

Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, February 21, 2017 10:30 AM
To: Public Hearing
Subject: FW: 4621-4663 Cambie Street and 605 W. 31st Avenue

From: janice douglas "s.22(1) Personal and Confidential"
Sent: Monday, February 20, 2017 8:09 PM
To: Mayor and Council Correspondence
Cc: Kelley, Gil; Bennett, Zachary
Subject: 4621-4663 Cambie Street and 605 W. 31st Avenue

Council and General Manager of Planning

We are writing to submit some objections but mostly a victim impact statement on the proposed 4600 block development.

We own and occupy the adjacent house to the rear across the lane at "s.22(1) Personal and Confidential"

We hope there is still time to rectify some of these issues before the Cambie Corridor becomes just that, a corridor with six story walls on the east and west sides, stretching from 24th Avenue to Marine Drive.

Objections under the guidelines:

1) Although we have been told many times that the Cambie Corridor guidelines are only guidelines, the public was led to believe that the guidelines would indeed be followed.

In the case of this development the recommended density is 1.5-2.0 for this area of the corridor yet the proposed structure is 2.36! This makes a huge difference to the impact on our home and has made a difference all along the corridor.

2) The guidelines state that there will be a gentle step down into the neighbourhood but in fact this structure will be only a few feet from the living area of our house and will actually present a wall. I have walked the lane many times looking at these developments and they actually do create a barrier.

The large wrap around balconies are basically an invitation to look into every aspect of our lives, our yard and even into our house as we have skylights in every bedroom. We have been there since 1979 and feel it is extremely insensitive that the developer did not take this into account. In fact when I originally asked about it at the presentation to the RPSC committee the landscape architect quipped that our street would all be townhouses anyway. Was the implication, "why should we care about your loss of privacy"? This is exacerbated by the roof top garden which makes the building actually higher than the 6 stories suggested. It is ironic to note that their landscape plans state that they include hedges and barriers to give their owners privacy yet there seems to be little thought of considering the privacy of an immediate neighbour.

Environmental Objections:

While there will be many small shrubs and trees there is no attempt to replace the large trees that are already on the property, Small trees and shrubs take years before they generate the air that the large established trees do.

The songbirds already have taken a toll in the neighbourhood and use the area as a flight path. There is no mention of the appropriate windows/glass needed to protect the flight path.

Our property has two large Douglas firs and several 20/30 ft Oak trees. One of the firs is in the developer's rendering of the West side of the structure superimposed over our tree. We are concerned that the digging will disrupt the root balls precipitating the death of the trees. Whose responsibility will it be to remove these trees if they die and why should it be ours?

Community Concerns:

The whole idea of the Cambie Corridor (revised guidelines 2010) was to provide a complete community. These large developments eliminate single family houses on large lots that could, with a laneway dwelling, house at least two generations and some rental space with a laneway house. The new condo's are not large enough even for a family and are without space to spare for relatives or grandparents to visit for any length of time or for them to age in place with their families. To exacerbate that issue, the City is now considering that said relatives should not even be allowed to rent something nearby in an Air BNB. Not all would-be guests can afford the pricey hotel accommodations of Vancouver.

The so called community amenities have not provided gathering space on the west side of Cambie. Walkability to a coffee shop or grocery outlet is nil and the proposed play space is no more than token, it will remain to be seen if it will survive the negotiations for more build-able space. While it is true that Queen Elizabeth Park is located across 6 lanes of Cambie traffic, it is not a spot for small children to kick a ball or run outside and play with benches nearby for older relatives to supervise. Small parklets dotted throughout the area would help. In rainy and more recently very snowy Vancouver where is the nearest walkable store to buy a litre of milk? Are Daycare or schools with spaces available?

A recent article in the Tyee stated:

"In cities like Vancouver only a privileged few can afford to own a home. The rent that the rest of us have to pay is going up all the time. The shops, restaurants and gathering spots that give our neighbourhoods life are turning into pricey boutiques and luxury high-rises". Those shops and gathering places are what builds community and where is that on the corridor between 18th and Marine Gateway? Oakridge, a mall....not so much.

Great cities include such spaces and the City could have planned for it. This stretch of street is not a complete community by any stretch of the imagination and what *was* a complete community has been treated with disregard to low key community services in favour of a growing wall of soulless buildings on both sides of Cambie.

Transit:

The nearest bus stop takes two lights to get to even though it is only two blocks away. Bus schedules are abysmal and add at least half an hour to travel time. The Canada line is hopeless in rush hour particularly for parents taking young children to care/school.

The poor schedules plus lack of close amenities for seniors and families will result more cars not less on the road.

We hope you will indeed make some of the above changes and leave us with a community and not just a wall.

Sincerely

Janice and Grant Douglas

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