

Re: Rezoning Application for 4837 – 4861 Cambie Street.

My name is Werner Adam. My wife and I are the owners of s.22(1) Personal and Confidential

of the proposed development.

I would like to add my name to the objections to this project raised by Mrs. Monique Choptuik as I feel that the objectives of the Cambie Corridor Plan have been diluted for this city block or ignored. The plan specifically acknowledges on page 36 under 4.3 Queen Elizabeth that special consideration should be given to the area north of 33rd Ave because of the recent development commonly known as the Cowie Row Houses and the proximity to Queen Elisabeth Park. Even the artist's illustration on that page that show what Cambie Street could look like in the future ignores the existing row houses; it only shows a same height development similar to the one proposed!

In my view no special considerations were given to this site, the recommended allowed FSR of 2.0 was reached by proposing a 5 storey building rather than the allowance of up to 6 stories as per corridor plan. This is a simple square box design with a recessed top floor. Our houses are also square but have

recessed components on every level and they also have some protruded components and the windows on the north side are set to 90 degrees to not interfere with the neighboring house. The proposed building being higher and deeper will have direct view of our kitchen, bedroom balcony, hallways and stairs as well as our court yard. Moisaik Homes has offered to assist us in obtaining privacy screens on our building but to what extent is not clear at this time

This development application defacto creates 4 orphan lots which the report states are to be avoided, one to the north and 3 to the south as my property and the remaining row houses are being dwarfed by this project with no opportunity to change this. The remaining lot at the corner of 32nd Ave would be perfect for a combination of residential/commercial building to fit the city's plan to have some form of stores within 5 minutes of one's home. At present we have a 15 to 20 minute walk to retail and professional services.

I also object to the positioning of the proposed building on the site. If city staff deems it suitable to have the building located 9 ft away from one property line and 23 ft from the other property line then I request that the 23 ft buffer be located at the south

side of the building instead of the north side in recognition that the row houses are brand new and will most likely not be redeveloped during the existence of the proposed building. This would also make a clean break in the type of buildings on Cambie Street and give us some privacy. The property to the north however can be developed at a later date to fit the new development.

I am not against densification but I embrace the late Art Cowie's vision of densification by offering another choice of housing besides the ownership of a traditional single family house that is free hold and the ownership of a condo/apartment/or townhouse with strata ownership. The Cambie Row Houses offer the benefits of outright ownership of a single family house and rental accommodation. This type of ownership should be promoted by this city as the provincial government has now recognized this form of real estate ownership. In our case there were 6 units built on the site of a single family dwelling, 3 single family town homes and 3 laneway houses for market rental with three owners each owning one home and one lane way house. I believe that this is the type of densification that this neighborhood can absorb without losing it's identity but not a string of apartment blocks as proposed.

The site of Queen Elisabeth Park to me is as important to Vancouver as is English Bay. There are special design and zoning considerations for a special area like English Bay so there should be special considerations for a public treasure like the Queen Elisabeth Park! These should include interesting architecture and space. As has already been said, there are 6 million visitors per year to Q.E Park.

Please do not allow the transition of the Cambie Corridor to turn into a West End of Vancouver on a string! There have to be noticeable differences in the type of housing as well as height of buildings along the corridor and a 3 stories height restriction for the block between 32nd and 33rd Ave would achieve this.

I suggest that special consideration should also be extended to Mosaik Homes in the form of reduced or cancelled development fees to allow Mosaik Homes to come up with a better fit and more appealing looking plan for town houses, row houses or 3 level apartments for which they are well known for.

I thank you for your time and consideration.