

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 29, 2013 6:32 PM
To: Barb Wohl
Subject: RE: 2290 MAIN STREET - COUNCIL MEETING OCT 29 2013

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.

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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: Barb Wohl s 22(1) Personal and Confidential
Sent: Tuesday, October 29, 2013 5:25 PM
To: Correspondence Group, City Clerk's Office
Subject: 2290 MAIN STREET - COUNCIL MEETING OCT 29 2013

As neighbours we are writing to voice our strong disagreement with the proposed amendment to the zoning and development by-Law. When we moved into the Mount Pleasant neighbourhood, we did so on the basis of the existing zoning and community plan. We do not want to see our neighbourhood transformed into a dense series of 9 and 10 storey buildings one next to the other. Although this proposed structure is described as having 9 storeys and a roof deck, it is even taller than the neighbouring building with 10 storeys and a roof deck! Even the rooftop views of the neighbouring building will be destroyed by it.

The proposed height of the structure will cause undue shadowing for the neighbouring residents, increased density and traffic flow in the area, and will unduly limit views surrounding the nearby (adjacent) view cone. All of these factors will have seriously adverse and detrimental effects on the neighbourhood and its residents. Has the city planning department taken into consideration the effects of the increased traffic and road safety concerns, increased parking demands, increased use of surrounding infrastructure including sewage systems, etc?

We are outraged that these kinds of changes which go beyond the original approvals, community plans and usages are repeatedly being permitted. The amendment if permitted would change the nature of the residential street to resemble a cluster of tall buildings. At the very least, neighbouring building heights should be staggered, and not build a wall of high buildings one after another.

Perhaps it is too trite to say that the value of a ray of sunlight can't be measured, and it should not be taken away so easily. But it is hard to measure one's right to enjoy such a basic thing that many take for granted, especially as against the powerful interests of developers and builders. We are asking that the developers' interests be tempered by the very legitimate concerns and best interests of the residents of the neighbourhood, and to that end that the existing zoning and permitted building height be respected and take precedence, and that the permitted height of the new building be decreased so that it is less offensive and will cause less negative effect.

Respectfully submitted.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 29, 2013 6:34 PM
To: jon Dewsbury
Subject: RE: Letter - 2290 Main

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Thank you.

*City Clerk's Office
City of Vancouver
Phone: 604-829-4238
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From: jon Dewsbury s 22(1) Personal and Confidential
Sent: Tuesday, October 29, 2013 5:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter - 2290 Main

I'm sorry to not be able to attend tonight.
Please pass along my letter to our council.
Thanks for your time.
JD

Good evening!

Thank You for giving me the opportunity to speak with you. I want to start by saying I'm not here tonight to state my opposition to development. I was born here in Vancouver and am proud of what our city has become. I have great memories of Expo 86 and I am amazed at how Vancouver has transitioned into a very busy metropolis since that time. Tonight I'm here to let you know my situation and how a change in rezoning at 2290 main will affect me - as well as I'm sure many in a situation similar to mine.

For the past few years my partner Colleen and I have saved up our money to purchase a beautiful condo at s 22(1) Personal and Confidential. To say we have invested our life savings would be an understatement. We did our research and decided that with the hilltown identity Vancouver has envisioned we would pay a premium and buy on the 8th floor. You see – 2290 has been approved for a 6 floor building. This meant that even with the elevator shaft above the building we would be assured some view would remain. With this new proposed plan for nine floors we can be assured that we will lose our view entirely. Our building is directly behind 2290 main. We always knew that there would be noise next to us with construction – no problem. What we didn't know is that the premium we paid to be above the building next to us could now be for nothing. Essentially all that extra money that we have saved could be wiped out in an instant. Do I love my place – yes. Am I worried that now we will lose all of our view as well as a great deal of money – definitely.

Now I know in your position you have to see both sides of this. According to the plans these extra 3 floors that the developer wants to add would add an extra 17 units to the condo. This of course means extra tax dollars for you and at what cost - A few units views next door?

I would also think that in your job you need to consider about keeping the majority happy and also making the hard decisions towards what is right! Know - These extra 3 floors won't only affect a few units. Across the street from me s 22(1) Personal and Confidential would also be affected. There would be at least another 8 units losing their view. But then further down the street at s 22(1) Personal and Confidential the loss of the hilltown identity would be detrimental to many of the units in that building with their view corridors reduced or even eliminated. I'm sure if you add up all the units affected there alone it would already be many more than 17 units. There are also the condos closer to Kingsway and 12th many of them may lose their view corridors altogether. When you add those units that would be affected too it would be a considerable number.

I've been quite nervous to come to this meeting. To be honest I almost didn't come as like many of us I don't like to stand up and speak in front of a bunch of people. But I still came tonight as I know there are many in our neighborhood that feel just like me. I know if everyone who really was affected came down and spoke up there would be a long list of us.

I came down tonight to introduce myself to you and to ask that before you vote on this to stop and think about how many people like me you'll be affecting. I hope when you do vote that you'll vote in favor of keeping Vancouver on the right plan. A plan to keep us all happy, and to keep our city beautiful.

Thanks for your time.