

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 21, 2016 3:32 PM  
**To:** Public Hearing  
**Subject:** FW: Comments for tonight's Public Hearing on 1872 Parker Street (Brook house Residence)

**From:** Amy Robinson s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 21, 2016 3:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Comments for tonight's Public Hearing on 1872 Parker Street (Brookhouse Residence)

Hello:  
I'm a co-owner of the property at s.22(1) Personal and Confidential to the property at 1872 Parker Street with proposed rezoning and heritage designation.

I cannot attend tonight's meeting but appreciate if my comments can be circulated to Council.

- I'm a fan of density in my neighbourhood. I live in a heritage B designated building that spans two lots that accommodates 15 residents while maintaining green space and neighbourhood character. On several lots between Victoria and Commercial Drive, developments that feel like they maintain neighbourhood character and have appropriate density have been established over the 12 years we've lived in this location.
- We've been living beside the dilapidated property at 1872 Parker that has attracted litter and crime to our corner. I'm eager to have the property tenanted and maintained again.
- The building represents a significant jump in density. I'm happy to support increased density that increases housing stock, and hopefully leads to greater affordability in the City. I believe that it needs to be completed in such a way that helps new residents co-exist with their neighbours and allows for existing residents to happily absorb new density. Parking, waste management/recycling/composting and the plans of the building should be carefully planned. The current plan has no allowance for parking in an area (Parker Street) that already struggles to accommodate the cars of existing residents. I believe there is not enough space allotted for waste management/recycling/composting for 10 households. The proposed development allows for virtually no setback from the property line. In terms of liveability for existing and new residents, that feels inappropriate and unsafe for people, cyclists and vehicles in the back alley.
- The style and bulk of the additional building proposed doesn't fit with adjacent buildings. I'm happy to mix modern and heritage styles, but a nearby building added to the Vancouver East Cultural Centre attempted this mix poorly.

Best,  
Amy Robinson  
s.22(1) Personal and Confidential

Tuesday, June 21, 2016

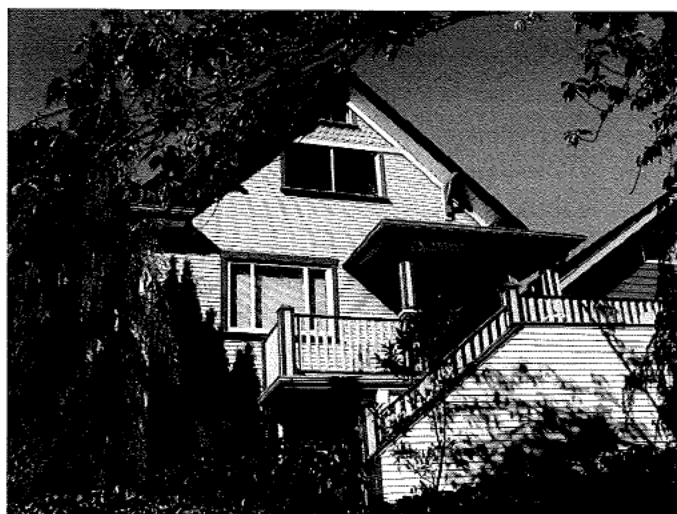
## Re: Proposed redevelopment 1872 Parker St., Vancouver

To whom it may concern

I am the owner s.22(1) Personal and Confidential and have been since 1968. My house was built about the same time as 1872 Parker, 1912 I believe, and possesses much of the original woodwork and interior details. I lived in this house for several years after I purchased it, (and then took several years off to travel around the Pacific in a sail boat). I subsequently returned to 1862 Parker to live, upon my return from Japan in 1977 with my wife; where we lived until 1980. My first daughter, Terumi, was born while we were living s.22(1) Personal and Confidential. She currently lives in the main floor suite in the house.

My main objection to this project is the appearance of the infill structure to be located in the back yard of the present structure. I feel strongly that the 'modern look' on the plans as submitted will not enhance the neighbourhood, I understand the architect's view that such appearance will 'de-couple' the in-fill building from the the historic building, 1872 Parker. If such de-coupling is desired it could be achieved by other means, exterior color, cladding material or texture, etc. and still preserve the traditional look found on of most of the buildings in the neighbourhood. E.g. all of the buildings in the same block on Victoria drive. including one large house which was renovated/preserved and rezoned some 10 years ago located on the East side of Victoria; the 1800 block of Parker has traditional style houses both large and small with two exceptions: one on the lot adjacent to mine, 185x; and a low rise complex of two buildings on the opposite side of the street.

In short I believe that a traditional building with peaked roof, and gables would be more appropriate in this neighbourhood. Exterior cladding could be contemporary vinyl with a traditional look and contemporary windows and trim; e.g. 3139 St Catherines St, Vancouver.



I also question whether 6 parking spaces is adequate for 10 strata titled townhouses (units) street parking is already tight, and getting worse, in the evenings in the area, especially when there is an event staged (several times per week) at the Vancouver East Cultural Centre, which is one block away.

Further to the last point in the comment, regarding adequate off street parking: I am the owner of approximately 200 units in 10 buildings located in Kitchener-Waterloo, Ontario, I do know that the City of Waterloo does require developers to provide 1.5 off street parking spaces per unit (these would be apartment units, not strata titled condominiums, which would have a higher vehicle density), I am not familiar with the City of Vancouver bylaws regarding this issue, however 6 spaces as provided in this development hardly appears adequate. My simplistic calculations would suggest the possibility of up to 20 vehicles for this property(10 strata owned units selling for \$300k to \$600k would probably be owned by couples likely having 2 vehicles per unit resulting in up to 20 for the development) less the six parking spaces provided, leaving up to 14 on street vehicles. With 25 linear feet of curb space required for each vehicle, would require 350 linear feet of contiguous curb space, considerably more than the lot provides on both Parker and Victoria streets.

Sincerely

William Squibb