

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 10:31 AM
To: Public Hearing
Subject: FW: Temporary Sales Office

From: Leona Rothney s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 10:30 AM
To: Correspondence Group, City Clerk's Office
Subject: Temporary Sales Office

Mayor and Council
City of Vancouver

I oppose amendment to Zoning and Development bylaw that would permit Temporary Sales Office as a use in RS and RT (Residential) Zoning Districts.

Below are some reasons why having a temporary sales office to sell condos will disrupt our neighbourhoods:

1. 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.
2. This use will create more street parking and traffic than would be expected in a residential area.
3. This is not a neighbourly development use.

regards

L. Rothney
Director RAMP

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 10:06 AM
To: Public Hearing
Subject: FW: proposed change in by-laws to accommodate real estate sale offices

From: Linda Light s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 10:33 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Reimer, Andrea; Stevenson, Tim; Deal, Heather; Carr, Adriane; Tang, Tony; geoff.meggs@gmail.com; Affleck, George; Ball, Elizabeth; Jang, Kerry
Subject: proposed change in by-laws to accommodate real estate sale offices

Dear Mayor and Councillors:

Please add my voice to the growing number of voices protesting loudly against any change in zoning to allow commercial real estate sales offices to locate in residential neighbourhoods. We have heard of pretty appalling circumstances where these commercial real estate sales offices have been located in public park lands for up to 10 years with the City repeatedly renewing their permission to stay! This could hardly be considered "temporary". Nor are residential neighbourhoods or park lands appropriate locations for commercial sales offices!

Finally, we in Kitsilano have heard nothing of this proposal to change zoning to accommodate these offices. It is shocking to us that there could be changes potentially made to RT and RS zoning without any notification to our residents' associations or any consultation with residents.

I strongly oppose this proposal both on the grounds of a completely unacceptable process as well as on substantive grounds. These commercial offices have no place in our residential neighbourhoods or parks - temporary or not.

Thank you for your consideration.

Sincerely,
Linda Light

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 11:05 AM
To: Public Hearing
Subject: FW: 1. TEXT AMENDMENT: Zoning and Development By-law - Amendments to Permit Temporary Sales Office as Conditional Use in RS and RT (Residential) Zoning Districts (opposed, suggestion)

From: Stephen Bohus s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 10:33 AM
To: Correspondence Group, City Clerk's Office
Subject: 1. TEXT AMENDMENT: Zoning and Development By-law - Amendments to Permit Temporary Sales Office as Conditional Use in RS and RT (Residential) Zoning Districts (opposed, suggestion)

Dear Mayor & Council,

Could you kindly note my opposition to item #1 (Sales office conditional use in RS/RT) at the Public Hearing that reconvenes on Friday, March 14th?

This change would have citywide impacts.

The test case for the church adjacent to Shannon Mews can be rezoned as follows:

- 1) **subdivide the property**
- 2) **rezone** a portion of the property to **C-1** so that a sales office could be set up (after the subdivision)

The area residents thought that it would be an innocuous change to allow the church to earn a little income by renting out part of the site to Wall Financial. My suggestions cover their concerns yet limit the scope only to this one site. I would be willing to support a rezoning to C-1 of a subdivided parcel at the St. Stephens Church property at 7025 Granville Street.

While I am a registered speaker, I might not be able to speak due to the scheduling of this item during working hours this Friday. In the event that I am not present at the hearing, this letter is a short summary of the key points that would have been in my presentation.

Sincerely yours,
Stephen Bohus, BLA

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 10:00 AM
To: Public Hearing
Subject: FW: amendment to the Zoning and Development By-law

From: Friederike Ermisch s. 22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 11:16 PM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: amendment to the Zoning and Development By-law

We strongly oppose an amendment to the Zoning and Development By-law that would permit Temporary Sales Office as a Use in RS and RT (Residential) Zoning Districts.

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 and will create tension and aggression.

Again, we are 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 we request that you do not approve the amendment to the By-law.

Respectfully,
Friederike and Hardo Ermisch

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 9:56 AM
To: Public Hearing
Subject: FW: OPPOSE Temporary and Conditional Use of Residential (or other) Property for Development Marketing and Sales Office

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

From: Mary Chinni 5.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 10:30 PM
To: Correspondence Group, City Clerk's Office
Subject: OPPOSE Temporary and Conditional Use of Residential (or other) Property for Development Marketing and Sales Office

Jesus, can you not leave any space alone?

Let the marketers struggle as most do - work the net, pay for ads in the papers, do some google promotion. But for god's sakes, leave the neighborhoods in peace, there aren't many left....