

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 02, 2014 10:44 AM
To: Public Hearing
Subject: FW: Development at 4949-5109 Cambie Street

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

From: janice douglas s. 22(1) Personal and Confidential
Sent: Sunday, June 01, 2014 1:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Development at 4949-5109 Cambie Street

Dear Mayor and Council

We are writing to urge you to reject the current plan including increased density for 4949-5109 Cambie st.

The increased density is an insult to the neighbourhood that was promised a "gentle transitioning" . Shadowing that extends into the yards across Cambie and onto Kersland is not gentle not to mention the impact for the residents on Ash who will have even more folks peering into the shadows of their yards.

While the complex does offer some larger units there seems to be no evidence of either green space or a play area for children, Although the Cambie corridor plan does not call for ground floor commercial along the residential strip, as this area unfolds that is patently a mistake. These condos are dense, not really near anything without walking several blocks up to a mile which is unrealistic in wet weather. If we want folks out of their cars we need to make gathering spaces for family groups of all ages more available. I refer you to the article on the need for community spaces in the Vancouver Sun, Sat. May 24 and the awards those spaces are generating.

City guidelines for High Density living for Children and Families calls for green play space and community space for play and recreation. This location is not near a playground nor schools.

quoting from the guidelines....

"Sites selected for family housing development should be within 0.8 km walking distance of an elementary school and its outdoor play area, a daycare centre, an after-school care facility, a community centre, and grocery shopping and within 0.4 km walking distance to a playground and a public transit stop.

Effective access means a walking route which is both safe (free from barriers such as the need to cross a major, unsignalled traffic arterial) and secure (having an environment suitable for elementary school children.)"

While this development maybe close to Queen E park it is across 6 lanes of unsignalled traffic which is also appropriately as an arboretum, without a developmentally appropriate play area.

All of the nearby community amenities are full to overflowing and yet the city continues to entertain constant requests for added density.

A recent visit to Winnipeg highlighted just how seriously that city has taken the need for green space, walking paths and play areas within neighbourhoods. Next to the Cambie Corridor development it seemed like a paradise for families.

As it stands the current corridor plan does not evoke any sense of a family friendly city. Even if one were to postulate that these dwellings are for downsizers, might they not want a place for grandchildren to play and recreate?

The City must recognize the needs of families if we want to have a healthy and green city for all ages. Without too much difficulty the current plan could be altered to accommodate reasonable and desirable changes that would help bring this about.

Respectfully submitted

Janice and Grant Douglas

s. 22(1) Personal
and Confidential

Sent from my iPad