

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 24, 2013 2:12 PM
To: s.22(1) Personal and Confidential
Subject: FW: 5650 Victoria Dr.
Attachments: rezoning public hearing.doc

Thank you for your comments.

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Thank you.

From: Brandy Chang s.22(1) Personal and Confidential
Sent: Tuesday, September 24, 2013 1:07 PM
To: Correspondence Group, City Clerk's Office
Subject: Fwd: 5650 Victoria Dr.

Re: Public hearing - 5650 Victoria Drive, Vancouver

From: Wen Chen, s.22(1) Personal and Confidential, **Vancouver**

The rezoning will affect our neighborhood:

1. Not enough parking space

With 50 % less parking space required for STIR projects, there won't be enough parking provided for the tenants, visitors and customers of the proposed building. They will have to park on the surrounding streets, creating chaos for our neighborhood.

2. Overcrowding housing on one single lot VS parking incentive for all C2 zonings

The proposed property occupies 22% of the whole block while its total floor area accounts for more than the existing total floor area of the whole block. This is overcrowding housing on one single lot! Parking is the main restriction for new constructions on C-2 zoning. If the city grants developers of STIR projects incentives for more floor space buildings, it punishes the neighborhood at the same time. If city can grant the same parking incentive to C-2 zoning owners, most of the C-2 zoning lots can have **3-story buildings without underground parking**. This will create more rental dwelling units than **this 6-story building with 2-story expensive concrete underground parking** and provide more affordable rental housing for people in need.

3. Awkward cityscape

A 6-story building will look like a monster standing in the neighborhood block where buildings have only 1 or 2 stories. Completely out of character of our environment, it will look odd and won't fit in the picture.

4. Safety concern

A 6-story building plus 2-story underground parking will put stress on the soil. If a major earthquake does hit Vancouver, this building will damage the adjacent buildings.

5. Great deals for developers and bad deals for communities

Developers who build tax-exempt, high-density housing gain inappropriate huge profit while eroding funding for public facility services. The proposed waiver of DCL's is inappropriate as the STIR projects do not truly provide affordable housing in the city of Vancouver.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 24, 2013 4:03 PM
To: Mona Heppner
Subject: RE: Rezoning 5650 Victoria Drive: for consideration at this evening's Public Hearing

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Thank you.

From: Mona Heppner s.22(1) Personal and Confidential
Sent: Tuesday, September 24, 2013 3:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning 5650 Victoria Drive: for consideration at this evening's Public Hearing

Dear Mayor and Councillors,

I oppose this proposal. It would be out of scale with its surroundings.

This community has a significant pedestrian component. Those pedestrians would be dwarfed by this proposed development.

I believe that new commercial space is NOT needed in this area. Existing commercial spaces at street level in the development on the NW corner of Victoria Drive at 41st are often vacant. That sleazy development was poorly planned, yet approved and built, and now seriously detracts from the streetscape.

If rental housing is to be provided, it should step back from the sidewalk and contribute positively to the space through which citizens move. If densification is to result in 'affordable' housing, units at \$1250 to \$1600 monthly are scarcely 'affordable'; and do not justify densification. Six storeys is inappropriate.

This development deserves to be refused.

Sincerely,
Mona Heppner

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 24, 2013 2:23 PM
To: Rommel Obispo
Subject: RE: concern for 5648-5658 Victoria Drive (DE415029)

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Thank you.

From: Rommel Obispo s.22(1) Personal and Confidential
Sent: Tuesday, September 24, 2013 1:43 PM
To: Correspondence Group, City Clerk's Office
Subject: concern for 5648-5658 Victoria Drive (DE415029)

Good afternoon Mr. Mayor and Council Members

I am writing to your good office to raise a concern for the current development application of the said subject. First of all, I would like to thank you and your office for the fine work in developing Vancouver to a world class city. My name is Rommel Obispo and I currently reside at s.22(1) Personal and Confidential. I have been with this community for the past 7 years and has seen it grow to what it is today. It is a vibrant mixed community which caters to all ethnicity, social level, family size and necessities. I do welcome improvements to my area, only to the point where it could contribute to its development and not cause problems down the road.

In reaction to the notice we've received and further inspection of the proposal. I have found some questions that should be addressed:

- 6 storey, 30 residential unit with only 19 parking units available to its tenants/occupants. My concern would be, where would the other 11 vehicles park? If the answer would be on the streets of Victoria drive. It could hamper local businesses in existence and could cause problems where local consumers will move past the victoria area due to unavailability of available parking. A 4 storey, 20 unit building could address this issue or the developers could create better parking allocation of a third parking level.

- Rental Building. My concern here is that, rental units allow tenants to "pass-by" the victoria area and not develop roots in the locality. If its is "to-own", people could create a sense of belonging to the community and further improve the area, for this is their community not just a transit to another locale.

I do not advocate the discontinuation of a multi-unit dwelling. I actually welcome this proposal, but with limitation to its design and use. I do hope that my concerns could merit more thought to better develop my community for this application and for future developments in vancouver.

Thank you

Rommel

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 24, 2013 9:27 AM
To: HD
Subject: RE: Notice Of Public Hearing - 5650 Victoria Dr (5648-5658)

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Thank you.

From: HD s.22(1) Personal and Confidential
Sent: Monday, September 23, 2013 10:05 PM
To: Correspondence Group, City Clerk's Office
Subject: Notice Of Public Hearing - 5650 Victoria Dr (5648-5658)

To Vancouver City Council,

My name is Harold Yang, I am living right behind the re-zoning development of 5650 Victoria Dr. s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

I disagree the zoning change from C-2 (commercial) to CD-1 (comprehensive development) of this area. It must be keeping the same C-2 zoning if they want to develop the area.

Right now, we 2000 block resident do not even have enough parking spaces on the street. Even though there is a sign residential parking only out there on the block, but you can see people non-residents (commercial shoppers) parking there all the time. Sometimes, people coming to here park and cross the street (West of Victoria Dr) to shop; They just try to avoid the busy parking area over there. Many times, we cannot find a parking space for our self and need drive to end of the block or next block to park. Not only parking problem, people shop at Victoria Dr come our block left a lot of garbage behind in front of our house and on the street. If the area change to CD-1, the area will be worst then now that no one can imagine. This area has been too busy now that I do not think we should have too many people live in, more stores or any large building to this area.

We should keep the area same or as city zoning C-2

Harold Yang
s.22(1) Personal and Confidential