

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 17, 2013 4:25 PM  
**To:** s.22(1) Personal and Confidential  
**Subject:** RE: DE416946 & DE416945

Thank you for your comments.

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([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](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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Thank you.

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City Clerk's Office  
City of Vancouver  
Phone: 604-829-4238  
Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

-----Original Message-----

**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 17, 2013 4:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** DE416946 & DE416945

Mayor & Council,

As a previous neighbour, I am writing to support objections to the development application #DE416946 and DE416945 at 304 East 28th Avenue. We lived at s.22(1) Personal and Confidential until recently, and are very familiar with the house in question.

The current house at 304 East 28th Ave. is VERY dilapidated & I cannot imagine that there is any significant heritage/architectural value in the building but rather that this is simply a thinly veiled attempt to circumvent existing zoning.

I also object to having the small lot subdivided, as it is out of character with the rest of the block. The existing house also blocks potential easements.

In closing, a better choice would be to build a new house on Sophia St. and face the fact that the current house can only be preserved in the most token of ways. Surely this is not the intent of our heritage designations?

Sincerely,

Lee Waddell

s.22(1) Personal and  
Confidential

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 17, 2013 1:44 PM  
**To:** s 22(1) Personal and Confidential  
**Subject:** FW: Opposition to 304 E28th Heritage Revitalization Agreement and Heritage Designation  
**Attachments:** Opposition to 304 E28th Heritage Revitalization Agreement and Heritage Designation.doc

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-----Original Message-----

**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 17, 2013 1:38 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposition to 304 E28th Heritage Revitalization Agreement and Heritage Designation

Please see attached document that explains my opposition to the proposed heritage designation.

## Opposition to 304 E28th Heritage Revitalization Agreement and Heritage Designation

Monday, December 16, 2013

I am opposed to the Heritage designation of 304 E28th Avenue at Sophia Street and 28<sup>th</sup> Avenue for the following reasons:

The retention of the existing building at 304 E28th is motivated solely by financial profit. The proponent hopes to benefit from increased FSR, subdivision of the lot, increased height allowance relative to a laneway home, and reduced onsite parking requirements.

Concessions were given by council to encourage retention of historic buildings such as in old Granville Township (Gastown). Such policies have allowed the retention of character of that neighborhood. This does not apply here. On the contrary the removal of this building will allow for an overall improvement and harmonization of our neighborhood. The retention of the building will not allow for the full potential of the lot to be realized. The lot is ideally sloped for a recessed laneway and recessed parking garage accessed from that laneway. This laneway will benefit not only this property but other properties along Walden and Sophia Street.

The owner of the property adjoining this laneway may be opposed to the laneway as they stand to lose their vegetable garden which is located on what would be the new laneway and, therefore, speak in support of this proposal. The current developer opposes the laneway as it reduces the potential profit from his property.

Due to the lack of a laneway in this neighborhood parking space is at a premium. We are also located close to Main Street and people look to park here to shop or dine on Main Street. A church located across the street also needs parking beyond their parking lot. Several home based businesses park their trucks and vans along the street as well.

This is not a neighborhood looking for protection from developers destroying heritage buildings and the character of our neighborhood. However just the same, we are looking for protection from developers making development decisions against the interest of the neighborhood for the sake of personal profit. In this particular case neighborhood concern is with retention of the oddly sited, isolated and cramped (lack of space around building) building rather than with its removal or destruction. The building does not form part of a streetscape and due to its poor placing on the lot does not exude any magnificence on its own.

The planning department officially supports this proposal and goes through great lengths to accommodate the developer. The planning department has its priorities set on preserving the building rather than creating a functional neighborhood. Rather than encourage laneway development they downplay its importance and are willing to continue delaying its development rather than use this development as an impetus to get a start on it. They downplay the unattractiveness of front yard driveways, and say that the developer does not stand to benefit financially from preserving the building. Whatever...

Should we keep properties that represent the historical poor planning practices of South Vancouver?

We ask that the proposal to redevelop the lot requires the developer build a lane to provide access to a garage or paved area that serves for onsite parking.

Regards,

Ken Bregman  
s.22(1) Personal and  
Confidential



**Figure 1** The property quickly rises four feet from the sidewalk. The vegetable garden and “fig tree” next to the garage would be excavated to make the new laneway. A laneway home would be lower than the current building and would have onsite parking. The existing roof ridge is 29 feet above the sidewalk. A garage with slab at sidewalk level and a one storey laneway home would have a maximum elevation about 25 feet above the sidewalk and would be situated further east (to the left in the picture).



**Figure 2 This is not a representative picture of what we see on a daily basis. The wide angle shot incorporating the large trees makes the building and the property look almost scenic. This is not the way it is experienced.**

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 17, 2013 1:43 PM  
**To:** 'Tom Merinsky'  
**Subject:** RE: Proposed redevelopment of 304 East 28th Ave Vancouver

Thank you for your comments.

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**From:** Tom Merinsky s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 17, 2013 10:17 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Tom Merinsky  
**Subject:** Proposed redevelopment of 304 East 28th Ave Vancouver

Mayor and Council - City of Vancouver

- I provide this email in regards to the proposed redevelopment of the house and property located at 304 East 28<sup>th</sup> Ave Vancouver.
- I am the owner of the property at s.22(1) Personal and Confidential in Vancouver which is located immediately southwest of the subject property.
- I have lived in the neighborhood for many years and am very familiar with the property in question.
- The purpose of this correspondence is to register my opposition to the proposed development plan for the subject property.

- I understand that the existing house is to be renovated and the property is to be subdivided to permit a second residence (which will include a secondary suite) to be constructed on that portion of the property that is not occupied by the existing house.
- I understand that the developer has requested a relaxation of several city requirements for the development including no requirement for parking, and lot sizes below the minimum required by the city. In return the developer has committed to renovate and restore the existing “heritage” residence.
- My opposition is based on the following:
  - The neighborhood is primarily single family homes with yards. Squeezing an additional residence onto a portion of the existing property with effectively no yard for either of the residences is out of character with the existing area. The proposed development will further increase the density of an already tightly populated area.
  - Parking in the neighborhood is extremely difficult. The streets are regularly jammed with resident vehicles and with vehicles who visit the businesses on nearby Main St. Adding the two houses and the built-in suite will further increase parking difficulties in the area.
  - The developer’s request for relaxation of the city requirements on the basis that the existing structure has “heritage” value and should be restored, is highly questionable as the building is derelict and has not been maintained for decades. There is nothing left to restore. It will have to be rebuilt from the ground up.
  - The location of the existing derelict structure on the property does not meet proper set-back requirements and is located too close to the property line where it meets my property and the other two neighbors’ properties. Proper redevelopment of the site would move the residence to a more central location on the lot opening up the backyards of the three adjacent properties to much need natural light.
- Thank you for your consideration.

Yours Truly  
Tom Merinsky

s.22(1) Personal and  
Confidential

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## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 17, 2013 10:42 AM  
**To:** Diana Smith  
**Subject:** RE: 304 East 28th

Thank you for your comments.

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Thank you.

*Correspondence Group  
City Clerk's Office  
City of Vancouver  
Email: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)*

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**From:** Diana Smith s.22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2013 10:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** 'Jo Turner'  
**Subject:** 304 East 28th

Dear Mayor and Councillors:

We have lived at s.22(1) Personal and Confidential for 14 years. All that time we have seen the lot and the house at 304 East 28<sup>th</sup> being overgrown, neglected and in really bad repair. Originally I had sent an email supporting the development because I didn't realize there was a third, much better option. Anything seemed better than the absolute decay we have witnessed. I have now had a chance to talk to other neighbours of the property and agree with their point of view. Having one single family home on the small lot seems the very best option. The existing house must be in such a rotten condition that it would need to be completely rebuilt so any claim of heritage value would be bogus. It would be lovely to see one house in the same style or, if this is not possible, then a replacement single family home. Having two houses on the lot would be out of character in our neighbourhood.

I know the city is currently supporting densification but I think it is best to concentrate on major roads, not quieter residential areas, when increasing density.

Thank you for your consideration.

Diana Smith

s.22(1) Personal and  
Confidential

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 17, 2013 10:41 AM  
**To:** Anne-Marie  
**Subject:** RE: 304 e 28th

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Thank you.

Correspondence Group  
City Clerk's Office  
City of Vancouver  
Email: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)

-----Original Message-----

**From:** Anne-Marie s.22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2013 10:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 304 e 28th

Dear Mayor Robertson and Council,

As a former resident of the 4400 block of Sophia street until last year, I was surprised/ shocked to hear of the development plans of 304 E 28th. I am not against heritage preservation, but I strongly feel that in this case, the total neglect of this house makes it's "revitalization" a joke. The condition of this house is past the point of any meaningful rebuilding. Once rebuilt, will any of the original house remain?

I hope you will consider a revised proposal that will take into account neighborhood objections.

Thank you for your consideration,

Anne-Marie Waddell  
s.22(1) Personal and Confidential Vancouver