

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: 1906 West 11th Avenue - The Beard House - Objection to Proposed Plans
Date: Monday, December 10, 2012 10:51:58 AM
Attachments: [1906 West 11th Development Objection Letter.doc](#)

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).

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.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Sheila Peacock [s. 22\(1\) Personal and Confidential](#)
Sent: Sunday, December 09, 2012 12:44 PM
To: Correspondence Group, City Clerk's Office
Subject: 1906 West 11th Avenue - The Beard House - Objection to Proposed Plans

Dear Mayor and Council of Vancouver,

Please find attached my letter of objection to the proposed plans for 1906 West 11th Avenue, the Beard House. Also please find enclosed some photos supporting my concerns.

Thank you for your consideration,

Sheila Peacock

[s. 22\(1\) Personal and Confidential](#)

December 7, 2012

Dear Mayor and City Councilors of Vancouver,

RE: 1906 West 11th Avenue – the Beard House – Heritage Designation By-law and Heritage Revitalization Agreement By-law

I am one of three owners living next door to 1906 West 11th Avenue in a triplex [REDACTED] s. 22(1) Personal As a third-generation Vancouverite, I am pleased that the City is trying to preserve worthy heritage buildings, but I am still very concerned that City Council is considering granting a FSR of .86 to the developer of 1906 West 11th in exchange for heritage preservation. The current exception in the neighbourhood is .75 FSR and with that exception, beautiful, quality multi-family homes have been built, while preserving gardens and green space that are also a heritage hallmark of the neighbourhood.

The proposed plans for 1906 West 11th with the FSR of .86 will push the new building 2.4 feet closer to the western property line, and 2.8 feet further north to West 11th Avenue. This proposal will significantly over shadow my home, diminishing both the natural light and privacy for my front entrance, living and dining rooms and kitchen which are all located on the first floor below grade on the east side of our property. Plus in the proposed plans there are two large windows on the main floor west side, one of which looks directly into the large window of one of my bedrooms. That window is the only significant light source for my entire 2nd floor on the east side (I have no windows on the west as that's the shared inside wall with my neighbor) so I keep the blinds open all the time. In the current 1906 house, there is a dining room window in approximately the same place, but the elderly gentleman who lived there kept it completely covered and sealed so it was never an issue, but with the new building being 2.4 feet closer, there will be absolutely no privacy between us. I believe that anyone buying the new unit will be as appalled as I am at this direct view with even fewer feet separating us. Since the proposed plans are considerably different than the original house, this is the time to design the window placement so we're not looking directly into each other's homes.

The proposed in-fill 3 car garage coach house is significantly larger than the single story garage on our property and across the lane, and combined with the main house and lack of outdoor space, the proposed development will markedly impact the light exposure from the east and south on our property's backyards. The City has been actively promoting the ideas of sustainability and home gardens and I have planted espalier fruit trees, vegetables and flowers to create a small oasis in my little backyard. The current design for the very large infill house not only drastically reduces my southern exposure light, but also overlooks my garden space eliminating privacy. I understand that an in-fill coach house is desirable for the developer but it should be smaller to conform with the neighbourhood standard, with the placement as close to Cypress Street as possible, to minimize the impact on the neighbours' privacy and light exposure for our back yards.

Multi-family developments are a desirable reality in our neighbourhood, I own one, and I love it. But the City has been promoting a mandate to increase affordable housing with multi-family developments and the proposal for 1906 West 11th is not for affordable housing – it is for much larger, exclusive residences, at the expense of the surrounding neighbours. The historical significance of the Beard House, especially its front porches, can be preserved with the neighbourhood exception of .75 FSR, keeping the new development complimentary with its surroundings.

Yours respectfully,

Sheila Peacock, [REDACTED] s. 22(1) [REDACTED]











From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Heritage Designation/Heritage Revitalization Agreement: 1906 West 11th Ave
Date: Monday, December 10, 2012 11:08:46 AM
Attachments: [My letter 1906 West 11th Ave Andy's Dec 9 2012 .docx](#)

Thank you for your comments.

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Thank you.

-----Original Message-----

From: Veronica Ross s. 22(1) Personal and Confidential
Sent: Sunday, December 09, 2012 11:08 PM
To: Correspondence Group, City Clerk's Office
Cc: Boldt, James; Johnathon Borsa
Subject: Re: Heritage Designation/Heritage Revitalization Agreement: 1906 West 11th Ave

Dear Mayor and Council,
Please consider my letter with regards the Heritage Designation/Heritage Revitalization Agreement:
1906 West 11th Ave.
Kind Regards,
Veronica Ross

City Hall
453 West 12th Avenue
Vancouver, BC

Attention: Jonathan Borsa, Project Coordinator

December 9th, 2012

Dear Mayor and Council,

Re: 1906 West 11th Avenue: Development Application DE 415688

I am the owner of s. 22(1) Personal and Confidential, next door to current proposed development. I am in favor of this site being developed but not to the extent of the current application. I understand that an increase to .75 FSR has taken place in some of the homes that have an in-fill coach house. I believe this should be the maximum that this development should be allowed so that it conforms to the look and size of the other houses on the block.

I believe the proposed main building will be too far forward compared to it's neighbours and look out of line. I would like to see the proposed building pushed back to be consistent with the rest of us.

The inclusion of a larger in-fill coach house does not take into consideration the over shadowing it will have on it's neighbours nor the spatial aspect of the area. I believe it is too large and should be reduced in size.

I am very concerned with the asbestos that surrounds the house as well as the asbestos that is inside the house. I would like to be notified as to how the asbestos will be removed and when this plans to take place.

Finally, I would like to commend the developer for proposing a three unit dwelling instead of a four. It has been our experience that many of the houses that were changed into four plexes have increasingly high turnovers because they are too small for families. This being a very family oriented neighbourhood (especially with the school next door) the smallness of the four plexes have not worked well and there is continuous 'for sale' signs in front of those homes.

Yours truly,

Veronica Ross

s. 22(1)
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