

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 12:29 PM
To: Dawn Hopkins
Subject: RE: Public Hearing - 2290 Main Street Rezoning Application

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: Dawn Hopkins s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 12:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing - 2290 Main Street Rezoning Application

Please see below for my comments for the Public Hearing which is to be held today.

Although I am unable to attend the Public Hearing this evening, I would like to submit my feedback in that I wholeheartedly disagree with the rezoning application for 2290 Main Street based on a number of reasons.

First, when I purchased my unit in the District over 3 years ago, I did my research prior to purchasing to see what kind of zoning existed for the lot in front of my unit. At that time the zoning was even less than 6 stories. I was careful to check because I purchased my unit **specifically** based on the sunlight (as it has south-western exposure) and a view of the city. I purchased the highest floor possible, not including the penthouse floors, and felt confident that I was making a sound buying decision. Had I any idea that I could potentially look directly into units of another building I would have purchased a south-eastern facing unit where I would never have suffered from development based on the large courtyard. This is also the much quieter side of the building, but I decided that the increased noise was worth the view. I could have saved myself a considerable amount of money, upwards of over \$20,000-\$30,000 by purchasing a different unit, and feel very disheartened by the prospect of losing my sunlight due to another building towering over the District, and also the fact that I will lose my views which will be replaced with looking directly into another unit only an alley's width away.

The loss of my view and sunlight will undoubtedly also translate into a decreased value for not only my unit, but for the many penthouse owners who paid a significant amount of money for their units. It seems quite unfair that we all could suffer a loss in value due to the rezoning receiving approval. Had the city been so intent on increasing the

density of the neighbourhood, would it not have made more sense to allow greater height at the District, so that purchasers who bought for their views would not have to suffer down the road? Had I purchased a lower unit I would have recognized the fact that my view would have been very unlikely to stay the same, and even though I did my homework and was careful before making my decision it has made very little difference. Not only that, but aesthetically, I would think that having a taller building in front of a much larger development will look awkward.

Second, there is going to be (approximately) over 2,236 units becoming available in the Mount Pleasant and Main & Terminal area within the next year and a half. The market has already started to slow down, with many presales not anywhere close to sold out, like they had been in the past. Does the city not take into consideration the effect this could have on the condo market? Oversupply leads to a lack of demand and therefore decreases property values for everyone. Here is a snap-shot of just some of the developments either in the proposal stage or already under construction.

611 Main Street – 156 Units (Approved)
633 Main Street – 188 Units (Approved)
1695 Main Street – 231 Units (Under Construction)
Central, Onni – 304 Units (Under Construction)
Lido, Bosa Development – 183 Units (Under Construction)
Meccanica, Cressey – 108 East 1st Ave – 167 Units (Approved)
Shine – 273 East 6th Avenue (Approved, number of units unknown)
Evan Living – East 2nd & Scotia (Approved, number of units unknown)
The Rize – 241 Units (Approved)
Collection45 – Unknown, was unable to reach the developer (Under Construction)
2220 Kingsway – 404 Residential Units (Pending Application)
2290 Main Street – 89 Residential Units (Pending Application)

Lastly, the rezoning application also seems to be a bit misleading, in that although they are only requesting 3 additional floors for a total height of 9 stories, the first story is almost 2 regular stories in height for the commercial portion. I would hope that if the developer wants additional height on the first story, that this would then be deducted from the overall development, particularly when you take into consideration the highly lucrative commercial leases that the developer should be able to obtain.

I truly hope that the city will not proceed with this application, as it will greatly impact many others who trusted the currently zoning in making their purchases, and should it move forward I would think many others (including myself) will be looking to sell their units. It seems incredibly unfair that 3.5 additional stories, and potentially 20 additional units for the new development should have such a negative impact on people who took a risk three years ago to buy into an area that many people would not have.

Lastly, I would think the Olympic Village is an excellent example of what can happen when supply outstrips demand. It is negative experience for the developer whose sales are less than expected, a negative experience for pre-sale purchasers whose property values might be less than expected or they have a hard time selling altogether considering how many other units are on the market, and also works against new business owners who anticipated more residents to sell their products and services to.

Lastly, I feel there has also been a lack of transparency on the part of the developer, who until only recently, had the rezoning application sign located behind a chain-link fence that made the wording almost illegible. I have been following up on this for months now, and only after another attempt to follow-up with the city planning department has this now been rectified (and only within the last two weeks).

All I can do now is hope that the city councilors see the damage that over-development can have. I would support the city moving forward with 6 stories, but not a development of 9.5 which is almost 2.5 times the height the current zoning allows. I truly pray that my dream home doesn't turn into a nightmare when it becomes something I never would have purchased in the first place.

Sincerely,

Dawn Hopkins

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