

PH Item 3 April 16

Philip Chee

Distributed to all
Council members

s. 22(1) Personal and Confidential

April 16, 2012

Mayor and Council
City of Vancouver
453 West 12th Ave
Vancouver, B.C. V5Y 1V4

**Re: Rezoning Application
1870 East 1st Ave & 1723 Victoria Drive**

I am strongly opposed to the above rezoning application for the following reasons:

The proposed development is in contravention with the District Schedule and the Guidelines that have been prescribed for this neighborhood. Under section 4.71 of RT-5, RT-5A, RT-5N and RT-5AN District Schedule, the maximum floor area permitted on this site is $0.75 \times 1145.3 = 859 \text{ m}^2$, or 9,246 sq. ft.

The proposed development occupies a total floor area of 1882 m², or 20,258.8 sq. ft., an increase by 119%.

Under Section 3.3.1 of the RT-5, RT-5A, RT-5N and RT-5AN Guidelines, the density of multiple dwellings should not exceed 62 units per hectare.

Accordingly, on this site of 1145.3 m², only 7 dwelling units can be permitted. $1145.3 \text{ divided by } 10000 \times 62 = 7 \text{ units}$.

The proposed development contains 26 dwelling units and therefore has exceeded the unit density by 19 units or 271%.

This is an "OVERKILL" and way out of line of the existing Zoning By-law.

The proposed "boxy" building does not respect the existing streetscape, height of the existing adjoining buildings and the rhythm of buildings along Victoria Drive and the First Avenue. It is an arrogant and unsympathetic intrusion in the neighborhood.

Parking in the immediate vicinity is congested as it is. I live on Victoria Drive and often encounter difficulty in finding a parking spot near our house. With the influx of residents to the proposed housing community, it will be next to impossible to find a parking spot even on the side streets.

The overflow of traffic would result in chaotic parking creating a safety hazard for residents in the event of emergencies when fire trucks and ambulance are impeded access to buildings. We note that 19 parking spaces will be built in the complex. This is hardly enough to cater to the needs of the visitors to the housing complex.

The Vancouver City Guidelines were drafted to protect the interests of the residents and that if a site qualifies for multiple dwellings development it must adhere to the dictates of the Guidelines.

It would be a betrayal of trust to the residents if the City decides to approve an application that is clearly in violation of its own Zoning By-laws and Guidelines.

For the reasons stated above I plead the Mayor and Council to reject the rezoning application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Philip Chee".

Philip Chee

Cc: Raymond Louie, City Councilor