

Ludwig, Nicole

From: Kalinka Corlett s. 22(1) Personal and Confidential
Sent: Monday, July 22, 2013 4:23 PM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen; Ludwig, Nicole
Subject: Updated online petition and comments in opposition of 508 Helmcken. Currently at 250 signatures and 65 comments.
Attachments: 250 signatures in opposition of 508 helmcken rezoning.pdf; 65 comments in opposition of 508 helmcken rezoning.pdf

Earlier versions were delivered by email and in person earlier. this is an updated version with more signatures and comments.

Kalinka Corlett

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Kerry Corlett s. 22(1) Personal and Confidential
Sent: Monday, July 22, 2013 1:52 PM
Subject: 227 Opposed to rezoning of 508 Helmcken - Online Petition and comments
Attachments: 227 Signatures Online Petition opposed to 508 Helmcken rezoning July 22 2013.pdf;
COMMENTS from Online Petition opposed to 508 Helmcken rezoning July 22 2013.pdf

Dear Mayor and Councillors – City of Vancouver

Please find attached, the names of 227 people Opposed to the Rezoning of 508 Helmcken, along with their comments, from an online petition [hard copy also delivered today]

Comments from local residents polled on the streets and in Emery Barnes Park included:

- “there is NO WAY the City of Vancouver would allow something that large to be built on that site, don’t worry about it they won’t pass it”
- “the City of Vancouver will build whatever is in the best interests of developers, don’t waste your time fighting it”

Comments from some who are more experienced in city planning and process included:

- “If there was an award for most misleading application, GBL/Brenhill would win first prize”
- “the application makes extensive use of smoke and mirrors”

And we appreciate that numbers of opposed and their comments are only one measure of public sentiment. But the consensus in our neighbourhood is a distinct feeling of unfairness around this rezoning application process

The applicant had years and a large commercial budget to put together this application. The people of the neighbourhood on the other hand, most of which hold down full time jobs and have family obligations, had to race against the clock to digest and discuss the application, and develop a response to the City, all without budget, or any real organization.

Upon closer examination, the time and money spent by the applicant resulted in a carefully crafted a document that is intentionally misleading in a number of significant ways, and missing crucial information.

Therefore we urge you to restore our faith in the process, by taking a closer look at this rezoning application in the following areas:

1. The rezoning application does not substantively comply with the City of Vancouver’s existing goals, policies and public benefit strategies
2. The site does not even meet the minimum frontage and site area requirements for achieving the maximum height and FSR within existing zoning regulations. Why then is this site being considered through for more height and density than the zoning allows?
3. No adequate urban design analysis was included, which we expect would have demonstrated negative impact on neighbourhood and public spaces
4. The Park Board seems ignorant of this rezoning proposal. Was the advice of Park Board planners sought regarding the impact on Emery Barnes Park, [as was the shadow impact of Patina development upon Nelson Park]?

PS - we are not against social housing, and agree that Jubilee House requires repairs or replacement

Please oppose the rezoning application for 508 Helmcken

Kerry Corlett

s. 22(1) Personal and Confidential

A grey rectangular redaction box covers the text below the name Kerry Corlett.

change.org

Recipient: Gregor Robertson

Letter: Greetings,

I oppose the rezoning of 508 Helmcken. This is a SMALL SITE that City guidelines for consideration of taller structures and higher density do not apply to. Keep Vancouver the world's greenest and most livable city by sending this outrageous proposal back to the drawing board on July 23

Signatures

Name	s. 22(1) Personal and Confidential	Date
Kerry Corlett		2013-07-11
kalinka corlett		2013-07-11
Dimitri Corlett		2013-07-11
Jean Baillargeon		2013-07-11
Stephane Matte		2013-07-12
Jules Morgan		2013-07-12
Bud McNeely		2013-07-12
Darold Hopen		2013-07-12
Gary Young		2013-07-12
Keri Young		2013-07-12
Howard Franklin		2013-07-12
geoff neale		2013-07-12
Quinn Huber		2013-07-12
Luis Giraldo		2013-07-12
Graham Mitchell		2013-07-12
oliver knaus		2013-07-12
Janet Katalinic		2013-07-12
Allie P		2013-07-12
Kevin Webb		2013-07-12
Daniel Perko		2013-07-12
Mark Tiongson		2013-07-12
Mark Turner		2013-07-12
Vern Wakunick		2013-07-12
Gabriele Misera		2013-07-12
GLYN Jones		2013-07-12

Name	Date
Betty Kesselman	2013-07-12
Bryon Low	2013-07-12
David van Eck	2013-07-12
Dana Felske	2013-07-12
Lee Sheldon	2013-07-13
Michelle Murti	2013-07-13
Joe Ling	2013-07-13
Brent Wagner	2013-07-13
Craig Zurba	2013-07-13
Eran Lavie	2013-07-13
Natalie Lavie	2013-07-13
Carolyn Srdic	2013-07-13
Alexander Srdic	2013-07-13
James Roberts	2013-07-13
Esther Low	2013-07-13
Toby Lawson	2013-07-13
Shelly Lawson	2013-07-13
David Low	2013-07-13
Low Sharon	2013-07-14
lawrence bryant	2013-07-14
Jessica Ng	2013-07-14
bowl'o'soupmilkpasta teaspoonsheildrunner	2013-07-14
Clara Li	2013-07-14
Eric C	2013-07-14
Craig Stark	2013-07-14
Sonia Yeung	2013-07-14
Ian CORLETT	2013-07-14

Name	Date
terry kung	2013-07-14
GE Compton	2013-07-15
D Dudar	2013-07-15
Al-Riaz Adatia	2013-07-15
Brent Corlett	2013-07-15
Monica Noren	2013-07-15
Aidan Stewart	2013-07-15
Brad Drozda	2013-07-15
eona hortensius	2013-07-15
Thomas Gurniak	2013-07-16
Nicole Hayduk	2013-07-16
Andre Tricoteux	2013-07-16
Winnie Zhang	2013-07-16
Russell Metcalfe	2013-07-16
Danielle Melia	2013-07-16
Stuart Dean	2013-07-16
Dorothy D. Barkley	2013-07-16
Marnie Franklin	2013-07-16
Nenad Miletic	2013-07-16
marko miltic	2013-07-16
nikolina miltic	2013-07-16
Harvey Reithaug	2013-07-16
Peter Ostafichuk	2013-07-16
Trend Design Design	2013-07-16
eunseon jeong	2013-07-16
Aaron Rendina	2013-07-16
Josephine Lee	2013-07-16

Name		Date
Berkley Weiler		2013-07-16
Sean McNamara		2013-07-16
Alex Tsourpis		2013-07-16
Jon Ingoldby		2013-07-16
Shahzil Karim		2013-07-16
Kristina Safarik		2013-07-16
Bev McNamara		2013-07-16
Jon Green		2013-07-16
Tyler Thomson		2013-07-16
Kasia Dziurdziak		2013-07-16
jason chiang		2013-07-16
Jordan Sieffert		2013-07-16
shona schirok		2013-07-16
Pam Zayadi		2013-07-16
Kate Pieper		2013-07-16
Toni Scott		2013-07-16
B McRae		2013-07-16
Peter Knape		2013-07-16
John McCabe		2013-07-16
mike christensen		2013-07-16
Richard Wittstock		2013-07-16
nikala gertsch		2013-07-16
Amal Pingol		2013-07-16
Ben Stutterheim		2013-07-16
Eimear Corridan		2013-07-16
Angus Thiele		2013-07-16
Orla O'Keeffe		2013-07-16

Name	s. 22(1) Personal and Confidential	Date
Reagan Clark		2013-07-16
Chris Adkins		2013-07-16
Tolga Habali		2013-07-16
R Mangler		2013-07-16
Skipp Johnson		2013-07-16
Rick Horne		2013-07-16
Fabio Bertoni		2013-07-16
Malcolm Ert		2013-07-16
jessica williams		2013-07-16
Stephanie Villard		2013-07-16
tyler macdonald		2013-07-16
Antonio Matos		2013-07-16
Lauren Lau		2013-07-16
Gordon Duddridge		2013-07-16
Eric Cadesky		2013-07-17
linda brydon		2013-07-17
Alain-Daniel Bourdages		2013-07-17
Tyler Farstad		2013-07-17
Alexis Hara		2013-07-17
Lauren Storer		2013-07-17
Barb Richardson		2013-07-17
David Palmer		2013-07-17
Lisa Hack		2013-07-17
Greg Wasney		2013-07-17
Sandy Chen		2013-07-17
Caitlin Ert		2013-07-17
mark jacobson		2013-07-17

Name		Date
Slan Dizier		2013-07-17
Thomas Voigt		2013-07-17
Andrew Evertt		2013-07-17
Chris Chatzoglou		2013-07-17
Nikki Thomson		2013-07-17
Andreea Larhs		2013-07-17
Anthony Larhs		2013-07-17
Jessica Foster Knape		2013-07-17
David Meehan		2013-07-17
Bryan Hack		2013-07-17
Sarene Bourdages		2013-07-18
Tom Yoo		2013-07-18
Ron Cwang		2013-07-18
Jessica Melvin		2013-07-18
Maria helena Adjamian Bertoni		2013-07-18
Natalie Kardum		2013-07-18
Melanie Hoar		2013-07-18
Dennis Leung		2013-07-18
Andre Siqueira		2013-07-18
Elsina Bartels		2013-07-18
Cliff Tagulao		2013-07-18
Armando Stocco		2013-07-18
Mahomed Taibo		2013-07-18
Luciane Giuli		2013-07-18
Jeff Chang		2013-07-18
andrew wu		2013-07-18
Abner Tsai		2013-07-18

Name	Date
Jen Sceviour	2013-07-18
David Tsai	2013-07-18
Chia-Yi Chou	2013-07-18
belle su	2013-07-19
Ginny Huang	2013-07-19
Charles Lin	2013-07-19
Sean Thompson	2013-07-19
Jan Koncewicz	2013-07-19
Rendell Hourigan	2013-07-19
Lauren Biggs	2013-07-19
Nancy Nam	2013-07-19
Tara Shazad	2013-07-19
Michal Lutinsky	2013-07-19
Miranda Xin	2013-07-19
Catherine Kao	2013-07-19
Tina Wang	2013-07-19
yutin yu	2013-07-19
Jon Nettleton	2013-07-19
Lone Nettleton	2013-07-19
Matt Youhead	2013-07-19
Andrew Kuczynski	2013-07-20
Deirdre Logan	2013-07-20
Nicole Goodman	2013-07-20
lucille jacques	2013-07-20
mei fok	2013-07-20
James Duncan	2013-07-20
Paul Anderson	2013-07-20

Name		Date
Ben Nizio		2013-07-20
Luke Zukowski		2013-07-20
Vicki Tong		2013-07-20
David Hung		2013-07-20
Tsuneo Nakano		2013-07-20
Michael Hermann		2013-07-20
Robert Kim		2013-07-20
bert decoste		2013-07-20
Jacob Fuhrmann		2013-07-20
Grace Lin		2013-07-20
Jean Godbout		2013-07-21
Godfrey Leung		2013-07-21
Evon Chiong		2013-07-21
David Yacht		2013-07-21
Keegan Murphy		2013-07-21
Edna Olsen		2013-07-21
Emily Chiong		2013-07-21
Sam lang		2013-07-21
Katelynn Johnson		2013-07-21
Vanessa Shanks		2013-07-22
Luke Liang		2013-07-22
MARIA D'EMANUELE		2013-07-22
Tina Vanovcan		2013-07-22
AMEDEO DEMANUELE		2013-07-22
Randy Greenwood		2013-07-22
Karen Greenwood		2013-07-22
Shannon Bloxam		2013-07-22

Name	Date
Peter Smith	2013-07-22
Aaron Cox	2013-07-22
Jeff Broster	2013-07-22
Erin Flanagan	2013-07-22
Benoit Bourget	2013-07-22
Samantha Shieh	2013-07-22
mary vendencia	2013-07-22
Robert Herrmann	2013-07-22
Eric P	2013-07-22
Abraham Cheung	2013-07-22
juraj lisiak	2013-07-22
Michael Chubb	2013-07-22
Sally Phaphon	2013-07-22
John Miguel	2013-07-22
Mona Erfani Joorabchi	2013-07-22
Minoo Erfani Joorabchi	2013-07-22
Sharon Promislow	2013-07-22
Michael Leksinski	2013-07-22
Keiko Yokosawa	2013-07-22
Brent Sherwood	2013-07-22
Stefan Wozniak	2013-07-22
Jody dalton	2013-07-22
matt thomas	2013-07-22
Deprice Martens	2013-07-22
Irene C	2013-07-22
Caitlin Cramb	2013-07-22
Megan Close	2013-07-22

Name	Date
Katherine Gilroy	2013-07-22
CHRIS BATTENSBY	2013-07-22
Shawn Anderson	2013-07-22
Jenny Miguel	2013-07-22
William Mackie	2013-07-22
Mathieu Aubin	2013-07-22
Colin Tse	2013-07-22
Caroline Dupont	2013-07-22
Courtney Normann	2013-07-22

Comments

Name	s. 22(1) Personal and Confidential	Date	Comment
Kerry Corlett		2013-07-12	If the City of Vancouver is allowed to "throw away the rule book" for density, height and livability, where will it end?
lauren hamers		2013-07-12	I love the park so much I couldn't live without it! Plus that building is much too large for that area.. Lets make Vancouver more green and less concrete!
Luis Giraldo		2013-07-12	I value our green spaces, and we do not need to add this kind of density to this area.
Graham Mitchell		2013-07-12	proportional disruption of the area
oliver knaus		2013-07-12	THat park is CONSTANTLY FULL. Downsizing or disrupting its use is silly
Janet Katalinic		2013-07-12	Lane congestion is already a big issue. Also this proposal is in opposition of being environmentally friendly especially on a newly proposed greenway.
Daniel Perko		2013-07-12	Green space is valued over density - completely unnecessary
Bryon Low		2013-07-12	increased density being railroaded through, without regard for the neighbourhood needs is wrong!
David van Eck		2013-07-12	This appears to be diametrically opposed to the goals & targets outlined in the Greenest City 2020 Action Plan (GCAP), specifically section entitled "Access to Nature." Link: http://vancouver.ca/green-vancouver/access-to-nature.aspx
Joe Ling		2013-07-13	We dont need any more traffic and high rise here, go away!!
Brent Wagner		2013-07-13	Such a monstrous building would look out of place in our community, would smother Emery Barnes Park in shade, and would choke our already-congested lanes and roadways with far too much additional traffic. FSR 17?---an increase of 600%?!?! NO!!!
Esther L		2013-07-13	I own an apartment unit beside the park and can't believe such a large, unsightly, building was approved.
lawrence bryant		2013-07-14	a broken promise of city plan and the leslie butt report
bowl'o'soupmilkpasta teaspoonsheildrunner		2013-07-14	I forget what prosecuted means, i am signing this so you can see this, i think you should have a petition of helping cats not get their face smashed in by shoes because cats are cute and annoying and like milk. we need more cats so that they can drink all the milk so the prices go up and we can pay more for milk. i also think we should store our oil in lakes and rivers so they are eassily accessable, also, if we move the deer crossing signs so that the deer will cross somewhere else. we should also make a petition to apple that they should buy me a new computer because mine is too fast and powerful that if they dont i will scream loudly Sincerely bowl'o'soupmilkpasta teaspoonsheildrunner

Name	Date	Comment
Eric C	2013-07-14	Any hope of a future expansion of Emery Barnes Park to meet the Helmcken Greenway would be doomed forever. Do not shortchange future generations who will need more public outdoor space.
GE Compton	2013-07-15	I live beside this proposed zoning and totally oppose this high-rise. This "land swap" is already uprooting low income residents of Jubilee Housing to live in the shadows of such an oversized building.
Monica Noren	2013-07-15	We have so little green space to view in this city. Such a tall tower takes away from this visual oasis.
eona hortensius	2013-07-16	This is beyond ridiculous!!! this 36 story height against a park is crazy.
Thomas Gurniak	2013-07-16	This would totally engulf the beautiful Emery Barnes Park. There would be little sun for a park used by countless numbers of families
Nicole Hayduk	2013-07-16	This is an inappropriate use of City land. This should become park space. The building proposed is inconsistent with the other buildings in this area.
Russell Metcalfe	2013-07-16	Building a high rises beside this beautiful park will create a claustrophobic atmosphere in one of the very few green spaces in the city. The park area should be left with an open feeling for both the people who use it and the residents who live within its proximity. Having the park space open and viewable creates a spacious feel in an area already crowded city. Also the number of buildings being built in a 1 block radius is absurd and will cause a headache for all its residents for the next few years to come.
Harvey Reithaug	2013-07-16	My wife and I are owners of several condos in Yaletown, mostly at 977 Mainland Street. We have invested our savings in these properties, and have a keen interest in preserving the current standards that have made Yaletown so attractive to so many. We are also of the opinion, voiced by the late Stuart Lefeaux (superintendent of parks for Vancouver), that "I never saw a city with too many parks." We do not have enough parks in the downtown area, and nothing shows a sense of legacy better than providing them now whenever we can.
Peter Ostafichuk	2013-07-16	The rezoning of 508 Helmcken will dramatically and negatively impact the neighbourhood. The proposed building is so out of proportion with the rest of the neighbourhood it will obscure views, block sunlight, and add almost 500 cars and 800 people to the neighbourhood. Once the park land is given up, it will not be returned to the people of the City.
Jon Ingoldby	2013-07-16	The park is a unique landmark on Davie street that gives Yaletown a distinct feel that will be violated by this massive structure. It's completely irresponsible of the city and very inconsiderate of current residents of the area.
Bev McNamara	2013-07-16	We need to fight for more green space, and no more buildings.
Jon Green	2013-07-16	Emery Barnes Park needs to be expanded as it is fully packed on any given summer day. Adding a 36 story tower will dominate the park and be an eye sore. The city has a rare opportunity to expand the park. Don't let this opportunity be lost forever.
Tyler Thomson	2013-07-16	This building will have a significant impact on my family's privacy and natural light exposure. The City should preserve this space as park space.

Name	Date	Comment
B McRae	2013-07-17	We are currently raising our young family in Yaletown; an idea that didn't really seem feasible 15 years ago. Over the years the city council convinced us through their campaigning and a "green" commitment that more sustainable parks would be created and enhanced. This rezoning is a slap in the face to all local residents and our family after 16 years in the community; to find out the last phase to Emery Barnes Park is a monolith. Council should be ashamed it made it this far. Right now we can look out at the sky at night and I tell my son about the sun set and the moon – we will not see anything but brick and glass like a 15' football player standing right in front of you, with not even a glimpse of blue sky or sun. Had anyone contemplated this change in zoning, we would never have committed and bought here! Bottom line this lack of process is unacceptable and bureaucratic bullying.
John McCabe	2013-07-17	This is disgrace to so called City Planning and a direct contradiction of why the park was established in the first place. Win Win for City and Developer, the local property taxpayers are the great losers in this fiasco.
mike christensen	2013-07-17	I live by the park and the new buildings will block what little sun we have left. I really enjoy taking my son to the park and we have quite an extensive vegetable garden on our deck. I fear we'll have to move with a loss to our property value.
Eimear Corridan	2013-07-17	Why is this important to yo(Optional)
R Mangler	2013-07-17	This is just an outright behemoth of a building that doesnt fit in with the park surrounding buildings- how does anyone with a clear conscience let this re-zone move forward?
Rick Horne	2013-07-17	Building much too large bulky for site. Zoning becomes meaningless if this is approved.
Fabio Bertoni	2013-07-17	-depreciation of our suites -this construction is against bylaws. -don't need a gigantic umbrella covering the sun of our park, playground of our kids
Gordon Duddridge	2013-07-17	I regularly enjoy Emery Barnes park and the proposed rezoning would allow for too large a building which would damage the comfortable feeling of the park with it's out of proportion bulk.
Tyler Farstad	2013-07-17	It takes away from the look of the neighbourhood and changes the dynamic. It was also put additional stress on the park.
Alexis Hara	2013-07-17	The sunset will be shadowed from my place. It will put too much stress on an already over stressed park.
Barb Richardson	2013-07-17	Please keep our green space
David Palmer	2013-07-17	This would be out of proportion to the neighbourhood and too large for the park. We have too much shadow as it is, and this would put a huge shadow over the park, which is one of the only open spaces in Upper Yaletown.
Thomas Pohl	2013-07-17	All highrises in this neighborhood are about the same height. Why change a winning formula??
Anthony Larhs	2013-07-17	Owner of Fresia condominium

Name	Date	Comment
Maria helena Adjamian Bertoni	2013-07-18	This enormous building will block our view and decrease the sense of space and air the we have.
Elsina Bartels	2013-07-18	A large mega tower would ruin this neighbourhood. A smaller scale tower with pedestal base would be much more attractive.
Chia-Yi Chou	2013-07-19	I live very close to that area and would not want this change.
Nancy Nam	2013-07-19	I live in the neighbourhood and enjoy the quaintness of it despite it's already large condos. To have a monstrosity built like the 508 Helmcken project would change the dynamics of the area, not to mention it's oversized presence would just not fit. Thank you, Nancy Nam
Matt Youhead	2013-07-19	Why are we trusting developers again?
Nicole Goodman	2013-07-20	I am opposed to this entire process- it is severally flawed and illegal.
James Duncan	2013-07-20	We own a condo right across the street from the proposed development, and don't feel that a tower of this size, right next to the park is right
Michael Hermann	2013-07-20	This area is dense enough with condos and residents, more are not needed in the city core, please build else where!
Godfrey Leung	2013-07-21	I enjoy the intercity park with my 2 year old neice. A high rise of that size in that area would cause congestion in the area and destroy the existing ambiance.
David Yacht	2013-07-21	Save and Expand Emery Barnes Park!
Edna Olsen	2013-07-21	The proposal and the subsequent 1099 impacts on the quality of life to the inhabitants in the surrounding buildings.
Katelynn Johnson	2013-07-21	I love Vancouver
MARIA D'EMANUELE	2013-07-22	THIS OUT OF PLACE BUILDING DOES NOT FIT WITH THE BUILDINGS AROUND AND IT WILL AFFECT NEGATIVELY THE "NEW YALETOWN" TOO MANY HIGH.
AMEDEO DEMANUELE	2013-07-22	I oppose this high rise because it is completely out of place in a street with five beautiful heritage houses and buildings that are accordingly harmonize. It will give a feeling of MISPLACEMENT
Randy Greenwood	2013-07-22	We are former residents of Yaletown and see similar issues in Maple Ridge where every square inch farmland is developed for housing and the District council seems to go out of its way to the please developers. Parks, playgrounds, and nature reserves are not a high priority. Once it's gone, it's gone!

Name	s. 22(1) Personal and Confidential	Date	Comment
Shannon Bloxam		2013-07-22	<p>The proposal violates too many of the city's own goals, policies, and guidelines for Downtown South. 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc...</p> <p>This application goes too far, and negatively affects the livability of new Yaletown in too many ways</p>
Peter Smith		2013-07-22	<p>The proposal violates too many of the city's own goals, policies, and guidelines for Downtown South. 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc... I am NOT voting against social housing, or replacement of Jubilee House. This application goes too far, and negatively affects the livability of new Yaletown in too many ways.</p>
Robert Herrmann		2013-07-22	<p>I live across the street from this proposed building. It is totally out of proportion with the rest nearby buildings. It should reflect the scale of Emory Barnes Park and the type of city we want to live in, not a developer's view of it.</p>
Mona Erfani Joorabchi		2013-07-22	<p>I am living in the neighbourhood and thinking about the amount of traffic, the noise pollution, the large crowds and many more adding by this huge 36-building, is just crazy.</p>
Sharon Promislow		2013-07-22	<p>The proposed bulk and density will create a travesty of scale, throwing off the sense of proportion created by previous developers honouring the urban redevelopment zoning. The Council's huge gift of additional FSR will be seen as a simple pay off for the developers' construction of the social housing on Seymour St. showing how the Vision Council will say yes to anything a developer requests, even if it ruins the very principles that made us famous for our urban redevelopment - Vancouverism.</p> <p>We do NOT want to end up like Shanghai or Beijing, with inhuman, bulky towers staring into each other's windows. "Vision" council, reconsider the bulk and density of the design. Please do not destroy the true zoning vision that has made us famous, is pleasing to the eye, and which still allows some sunlight to shine on our urban sidewalks, rather than creating canyons.</p>
Michael Leksinski		2013-07-22	<p>I live in the area.</p>
Irene C		2013-07-22	<p>Any rezoning to exceed current guidelines to the extremes proposed would only be an insult to current guidelines and the people who defined them in the first place. Please stay closer to current guidelines if there is any need to differ from them at all.</p>
Shawn Anderson		2013-07-22	<p>because I think it is obnoxious</p>
Courtney Normann		2013-07-22	<p>We do not need any more density in this area. Our neighbourhood is becoming full of low income housing and we do not need any more of this going into our neighbourhood, as we spent a lot of money to be live in the area. Plus is is a huge eye sore for something that large.</p>