

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 11:38 AM  
**To:** Public Hearing  
**Subject:** FW: Hearings Mar 11 at 6 p.m. Zoning and Development By-law to allow developers to set up Temporary Sales Office Use in RS and RT (Residential) Zoning Districts

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

**From:** Stephanie Carr s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 11:32 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Hearings Mar 11 at 6 p.m. Zoning and Development By-law to allow developers to set up Temporary Sales Office Use in RS and RT (Residential) Zoning Districts

To: Mayor and Council and Correspondence Group City Clerks Office

With regard to the Public Hearing on Monday, March 10, 2014 and postponed to Tuesday, March 11 for Item #1, RE: TEXT AMENDMENT: Zoning and Development By-law – Amendments to Permit as Conditional Use in RS and RT (Residential) Zoning Districts, I am absolutely opposed to this amendment.

Having this development in my neighbourhood would create extra volume of people and make this community noisy instead of quiet. As well, the area is busy and already crowded with churches, adding to it will make it worse. There will be even less parking around the neighbourhood.

Adding to this neighbourhood would also make it dangerous as there are three schools around and lots of children walk home. Increasing the traffic could potentially become harmful for these children and families. As well, more people in the neighbourhood may quiet possibly increase the crime rate in this neighbourhood which is not what we want in this quiet, residential area.

I request that you do not approve the amendment to the By-law.

Stephanie Carr

s.22(1) Personal and Confidential



## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 11:19 AM  
**To:** Public Hearing  
**Subject:** FW: Subject: Public Hearing Item 1: Zoning and Development By-law - Change our Zoning to allow Temporary Sales Office Use

**From:** Wendy Nordvik-Carr s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 10:55 AM  
**To:** Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office  
**Subject:** Subject: Public Hearing Item 1: Zoning and Development By-law - Change our Zoning to allow Temporary Sales Office Use

To: Mayor and Council and Correspondence Group City Clerks Office

With regard to the Public Hearing on Monday, March 10, 2014 and postponed to Tuesday, March 11 for Item #1, RE: TEXT AMENDMENT: Zoning and Development By-law – Amendments to Permit as Conditional Use in RS and RT (Residential) Zoning Districts, I am absolutely opposed to this amendment.

I have lived in this area since 1979 and I am strongly opposed to any further changes to the by-laws for further zoning and development to the Cedar Cottage area. This is having a huge impact on the neighbourhood and drastically destroying the entire feel of the community. All aspects of our friendly, all inclusive area is being allowed to die as if it being eaten away by a terrible cancer that will not go away. Stop this now!

Allowing this Temporary Sales Office use in a residential area will disrupt the quiet enjoyment that people expect to have while using their residential property. This use will create more street parking and traffic than would be expected in a residential area. This is not a neighbourly development use. We also have multiple churches and two schools within a small radius of this development that is already causes havoc parking and traffic

I request that you do not approve the amendment to the By-law.

I am very disappointed in our city

Sincerely

Bernice Harms

s.22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:49 AM  
**To:** Public Hearing  
**Subject:** FW: Re\_Zoning

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**From:** Lisa Klassen s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 8:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re\_Zoning

To: Mayor an Council  
And Correspondence Group City Clerks Office

With regard to the Public Hearing on Monday, March 10, 2014 for Item #1, RE: TEXT AMENDMENT: Zoning and Development By-law – Amendments to Permit as Conditional Use in RS and RT (Residential) Zoning Districts, I am absolutely opposed to this amendment.

Allowing this Temporary Sales Office use in a residential area will disrupt the quiet enjoyment that people expect to have while using their residential property. This use will create more street parking and traffic then would be expected in a residential area. This is not a neighbourly development use.

Again, I am opposed to a change in the Zoning and Development By-law to allow the use of a Temporary Sales Office as Conditional Use in RS and RT (Residential) Zoning Districts and I request that you do not approve the amendment to the By-law."

Respectfully

Lisa G. Klassen

## Ludwig, Nicole

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**From:** Ludwig, Nicole  
**Sent:** Tuesday, March 11, 2014 1:29 PM  
**To:** Public Hearing  
**Subject:** FW: Zoning and Development By-law to allow developers to set up Temporary Sales Office Use in RS and RT (Residential) Zoning Districts

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

**From:** Sacha  
**Date:** 10/03/2014 8:38:28 AM  
**To:** mayorandcouncil@vancouver.ca; ccclerk@vancouver.ca  
**Subject:** Re by-law change

Hello Mayor and Council

With regard to the Public Hearing on Monday, March 10, 2014 for Item #1, RE: TEXT AMENDMENT: Zoning and Development By-law – Amendments to Permit as Conditional Use in RS and RT (Residential) Zoning Districts, I am absolutely opposed to this amendment.

Allowing this Temporary Sales Office use in a residential area will disrupt the quiet enjoyment that people expect to have while using their residential property. This use will create more street parking and traffic than would be expected in a residential area. This is not a neighborly development use.

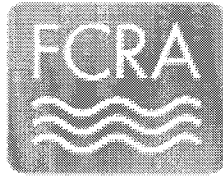
Again, I am opposed to a change in the Zoning and Development By-law to allow the use of a Temporary Sales Office as Conditional Use in RS and RT (Residential) Zoning Districts and I request that you do not approve the amendment to the By-law."

Thank you.

Alex Korman



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**FALSE CREEK**  
RESIDENTS ASSOCIATION

March 9, 2014

RE: Temporary and Conditional Use of Residential ( or other ) Property for a Development Marketing and Sales Office

Dear Mayor and Council:

We are writing on behalf of the False Creek Residents Association to express our disapproval for the use of residential (or other) land for temporary real estate sales offices. Our position is based on our experience with a local sales centre, a 12,033 square foot sales office and 60 parking spaces on a park site.

The proposal before you uses such as “temporary” or “close proximity”. In our experience, these concepts have been continuously over-ridden by staff, with no public process or accountability. It’s a slippery slope!

**Our experience spans almost ten years.** The sales office on the park site has been given two “temporary” permits since 2005 and they are now in the process of seeking approval for yet another 3 year “temporary” permit extension. **What is temporary? It’s been almost ten years!**

Moreover, the developer is marketing property in Burnaby and elsewhere in Canada. **What is close proximity to the sales centre?**

We note that in our ten year experience, there has been no meaningful consultation with the community on extensions. Three years ago, the City granted a second three year extension with requirements for site improvement. However, none of the thousands of residents who live nearby were consulted. Although the City and the FCRA have met monthly with the developer, at no point were we egged in providing input.

A sales centre in a local community is extremely disruptive. Yet you are asked to provide wholesale approval for something that will undermine residential communities. We ask that you send this amendment back for further work, for real consultation with communities, in order to develop a proposal that better balances the needs of developers with the needs of residents, **including the requirement for ongoing monitoring and evaluation by residents most directly impacted.**

Yours truly,  
Fern Jeffries and Patsy McMillan  
Co-chairs, FCRA