

Hildebrandt, Tina

From: Public Hearing
Sent: Wednesday, October 23, 2013 10:22 AM
To: s.22(1) Personal and Confidential
Subject: FW: Additional Correspondence - Item 2 - 4412-4488 Cambie Street

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.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

From: Tracey Moir s.22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 6:25 PM
To: Correspondence Group, City Clerk's Office
Cc: Tracey Moir
Subject: Tonight's Rezoning Application - 4500 block Cambie

Dear Mayor and Council,

Thank you for the opportunity to speak this evening. I wish to submit my speech prior to my time at the podium.

I invite you back to March of this year to the Public Hearing for the rezoning of 6361-6385 Cambie. Confirmation was provided that evening that when there is a discrepancy between the text of the **Cambie Corridor Plan** and a representative section diagram, the text is to be relied upon and not the diagram.

I respectfully insist that this principle be respected regarding the rezoning application of 4412-4488 Cambie this evening. The **Cambie Corridor Plan** clearly states for sites such as this one, townhouses on the lane are to be two storeys:

Scale

5.3.1 Where feasible and where lot dimensions allow, lanes should be edged with smaller scale residential buildings in the form of townhouses or other compatible building forms to reinforce the intimate scale and character of the lane. **They can be up to 2 storeys in height** and should generally consider the design conditions for overlook and privacy found within the City's Laneway Housing policy. (From page 74 of the Plan, section **5.3 Residential Buildings: On Lanes**. Bolding added.)

We already have seen in the Cambie Corridor that townhouses come in two forms - the row of them along the lane separated from the principal building by the courtyard and those which are part of the principal building with private exterior doors to the street. The **Plan** does not allow for different treatment of these types of townhouses. They can be up to two storeys at the lane, not three as seen here in the wraparounds onto 28th and 29th Avenues.

It appears Mr. Fougere is relying on a shadow angle behind a six storey building drawn into a representative section from the **Cambie Corridor Plan** to justify the three storey townhouses. Please refer to pages 2 and 3 of the proponent's East-West Site Sections:

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/4412-4488cambie/documents/sections.pdf>

We know from 6361-6385 Cambie's rezoning that text prevails. Text is clear here that three storey townhouses whether separated from or part of the principal building are not permitted. Even if the representative section was used, there is no indication in the **Plan** that the diagram's shadow angle provides any authority for building height.

As a final point, public notifications state that the townhouses are two storeys. Please refer to the Notice of Rezoning Application & Open House and Notice of Public Hearing:

http://former.vancouver.ca/commsvcs/planning/rezoning/applications/4412-4488cambie/documents/notification_rzoh.pdf

http://former.vancouver.ca/commsvcs/planning/rezoning/applications/4412-4488cambie/documents/PH_postcard.pdf

These Notices only indicate the townhouses as two storeys. It should read they are two and three storeys. That one storey is a big difference to the people who live at properties close to Cambie Street.

I respectfully ask that you require this proposal to adhere to the two storey townhouse requirement and I look forward to your comments about the public notification.

Yours,

Tracey Moir

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