

## Kazakoff, Laura

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, January 15, 2013 9:30 AM  
**To:** E L  
**Subject:** RE: Public Hearing Jan 15, 2013 - Area 5B East - Increasing ODP Unit Numbers

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:** E L [s.22(1) Personal and Confidential]  
**Sent:** Monday, January 14, 2013 5:54 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing Jan 15, 2013 - Area 5B East - Increasing ODP Unit Numbers

Mayor and Council,

Regarding the proposed increase of unit numbers at Area 5BEast, I understand from the Planning Department that an additional 157 units on the Area 5B East site does not cause an increase in population. I strongly disagree with this logic.

The developer is proposing to increase the unit count from 311 units to 468 units. This is a 50% increase in unit count. How could the population stay the same?

Planning staff explained that they use a ratio of approx. 650 sq.ft per person; so no matter how many units are proposed, number of residents would stay the same as far as the total floor area stays unchanged. I disagree.

The developer is proposing to build smaller units due to market condition. The reality is that Vancouverites can no longer afford large apartment units in the downtown core. A small family can no longer afford a larger 2 bedroom apartment and has to settle for a smaller one. A single person can no longer afford an 1-bedroom apartment and has to live in studio or a couple has to live in an 1-bedroom apartment.

With the increase in number of units also comes an increase in 2 bedroom or family size units (as they are required to provide 25% of the overall number of units as family units).

With same household size but living in smaller units, how could there be no net increase in population when an additional 50% of units is proposed?

How does this trend (smaller units) impact the rest of the area? Would the developer propose to building more but smaller units at Area 5B West? What about the other sites in NEFC area? If every site propose an additional 50% of unit, how does that impact the findings of the High Level Study? I am disappointed that the report did not provide any of these analyses.

I am also disappointed that the report did not mention the impact on population, community amenities, and most importantly, traffic.

With the increase of unit count, are we getting more CAC?

Would more parking stalls be provided? or Would the City entertain an variance for parking reduction?

How is the proposed increase in number of units affect the traffic in the area? Any plans to revisit the traffic pattern around this site?

Please note that all westbound traffic heading to the future Casino/Hotel site at BC Place and future residential and commercial developments at Area 5B East and West must go through Nelson Street, which is heavily used during rush hours. Nelson Street is also the main (only) access to the Marinaside and Coopers neighbourhoods. If more units are proposed at Area 5B East and/or West, a new traffic study must be presented. A left in only from Expo Blvd. to Smithe Extension is needed to alleviate the traffic impact on Nelson Street.

How come information related to traffic will only be verbally reported to Council at Public Hearing but not included in the report and allow the public to review prior to Public Hearing? This is not acceptable.

How come no consultation is being done (i.e. open house) prior to a report is completed?

I request that this proposal to increase the number of units at Area 5B East be tabled until all analysis including traffic study is made available to the public and further consultation with the area resident is completed.

Thank you for your considerations.

Regards,  
Ed Lee

## Kazakoff, Laura

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, January 15, 2013 4:11 PM  
**To:** MCH  
**Subject:** RE: Public Hearing today - Area 5B East

Thank you for your comments.

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Thank you.

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

From: MCH [s.22(1) Personal and Confidential]  
Sent: Tuesday, January 15, 2013 3:59 PM  
To: Correspondence Group, City Clerk's Office  
Subject: Public Hearing today - Area 5B East

Dear Council:

Were any affordable housing included in the original plan? Or contribution per unit?

With more market units proposed, does it mean there will be a smaller percentage of affordable housing units?

The report notes that proposed smaller units will make it more affordable, however, this is still not affordable to many citizen and it is different from affordable housing. Please ask for more affordable housing contribution.

Mary