to the north). This is especially true as King Edward is already on high ground on a hillside and for those living only slightly north of this development, the impact will be as if the building is five stories high.

Traffic is another big concern. While the Canada Line is a fine transit service, most people will not forsake their cars for transit and bicycles. The amount of traffic on Cambie Street since the Canada Line opened is considerably higher than it was. This, of course, is the result of the increased development along the corridor. Crossing Cambie Street as a pedestrian — particularly children — is risky as drivers frequently speed through red lights in frustration. Please let's put fewer cars on the road... contrary to the city's policy, this will not happen if we continue to over-build or "densify".

John