

From: [Correspondence Group, City Clerk's Office](#)
To: [janice douglas](#)
Subject: RE: REZONING – 4533-4591 Cambie Street and 510 West 29th Avenue
Date: Wednesday, March 13, 2013 4:25:20 PM

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.

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.

From: janice douglas s.22(1) Personal and Confidential
Sent: Wednesday, March 13, 2013 4:17 PM
To: Correspondence Group, City Clerk's Office
Subject: REZONING – 4533-4591 Cambie Street and 510 West 29th Avenue

please not corrected subject heading

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From: **janice douglas**^s [REDACTED]
Date: Wed, Mar 13, 2013 at 4:11 PM
Subject: ve
To: mayor <mayorandcouncil@vancouver.ca>

As Residents of the s.22(1) Personal and Confidential for 34 years and a family of Vancouverites for 5 generations we strongly object to the proposal for increased densification and the wrap around plan for the development of the 4500 block Cambie St.

COMMUNITY AMENITIES

At previous Council meetings we have spoken about the impact of such density on the neighbourhood community and the inadequate community amenities to support such densification. One Vancouver planner said there would be a community vision released in the fall of 2012 but so far we have heard nothing. Current amenities are almost at capacity BEFORE such increases as proposed. The original Riley Park/South Cambie Community Vision at least considered the whole area taking amenities into account. The Cambie Corridor Plan does not. We have mentioned this before and say it again now.

PARKING

This current project needs to have more underground parking spaces. When new residents realize bus and subway transit is difficult, to say the least, (the Canada line is not family friendly at rush hour and bus service is infrequent.) and return to their cars, parking on our streets will be impossible for our own families and friends as additional cars from the inadequate underground parking spills out onto 29th and 30th Avenues and beyond plus into QE Park. Already automobile commuters are parking in Queen Elizabeth Park for the day.

PHASE THREE

The Corridor plan places phase 3 (rezoning of the side streets) some time in the future. By placing entrances to two of the new condo buildings on 29th Avenue and 30th Avenue for two of the three buildings, it is in effect setting a precedent for phase three's increased taxation and densification for our streets, not to mention adding additional intrusions of traffic and noise on top of the noise and traffic turning the quiet lanes into streets. Not all of us want rezoning. We have been very happy living where we are.

CONFORMITY TO CAMBIE CORRIDOR PLAN

When we have asked to have LESS densification regarding the plan, we are always told by Council and planners, that is not a reasonable request since "it is in the plan". Well in the plan it also states that frontage for future developments is to be on Cambie Street and the recommended FSR is 1.5-2.00 fsr, not 2.5, providing increases of between 67 and 25 % higher than the recommendation. In the cambie corridor plan frontage is recommended at no more than 120 feet but the length of the buildings adjacent to 29th and 30th Avenues are proposed at 52.7 m (173 ft.) and 46.3 m (152 ft.) respectively, which is greater than the recommended 36.5 m (120 ft.), an increase of between 30 and 50%!!! Do we have a Cambie Corridor plan or not? Why is it that the residents, the taxpayers, cannot persuade Council to build to less than the maximum in the plan and now cannot even get Council to stick to the plan at all.

ACCOUNTABILITY

With the former Riley Park/South Cambie Community Vision Plan simply tossed out the window in favour of the Cambie Corridor plan and now the Corridor plan altered at whim, where is the transparency of the whole planning process? How can there be any trust that all this is for the benefit of Vancouver. It certainly doesn't benefit the neighbourhoods.

We commend the developers on taking into account some of the recommendations of the Guidelines for High Density for Children and Families. To the best of our knowledge this is the only development in the last 3 years that has made any attempt at all and the only one on the corridor. Nevertheless, it is not enough to mitigate the egregious exclusions to the plan that they request.

For the sake of accountability alone, we urge you to reject this proposal for one that conforms to the Cambie Corridor Guidelines as set out in the Cambie Corridor Plan.

Janice and Grant Douglas

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