

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 03, 2012 3:32 PM
To: jwade^{s. 22(1) Personal and Confidential}
Subject: FW: Objection to DE415688
Attachments: Andy's house development proposal.docx

Follow Up Flag: Follow up
Flag Status: Completed

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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.

Thank you

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

From: John Wade [[mailto:](mailto:jwade) ^{s. 22(1) Personal and Confidential}]
Sent: Monday, December 03, 2012 3:24 PM
To: Correspondence Group, City Clerk's Office
Cc: ^{s. 22(1) Personal and Confidential}
Subject: FW: Objection to DE415688

Please find attached as requested by your letter dated 26 November, 2012, a public comment for Council in relation to the meeting on 11 December to consider proposals for the development of 1906 West 11th Ave.

Thank you,

Professor John Wade
Director of International Teaching,
Dispute Resolution Centre
Faculty of Law
Bond University Qld Australia 4229

^{s. 22(1) Personal and Confidential}

From: John Wade

Sent: Thursday, November 29, 2012 11:52 AM

s. 22(1) Personal and Confidential

; s.22(1) Personal and Confidential

; John Wade

Subject: FW: Objection to DE415688

Apologies. Try again and see if the attachment came through!

John

Professor John Wade
Director of International Teaching,
Dispute Resolution Centre
Faculty of Law
Bond University Qld Australia 4229
Tel: +61 7 55952004
Fax: +61 7 55952036

From: John Wade

Sent: Wednesday, July 11, 2012 2:13 AM

To: jonathan.borsa@Vancouver.ca

Cc: s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

John Wade

Subject: Objection to DE415688

Dear Jonathan,

Attached is a letter of objection to DE 415688.

Please acknowledge receipt so that we know this has arrived safely.

Please advise if you would like any clarification or further information from us.

Best wishes,

John Wade; s.22(1) Personal and Confidential on behalf of the residents named in the letter

Professor John Wade
Director of International Teaching,
Dispute Resolution Centre
Faculty of Law
Bond University Qld Australia 4229

s. 22(1) Personal and Confidential

City of Vancouver

9 July 2012

City Hall

453 West 12th Ave

Vancouver, BC

Attention: jonathan.borsa@Vancouver.ca

Dear Sir, Re 1906 West 11th Ave: Development application DE 415688

We are the owners and residents of [s.22(1) Personal and Confidential] West 11th Ave, Vancouver, VJ6-2C6 next door to the current proposed development. We are all in favour of a development in conformity with the prevailing neighbourhood standards in this attractive street.

We are opposed to the current development proposal on the following grounds:

1. The FSR ratio of 0.93 is substantially in excess of the standard ratios in this block of West 11th Avenue, whether this building is classified as “heritage” or not.
2. We suggest that this excess FSR proposal has a number of adverse effects including—
 - Pressure from other homeowners in the area to build or renovate to that capacity.
 - The proposed building line appears to “creep forward” out of line with the building frontage on the rest of the street, possibly both to accommodate the extra proposed floor area; and to squeeze a larger lane house (“in fill”) at the rear.
 - The inclusion of a larger area lane house, which apart from the creep forward factor, arguably should be reduced in size in order (under regulation 5.2) having regard to “the effect on neighbouring sites of building height, shadow, open space and landscaping”.

Before any future proposal is approved, we would each also like to receive the following additional information:

1. Details about process and timing for asbestos removal, as both the sidings and the interior of the current building are contaminated. As you know, there are many resident and school children in the street.
2. Drawings and measurements of the side-on elevation of the proposed house and lane house, in contrast to the existing structures on the site.

Thank you,

John Wade on behalf of:

1. Dean Knoblauch and Melanie Pasemko---- [s.22(1) Personal and Confidential] [s. 22(1) Personal and Confidential]
[s.22(1) Personal and Confidential]
2. John and Susan Wade---[s.22(1) Personal and Confidential] 11th Ave [s. 22(1) Personal and Confidential]
[s.22(1) Personal and Confidential]
3. Sheila Peacock-----[s.22(1) Personal and Confidential] 11th Ave [s. 22(1) Personal and Confidential] phone [s.22(1) Personal and Confidential]