

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Anne Gardiner](#)  
**Subject:** RE: Re Development Plan 3212 East Boulevard  
**Date:** Tuesday, June 26, 2012 9:43:19 AM

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Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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**From:** Anne Gardiner s.22(1) Personal and  
**Sent:** Monday, June 25, 2012 9:01 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re Development Plan 3212 East Boulevard

Dear Mayor Robertson, City Council Members and Vancouver City Planning Department,

We have watched with interest the proposed Comprehensive Development Plan for 3212 East Boulevard and welcome the opportunity to register our support for this project. It is our opinion that the City Of Vancouver should encourage this kind of creative development which yields increased density while blending with the integrity of the neighbourhood. We hired architect Allan Diamond to design a renovation for our home 20 years ago and he did a superb job of integrating new spaces with our 70 year old home. We feel confident he would approach this project with ingenuity and sensitivity to the established neighbourhood. Let's apply some forward thinking, relax a few regulations and allow for slightly higher density in residential neighbourhoods instead of maintaining a huge disparity between large condo/high rise developments and single family dwellings.

In the words of famed city planner Jane Jacobs .. "city areas with flourishing diversity sprout strange and unpredictable uses and peculiar scenes. But this is not a drawback of diversity. This is the point ... of it".

We hope we will soon be watching this development proceed.

Sincerely

Anne & Dan Gardiner

s.22(1) Personal and Confidential

RE: PUBLIC HEARING ON 3212 EAST BOULEVARD,  
TO BE HELD: JULY 10<sup>th</sup>, 6:30

Dear Mayor Robertson and City Council Members:

We recently received notice of the Public Hearing regarding the project proposed for 3212 East Boulevard. As nearby neighbors, we wish add our comments.

Given the times in which we are living, it seems logical that all neighborhoods, no matter where they are located in the City, should anticipate change. Thus, as Vancouver increases in density, this creative proposal offers an innovative addition to the housing options currently available. While such changes impact areas formerly designated as "single family" dwellings, new ideas can be a positive benefit. Our immediate neighborhood has several older homes that have been remodeled to accommodate more than one family. Coach houses have added to its ambience. New concepts work well, when they're created with care, thought, and good workmanship.

While increasing density relates to relaxing some former zoning and by-laws, we greatly respect the work of the architect on this project. His design is both appealing and clever. Let's lend some perspective to the idea that increasing the floor space ratio, raising the roof by 2 1/2 feet, and altering the setbacks by 11 feet in front, and 12 feet in the back, are not drastic changes! A larger laneway garage to accommodate added cars is a benefit for owners, in contrast to those who must compete for street parking in front of their own homes!

On Arbutus, a large condominium complex is about to begin, plus a 33 unit project already underway. Both, will radically alter the nature of our neighborhood! We strongly feel that it is far less intrusive and infinitely wiser, to amend the necessary Zoning and Development By-laws to allow "smaller projects" to take place - especially when designed and supervised by a fine architect.

Yours Truly, Sue & Don Wilson

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