

Vancouver City Council Public Hearing 10 July 2012

Re: 334 West 14th Avenue – ‘The Lawrence Residence’ – Heritage Designation By-law and Heritage Revitalization Agreement By-law

We own the ½ duplex immediately to the east of the proposed development and bear the greatest negative impact of the changes proposed in the recommended approval.

We have no objection to the heritage designation – the Lawrence Residence is a fine old building and an attractive part of the neighbourhood.

However, we strongly object to the infill (laneway) building proposed.

This infill proposal is not in keeping with the character and general amenity of the properties adjacent to it, nor with any of the properties along the north side of the lane. There are presently no laneway buildings over the height of a few car garages on the north side of this lane between Alberta and Yukon. Most of the properties along this stretch of 14th avenue have substantial back gardens. The sight views of the neighbourhood are open and enjoyed by the whole block; especially since 15th avenue, on the southern side of the lane is being largely filled in with laneway houses.

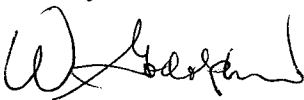
With respect to our personal situation it will greatly decrease sunlight to our back garden. It will greatly decrease our vista. Our direct southern vista has been largely blocked by three laneway houses recently erected. The only remaining openness that we enjoy is to the southwest and west. Erection of the proposed infill will effectively enclose us by a wall of buildings, all taller than ours, and greatly reduce our enjoyment of our property.

We chose to buy this property in 2010, in large part because of its open southerly exposure and a garden in which we grow flowers, vegetables and fruits. This development with the tall infill will have a considerable negative impact on the pleasantness, privacy, and lightness of our property – and will certainly have a negative impact on our property value.

What you propose is to allow a variance to the developer as a ‘compensation’ for the extra burden of meeting requirements for the heritage designation. What is our compensation for the loss of light, loss of view, loss of value?

We urge you not to permit this dreadful proposal which will have a negative impact on the surrounding buildings, the open space, views and the character and general amenity of the area.

Yours truly,



William Godolphin & Angela Towle

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