

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 4:45 PM
To: Public Hearing
Subject: FW: 1610 Stephens Street, Vancouver, B.C..docx
Attachments: 1610 Stephens Street, Vancouver, B.C..docx.docx

From: Charmaine J. Ethier s.22(1) Personal and Confidential
Sent: Monday, October 17, 2016 4:31 PM
To: Correspondence Group, City Clerk's Office
Subject: 1610 Stephens Street, Vancouver, B.C..docx

Please find respectfully attached note regarding above.

Thank you.

Charmaine

Via email: mayorandcouncil@vancouver.ca

Re: **1610 Stephens Street**

We purchased our property almost 20 years ago as it is very close to the water, (English Bay), and has great views of the mountains when looking North-West. In the summer our view is partially blocked to the north due to two or three tall trees on the subject property, but these trees are attractive and different from most trees in Kitsilano. In the winter, we get almost a full view of the North Shore Mountains, as they are of a deciduous variety. Not to mention the various species of birds, bees, and small animals who call these trees home, and arrive every Spring, remaining through to early Winter. We would love to think that these trees will remain in place.

The prospect of losing our view to increased development is devastating. Furthermore, parking on the street since the introduction of the bike park/lanes at the foot of Stephens Street has made parking a real premium between Cornwall and 1st Avenue. The proposed Development Permit application will, by our reckoning, reduce as many as two spaces of street parking. (And yet with no apparent plan for parking for the existing house on the subject property – there is currently parking for one car in the driveway at the front).

We would urge anyone within the decision-making process to visit the subject property to make their own judgement upon whether this truly does warrant serious consideration for Heritage status.

Respectfully submitted,

Charmaine Ethier,

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 18, 2016 9:24 AM
To: Public Hearing
Subject: FW: 1610 Stephens St

Importance: High

From: Robin Hill s.22(1) Personal and Confidential
Sent: Monday, October 17, 2016 7:17 PM
To: Boldt, James; Kopy, Vaughan
Cc: Lee, David (PDS); s.22(1) Personal and Confidential; 'Ken Beeson'; s.22(1) Personal and Confidential; 'Mitch Cel'; 'Alfie Macalino'; 'Leticia Aviles'; s.22(1) Personal and Confidential; s.22(1) Personal and Confidential; s.22(1) Personal and Confidential; 'Charmaine Ethier';
Correspondence Group, City Clerk's Office
Subject: RE: 1610 Stephens St
Importance: High

Attention of Mayor & Council regarding 1610 Stephens Street

Good morning James,

Further to the email from Ms. Ellis, the content of which I am in total agreement with, I draw your attention to your email herein.

In particular your email of April 20th 2015, wherein you refer to a couple of reviews to be conducted. As this was 18 months ago, we would presume that these reviews were extensive. Could we know the results? In fact, knowing our keen interest, would these reviews not have been made available to us?

The other worrying aspect is that you refer to the Owners having commissioned the report from Luxton, (no surprise there), but there is no mention of it being significantly changed.

Frankly, it almost looks as if the adjustments that have been made to the SOS are triggered by the previous comments that you received from us many months ago.

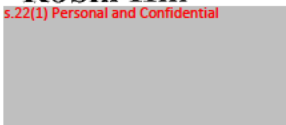
I am adamantly against this Public Hearing proceeding tomorrow, when we have not been given the information that is properly needed to give input that could influence not only Council, but the Heritage Department as well.

Please advise at your very earliest convenience.

Sincerely,

Robin Hill

s.22(1) Personal and Confidential



From: Boldt, James [mailto:james.boldt@vancouver.ca]
Sent: April 20, 2015 2:10 PM
To: Robin Hill; Kopy, Vaughan
Cc: Lee, David (PDS); [REDACTED] Ken Beeson; [REDACTED] Mitch Cel; 'Alfie Macalino'; Leticia Aviles; Jay Copp; [REDACTED] Charmaine Ethier
Subject: RE: 1610 Stephens St

Right- I remember all that now. I was just responding to the E-mail of April 15th.

I think the best thing is to wait for the Real Estate conclusion because it's possible there could be a reduction in square footage resulting from that review.

From: Robin Hill [REDACTED]
Sent: Monday, April 20, 2015 1:38 PM
To: Boldt, James; Kopy, Vaughan
Cc: Lee, David (PDS); [REDACTED] Ken Beeson; [REDACTED] Mitch Cel; 'Alfie Macalino'; Leticia Aviles; Jay Copp; [REDACTED] Charmaine Ethier
Subject: RE: 1610 Stephens St
Importance: High

Hello Mr. Boldt,

There has been substantial correspondence since we originally spoke back in January 2015.

Thank you for the potential introduction to Anita Molaro, we would enjoy meeting with her providing that she is a decision-maker or is directly connected to same.

I am glad that it was you that originally visited the site with Formwerks, although I find it puzzling that the prospect of granting heritage status when the subject property is going to become completely invisible when the "in-fill" property is built, provokes one of the many questions that our group of concerned neighbours has about the **veracity of heritage status in the "name" of densification.**

To this end, we have contacted the Vancouver Omnibudman, the office of which is awaiting any development that might influence their further involvement.

As to the report of Mr. Luxton's report, each of us that read it found it completely **contrived to assist in orchestrating bonus density**, which we are all committed to object to in the most strenuous possible terms.

I will await the favour of further contact to allow us to further our strong objection with this redevelopment.

Yours sincerely,

Robin Hill

[REDACTED]

From: Boldt, James [mailto:james.boldt@vancouver.ca]
Sent: April 20, 2015 1:01 PM
To: Robin Hill; Kopy, Vaughan
Cc: Lee, David (PDS)
Subject: RE: 1610 Stephens St

Dear Mr. Hill,

I'm not sure if there has been any other correspondence but just to let you know any decision on the project has been deferred- a couple reviews necessary for the project have not been completed yet. At the moment, I'm not sure of timing for these to be completed. We've forward your request for a meeting to Anita Molaro (Assistant Director of the Urban Design Group and Heritage)- she is away at the moment.

As for the heritage assessment issue, I recall being out on site a long time ago with Formwerks when the initial proposal for the site was being discussed. Subsequently Donald Luxton & Associates was hired by the owner to prepare a heritage assessment (SOS) which was reviewed by the Vancouver Heritage Commission. I believe you have a copy of this document.

Thanks,
James

From: Robin Hill

s.22(1) Personal and Confidential

Sent: Wednesday, April 15, 2015 4:10 PM

To: Kopy, Vaughan

Cc: Boldt, James

Subject: 1610 Stephens Street

Mr. Kopy,

On behalf of numerous neighbours, I have written asking for certain follow-up requested by the posting of the DP application sign at the above address.

I have also written asking for a meeting with the Chief City Planner to make our disagreement clear.

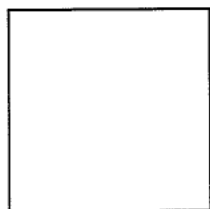
I have also written to ask for the person(s) who would have attended the subject property to determine and recommend its heritage status. (For which reason, I am copying Mr. Boldt).

As yet, I have heard nothing on any of these possibilities. We are extremely concerned that any decision be made without our full input.

Please advise.

Robin Hill

s.22(1) Personal and Confidential



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 18, 2016 9:27 AM
To: Public Hearing
Subject: FW: 1610 Stephens St

From: MARIA ISSA 5.22(1) Personal and Confidential
Sent: Monday, October 17, 2016 10:36 PM
To: Robin Hill
Cc: Boldt, James; Kopy, Vaughan; Lee, David (PDS); 5.22(1) Personal and Confidential Ken Beeson; 5.22(1) Personal and Confidential
Mitch Cel; Alfie Macalino; Leticia Aviles; 5.22(1) Personal and Confidential Charmaine Ethier;
Correspondence Group, City Clerk's Office
Subject: Re: 1610 Stephens St

Greetings

As the owner of 5.22(1) Personal and Confidential I am surprised and disappointed that there is so little information and at such a late date.

A hearing? Tomorrow?

Seriously?

How about a little more notice...?

I strongly support Robin Hill's stance and wish to receive timely and sufficient data to be able to provide informed input into the process. (Did you in fact send any notification whatsoever either by mail or by email? I certainly have not received anything).

To reiterate: 1610 Stephens is NOT a heritage building so using "heritage" as an excuse to increase the size of the developed surface area is a ruse to go around existing bylaws.

"Infill" ... Really? Fill in the entire lot is more like it.

Besides the "new and improved" plans, please provide us - and Council - the comments obtained from the neighborhood as well as any rationale for ignoring them.

Disagreeable decisions are easier to accept if they do not seem arbitrary but are demonstrated to be reasonable, logical and made in a transparent fashion.

Sincerely,
Maria Issa

Sent from my iPhone

On Oct 17, 2016, at 7:16 PM, "Robin Hill" 5.22(1) Personal and Confidential wrote:

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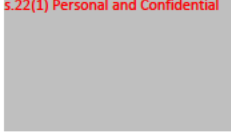
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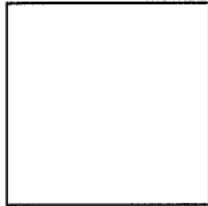
Robin Hill

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