

Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, February 21, 2017 10:29 AM
To: Public Hearing
Subject: FW: PUBLIC HEARING re 2106-2138 Main Street

Importance: High

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

From: Henry & Jo Ann Sartore "s.22(1) Personal and Confidential"
Sent: Monday, February 20, 2017 6:56 PM
To: Mayor and Council Correspondence
Subject: PUBLIC HEARING re 2106-2138 Main Street
Importance: High

Vancouver City Council.

I am sending this email regarding the proposed rezoning application adjacent to our building. I have several important concerns that this will drastically affect our lifestyle and existence here at the "s.22(1) Personal and Confidential"

Firstly, and most importantly, is the building height. We are on the top (4th floor) of our building with 3 large windows facing west. As a recent purchaser of this unit, I am devastated that you would consider allowing a 73.75' building to be built right next to us.

I find this interesting given the fact the City has outlined in their Mount Pleasant Community Plan that no part of a building should be more than 65'.

I also find it interesting that you would consider allowing the developer to put a 'hole' in the second floor of the proposed building to allow the additional height to achieve the FSR of 3.0.

This would create diminished views, diminished sunlight and diminished privacy (overlook and noise).

The second issue is the massing of the proposed building. You are expressing the fact that you are using the 'Ashnola' building as a massing model. The 'Ashnola' is 1 x 3 and the proposed building is not.

In the past 20 years or so, the City has allowed the creation of various loft units in this immediate neighbourhood and you are now in the process of destroying them.

These spaces were initially created to allow open spaces with an abundance of light and in most cases, fantastic views. I'm afraid of the negative impact this proposed development will have on our property values.

Finally, I will refer you to the City of Vancouver Mount Pleasant Community Plan - Section 6.1 and I quote "strong support for.....protecting existing views and restricting development of higher buildings along the east side of Main Street."

Can you please explain to me why you would now consider renegeing on your own planning/recommendations?

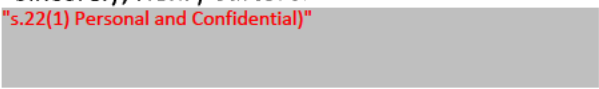
In closing, I would like to suggest the following recommendations be implemented.

- reduced overall building height
- more setback from the lane adjacent to our building
- massing as per the City plan
- additional screening and planting

Thank you for your time and consideration.

Sincerely, Henry Sartore.

"s.22(1) Personal and Confidential"



Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, February 21, 2017 10:30 AM
To: Public Hearing
Subject: FW: PUBLIC HEARING re 2106-2138 Main Street

Importance: High

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

From: Henry & Jo Ann Sartore "s.22(1) Personal and Confidential"
Sent: Monday, February 20, 2017 7:01 PM
To: Mayor and Council Correspondence
Subject: PUBLIC HEARING re 2106-2138 Main Street
Importance: High

Good evening Vancouver City Council.

I am a relatively new owner in the "s.22(1) Personal and Confidential" adjacent to the proposed 6 story building which is the subject of the rezoning application.

I attended both the Developer/Architect and City of Vancouver sessions that were recently held at the Mount Pleasant Community Centre. I have significant concerns regarding the proposal and the negative impacts it will have on our community, and most specifically, the lifestyle we have at the Granite Block.

The proposed building height is my most significant concern. The proposed development is 10' and is roughly 1.25 stories above the approximate height dictated by the Urban Design Framework. It seems that this height is not necessary to reach the maximum floor area, but the developer appears to putting a 'hole' in the 2nd floor to keep the FSR down, thus allowing them to build taller. I am devastated that the City would consider allowing a 74' building to be built right next to us. In my research, I am surprised that the City would allow this height given that it is clearly outlined by the City in their Mount Pleasant Community Plan that no part of a building should be more than 65'.

Our unit is on the top (4th floor), has 19 foot ceilings and 3 large windows facing west. Our privacy, open feeling, sunlight and views will be destroyed with the overlook from the proposed building. If the design proceeds as is, their east-facing decks and windows will look directly into our bedroom. Would the developer consider options including high windows, translucent windows, windows angled south, screens and planting? It would be beneficial if the large rooftop deck and second floor decks were set back, and also included a strip of trees or shrubs to protect the privacy of both buildings.

I am also concerned about the massing of the proposed building, which is out of character with the rest of neighbourhood. The Urban Design Framework sets out the desired massing for new developments. I am unclear on this new development proposal which does not align with the Ashnola Heritage Apartment building (which has a 1x3 depth to width ratio) and which is apparently meant to set the tone for new developments between 3rd and 6th Avenue. If the 'Ashnola' building is being used as the massing model then there is clearly a misalignment with this proposed development. The 'Ashnola' is 1x3 and the proposed building is not. The proposed building is much wider than it is deep and is going up right next to the Ashnola, which will set a poor precedent for the neighbourhood.

Furthermore, the Framework specifically says they don't want new buildings to "hug" the view cone, another thing the proposed development contravenes.

In the past 20 years or so, the City has allowed the creation of various loft units in this immediate neighbourhood and you are now in the process of destroying them. These spaces were initially created to allow open spaces with an abundance of light and in most cases, fantastic views. I am concerned of the negative impact this proposed development will have on our property values.

I have also read the City of Vancouver Mount Pleasant Community Plan - Section 6.1 which refers to "strong support for.....protecting existing views and restricting development of higher buildings along the east side of Main Street." It certainly seems that this proposed development, if proceeds as planned, clearly contravenes the Cities own planning and recommendations.

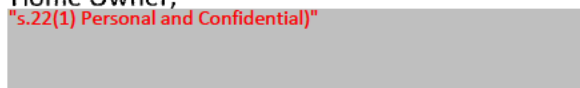
I certainly appreciate and am in support of future development of our neighbourhood. However, I would like to see the City be true to its promise to its residents. Perhaps you could consider:

- reducing overall building height
- creating more setback from the lane adjacent to our building (Granite Block)
- massing as per the City plan
- additional screening and planting

Thank you for your anticipated consideration.

Regards,
Jo Ann Sartore
Home Owner,

"s.22(1) Personal and Confidential"



Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, February 21, 2017 10:31 AM
To: Public Hearing
Subject: FW: Rezoning Application for 2106-2138 Main Street

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

From: Ly Tang "s.22(1) Personal and Confidential"
Sent: Monday, February 20, 2017 11:42 PM
To: Mayor and Council Correspondence
Subject: Rezoning Application for 2106-2138 Main Street

To Mayor and Council,

I'm a homeowner in a building on East 6th Avenue that is just south of the rezoning application, 2106-2138 Main Street. I'm writing to you because this project will block the view I have of the city and the mountains.

I understand that this is inevitable in this city. I, myself, am an architect, and have been on the other side of this situation, so I have an understanding of the challenges and interests of the application. I'm also in agreement that our city needs to densify.

However, as I'm looking at the proposed design of this project in conjunction with the Mount Pleasant Community Plan (a well developed planning guideline created by the City for this neighbourhood), I'm very concerned that I'm allowing my view to be sacrificed for a very loose interpretation of building height and storeys.

The Mount Pleasant Community Plan at "Main from 2nd to 7th" allows for up to 6 storeys for mixed use buildings. This building is not a six storey building. It is at least a 7 storey building with exceedingly high floor to floor heights. The proposed Long Building Section shows that the first storey is actually almost 2 1/2 levels. There are a couple of street levels because of the sloping street grade, then there's a so-called Mezzanine level. As a result, this multi-level first storey is actually 30 ft high. I doubt that when the Mount Pleasant Community Plan was written, they envisioned a storey being 30 ft high.

Above it, the residential levels are 10 ft high from floor to floor. These living units will have ceiling heights of over 9 ft high. Most of our ceiling heights are 7 1/2 to 8 1/2 feet. The proposed application is asking for a height that is beyond necessary.

Initially, the applicant had submitted for a 78 ft building height. It was 18ft over the allowable 60 ft height. I appreciate that the Planning Department has since asked the applicant to reduce this height by 4.5ft. However, I do not think that that was sufficient. This rezoning application is asking for a change to the allowable building height that is based on a questionable definition of what a storey is, and also very generous floor to floor heights at all levels.

I ask the Council to question three things, 1) whether the application is within the six storey maximum, 2) whether the floor to floor heights are necessary as proposed, and lastly 3) whether this building complies with the Mount Pleasant Community Plan.

Sincerely,
Ly Tang

"s.22(1) Personal and Confidential"

Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, February 21, 2017 10:32 AM
To: Public Hearing
Subject: FW: Rezoning Application for 2106-2138 Main Street

From: Aaron "s.22(1) Personal and Confidential)"
Sent: Tuesday, February 21, 2017 7:00 AM
To: Mayor and Council Correspondence
Subject: Rezoning Application for 2106-2138 Main Street

Honourable Mayor and Council,

On February 21st a public meeting will be held to discuss the rezoning application for 2106-2138 Main St. I have reviewed the plans and am very concerned about the application for a **height increase** from maximum of 60 feet to the proposed 78 feet. This is a very large increase, over 25% of the MAXIMUM. I vehemently oppose this increase as I've seen what becomes of areas that lose the vision of the original planners intent. All this does is create a claustrophobic mess, with windy and sunless corridors.

As a current resident, I was attracted to Mt. Pleasant by the attention to maintaining the community feel, and the commitment to keeping the "Hilltown" mentality by restricting the height of new developments. The Mount Pleasant community plan even states:

"Recognize that its slopes are natural form-makers on which a low profile for residential and commercial properties helps keep the sense of hill intact."

Approving this variance sets a dangerous precedent for future developments.

Thanks for your time,

Aaron Kennedy

Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, February 21, 2017 12:29 PM
To: Public Hearing
Subject: FW: Against new development height increase

From: taryn.r.ferreira "s.22(1) Personal and Confidential"
Sent: Tuesday, February 21, 2017 12:22 PM
To: Mayor and Council Correspondence; Ashlee; "s.22(1) Personal and Confidential"
Subject: Against new development height increase

To whom it concerns,

On February 21st a public meeting will be held to discuss the rezoning application for 2106-2138 Main St. I have reviewed the plans and am very concerned about the application for a **height increase** from maximum of 60 feet to the proposed 78 feet. This is a very large increase, over 25% of the MAXIMUM. I vehemently oppose this increase as I've seen what becomes of areas that lose the vision of the original planners intent. All this does is create a claustrophobic mess, with windy and sunless corridors.

As a current resident, I was attracted to Mt. Pleasant by the attention to maintaining the community feel, and the commitment to keeping the "Hilltown" mentality by restricting the height of new developments. The Mount Pleasant community plan even states:

"Recognize that its slopes are natural form-makers on which a low profile for residential and commercial properties helps keep the sense of hill intact. "

Approving this variance sets a dangerous precedent for future developments.

Thanks for your time,

Taryn Ferreira

"s.22(1) Personal and Confidential"

Sent from my Samsung device