

mayorandcouncil@vancouver.ca

From Dr. Valerie R. Walker

s.22(1) Personal and Confidential

March 9, 2014

Re. NOTICE OF PUBLIC HEARING 2405-2445 Cornwall Avenue (Point Grey Private Hospital)

To the Mayor and Council:

I live directly behind 2445 Cornwall Avenue. A narrow alley separates our building from that location. All of the bedrooms in our building face the alley.

A number of issues are of grave concern to me and my neighbours regarding amendments to the Zoning and Development By-law:

1. Noise and traffic congestion. We have been blessed by living in an area that is quiet where one can sleep at night with windows open and where sounds of traffic on Cornwall Avenue ride above our building on Point Grey Road (we are lower than Cornwall Avenue) and, thus, are not heard. However, alley traffic is heard and is right next to us. The Hospital requires delivery vans constantly going to and fro (food and other supplies) and these cause congestion and noise. With a predicted patient occupation close on 200, there would also be further congestion and noise with an increase in expected visitors, staff, etc.
2. This area next to Kitsilano Beach is a haven for hikers, joggers, bicyclists and sport-loving individuals which include all age groups. A busy hospital function would not be an asset to this seaside park but rather a liability.
3. Of major concern to property owners living on Lower Point Grey Road is the effect that this hospital expansion would have on their property values. This is affecting me personally right at this time. My unit at s.22(1) Personal and Confidential immediately behind 2445 Cornwall Avenue was put on the market Jan. 7, 2014. It is a very desirable property with the very latest renovations completed. However, not a single offer has been made on my unit. It was assessed at a fair market price by my realtors and then reduced a further \$150,000 but still no offers. I am 76 years of age and need to sell in order to move into a smaller accommodation but I don't know what my prospects are. My agents tell me the major reason that buyers are reluctant to purchase is with the impending threat of the hospital expansion. Thus, our property values are severely threatened as I am currently experiencing. This is so very, very wrong.

I do hope that the current Zoning will **NOT** be changed.

Sincerely, Valerie R. Walker

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 11:16 AM
To: Public Hearing
Subject: FW: Point Grey Private Hospital Rezoning Proposal - Please do not go through with this Proposal

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

From: Megan Macneill s.22(1) Personal and Confidential

Sent: Tuesday, March 11, 2014 10:09 AM

To: Correspondence Group, City Clerk's Office

Subject: Point Grey Private Hospital Rezoning Proposal - Please do not go through with this Proposal

Hello - Cornwall is already a very busy street and increasing the size of the private hospital is not appropriate for the level of activity, commuter traffic, bike traffic and pedestrians that already exists in this area. Since the closing of Point Grey road, I have seen two accidents at Balsam and Cornwall already and feel a development like this would not be safe given the increased bike traffic. I think that it is the city's responsibility and in the best interest of its citizens that the hospital remain its current size. Please take serious consideration here as no one wants to wait for something tragic to happen before realizing this is a very unsafe proposal that is not in the best interest of the community whatsoever. While there are multiple other negative considerations (noise, reduction of very expensive views, parking, commercial vs residential etc.), I believe the aforementioned question of safety should be enough to discourage any responsible community leader from accepting the expansion proposal.

Thanks,
Megan