

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 21, 2014 10:05 AM
To: Public Hearing
Subject: FW: Public Hearing - 8175 Cambie Street, 519 SW Marine Drive, & 8180 - 8192 Lord Street

From: Janet Fraser s.22(1) Personal and Confidential
Sent: Monday, January 20, 2014 11:25 PM
To: Correspondence Group, City Clerk's Office
Cc: Drobot, Dwayne
Subject: Public Hearing - 8175 Cambie Street, 519 SW Marine Drive, & 8180 - 8192 Lord Street

January 20, 2014

Dear Mayor and Council,

The Cambie Corridor Plan provides the framework for development at Marine & Cambie, and I am concerned that the mixed-use building height increase from 6 to 12 storeys will be taken as a sign that the height limits set in the Plan are flexible, and in this case were doubled.

I would like confirmation that this height change is only being accepted because (1) it does not increase the total floor area of the building, and (2) it is a better design solution for a site that the Cambie Corridor Plan specifically identified for possible revaluation within the stated urban design principles.

I am pleased to see a daycare and family place are being planned close to an elementary school, Laurier Annex, and Ash Park. This creates a family hub, especially for families with young children that is close to the transit centre, but away from the busy streets of Marine & Cambie. Unfortunately Ash Park has long been in need of upgrading and will not be able accommodate the new users from this development. Can DCL money be spent on Ash Park to provide for the community needs?

On the development site, I am concerned that pedestrians, bicycles and vehicles, including delivery and garbage trucks, will all use the courtyard to access the buildings. In addition, the pedestrian walkway that connects Lord to Cambie will cross the relocated lane. Will these arrangements ensure the safety of pedestrians and cyclists?

On a similar note, I am also concerned about pedestrian safety at the Marine & Cambie intersection. This is of particular concern for students and their families crossing Marine to reach their local school, and for school field trips that use the Canada Line, as they have to cross both Marine and Cambie to reach Marine Drive station. This redevelopment must ensure the sidewalks are protected from traffic, particularly the many trucks (including many garbage trucks) on Marine, including the splashed puddles on rainy days. There must also be sufficient space for families and field trips to safely wait to cross the intersection.

Finally, I am pleased to read that the project should attain LEED Gold rating, and that it will be able to connect to a low-carbon district energy system. However, there are now four major developments at Marine & Cambie, and yet there is still no sign of a district energy system. Why is this lagging so far behind the development, and will this result in a less efficient system?

This development brings another round of change to our neighbourhood, and it is difficult to envisage what it will look like and how it will impact our lives. I thank the City staff and development team for their work with our community to date, and urge them strive for a site we can all be proud of.

With regards,

Janet Fraser