

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 15, 2014 4:51 PM  
**To:** Public Hearing  
**Subject:** FW: Heather Place Rezoning and Redevelopment Concerns.

**From:** s. 22(1) Personal and Confidential **On Behalf Of** Noel Rubin  
**Sent:** Tuesday, April 15, 2014 4:41 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heather Place Rezoning and Redevelopment Concerns.

Dear City Council,

My name is Noel Rubin. I live on s. 22(1) Personal and Confidential. I have been a resident of this neighborhood since 2005.

I am writing this letter about the rezoning and development of Heather Place. The rezoning area is directly across the street from my home and immediately affects the personal use of my home. I do not approve of the proposed plan as it seems far from realistic in almost every aspect of development. I have read all the available literature and also attended several presentations about the proposed rezoning and re-development plans.

- 1) The rezoning application will increase the living density by almost a factor of 300% across the street from my home. This neighbourhood simply doesn't have the capacity for such new living units.
- 2) Visitor parking on my street around 14th Avenue at Willow is already well beyond capacity. Now, you consider rezoning the Heather Place property with no additional parking capacity, but the actual opposite. The plan outlines reserved parking capacity for less than half the number of new living units. What is to happen to visitor parking on the street? The parking situation is \*already\* ridiculous.
- 3) "Grandfathering" of the old Nurse's Residence Building (at 15th Avenue and Heather Street) sheer size and scale equates to a poor argument for further rezoning across the street. This building was considered a "heritage" building. Furthermore, all the surrounding residential buildings which are no more than three stories in total height were constructed after the Nurse's Residence was built. I do not favor the preposition of "blending" building heights. This will only set precedence for even more new 10-storey towers.

I am truly disappointed that such plans are being pushed through by the City Council.

- Noel Rubin, s. 22(1) Personal and Confidential

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 15, 2014 5:06 PM  
**To:** Public Hearing  
**Subject:** FW: Heather Place Redevelopment - NO to rezoning application

**Importance:** High

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

**From:** Steve Gamblin s. 22(1) Personal and Confidential  
**Sent:** Tuesday, April 15, 2014 5:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heather Place Redevelopment - NO to rezoning application  
**Importance:** High

As a homeowner on s. 22(1) Personal and Confidential, a father to two young boys of which one attends preschool at Kids at Heather, I would like my voice to count in the decision tonight. The rezoning application should not pass and 10 stories is TOO HIGH for our neighbourhood.

Current zoning as it stands is right for the neighbourhood. Along busy corridors such as Oak street or Cambie, it is fine to add density but not within the quiet neighbourhood streets. My wife and I will likely be unable to attend this evening as we have no one to watch the kids but we are against anything higher than 5 stories in the neighbourhood. It would destroy the whole character of the neighbourhood and there are enough busy roads in Vancouver where proper urban planning can allow for higher towers or neighbourhoods that need developing. We are a quiet, residential area with small buildings and that is why we bought here.

Furthermore, it is unacceptable to be planning community housing with no licensed childcare spots as they are impossible to come by in the city. It is difficult for anyone to open a proper centre and the only way to get proper facilities is to have them built in new developments. This development should ABSOLUTELY have a licensed daycare added with community spots. We have been unable to secure any proper childcare for our two boys and my wife is unable to return to work as a result.

I will be voting in the next election based on how this decision is made.

Steve Gamblin (and on behalf of my wife Tina Balys as there is no time for her to respond)

s. 22(1) Personal and Confidential

**From:** s. 22(1) Personal and Confidential  
**Sent:** Tuesday, April 15, 2014 6:24 PM  
**To:** Correspondence Group, City Clerk's Office; s. 22(1) Personal and Confidential  
Reimer, Andrea; Robertson, Gregor; Public Hearing; Rezoning Centre  
**Cc:** trish hayes  
**Subject:** Re: rezoning application for 705-774 West 13th Ave and 755-799 West 14th (Heather Place)

Dear Mayor Robertson and Council,

We are unfortunately not able to attend the Public Hearing this evening about the above mentioned rezoning application but we want to register our non-support for this application and our dissatisfaction with the process. We have reviewed the current proposal and City staff's recommendation regarding it and note that there were no changes in the proposal itself and very few from staff, despite the concerns expressed and overwhelming lack of support by the community (74%).

In sum, these are our continued concerns:

- 1) The buildings are too high and do not fit within the community. This neighbourhood is comprised of 1-4 storey houses, townhouses and walk-ups. The only building that is as high as this proposal is the renovated old nurse's residence which was pre-existing. The 6 story extension on 12<sup>th</sup> Ave is the highest new building in the neighbourhood and it is on 12<sup>th</sup>. Even more distressing is the fact that this proposal is not for a major street but right in the middle of a family neighbourhood (13<sup>th</sup> and 14<sup>th</sup> ave). We note that even the proposal for a 10 storey building at 12<sup>th</sup> and Cambie (MAJOR INTERSECTION) has been recognized as inappropriate and the new proposal is for an 8-storey. Also, under the Plan for Cambie most buildings on major intersections in this part of the city will only be 6-storeys. A 10 and 7 storey buildings in the middle of a community is completely unacceptable. We recognize and support the City's desire to densify and to provide social housing, but we have lost faith in this Council to do it in a logical, inclusive manner that tries to preserve neighbourhood character and values. Our neighbourhood has already been converted from an area of single family homes to its current mix. Finally, it is entirely possible, and would be cheaper, to redevelop Heather Place to substantially increase the number of social units through construction of 4-storey walk-ups in keeping with the rest of the neighbourhood.
- 2) Parking. Staff's report and your transportation study state that parking and traffic will not be a problem. The study must have been flawed and not included the entire surrounding streets and must not have included a 24 hour analysis. Due to the hospital, street parking is very difficult at certain times of the day, particularly in the evenings and overnight. If the new residents at Heather Place park on the street because there is not enough space underground, that will push others and employees to nearby streets exasperating a problem that has been getting progressively worse with every new development. While trying to encourage people to not depend upon cars is admirable, people still have cars. For example, while I ride my bike to work, I still own a car.
- 3) Traffic – these large buildings are proposed across the street from a primary school, along a bike lane in an area that already sees a lot of traffic due to the hospital. The proposal does not include anything to address the increased traffic that will be all throughout the neighbourhood. And putting more restrictions on Heather St. would only move the problem to the neighbouring streets.

- 4) Green space. Providing green space for urban agriculture and orchards in locations that will be shaded for the majority of the time does not make sense and will not be successful. Green space is very important and this proposal will result in less of it for the community as a whole because it will put the current park between 12<sup>th</sup> and 13<sup>th</sup> in the shade for much of the year and will change the existing use and configuration to the current treed area on 14<sup>th</sup>.
- 5) Finally, shading and light. These buildings will result in the whole neighbourhood becoming darker particularly in the winter months.

Please consider these comments. I know we also represent many others both on our strata and in the neighbourhood who are too frustrated with the process to write or attend meetings.

We would also appreciate a reply to our concerns. Thank you.

Sincerely,

Trish Haves and Jim Muir  
s. 22(1) Personal and  
Confidential

**Hildebrandt, Tina**

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**From:** Letizia Waddington s. 22(1) Personal and Confidential  
**Sent:** Tuesday, April 15, 2014 6:50 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re : Heather place

Dear mayor and council members,

For the record, I am opposed to heather place redevelopment as it will lower rental affordability.

Sincerely  
Letizia Waddington

s. 22(1) Personal and  
Confidential

Sent from iPhone

Letizia