

Tuerlings, Leslie

From: James Boothroyd s.22(1) Personal and Confidential
Sent: Sunday, September 14, 2014 5:28 PM
To: Public Hearing; Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: Redevelopment at 357-391 West King Edward Avenue.

Please register me to speak at public hearing, Sept.16, 6pm.

I am a local resident who may be affected by this development.

My primary concerns: 1) what measures are planned to protect our neighbourhood against increased traffic congestion that may result from additional parking spaces for this condominium; 2) the impact of this building on liveability of my neighbourhood (lane way will be more congested, less available for use by children and other residents); 3) the lack of affordable housing units; 4) The FSR exceeds that of the community plan for Cambie Corridor, I believe.

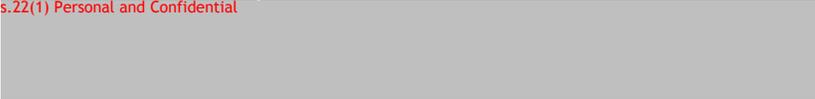
Note that our neighbourhood has for the last two years been engaged in Project Green Bloc, which challenges households to reduce their ecological footprint, build more resilient community, and address climate change.

Thanks,
Jim

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James Boothroyd

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Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 15, 2014 9:40 AM
To: s.22(1) Personal and Confidential
Subject: FW: 357 - 391 West King Edward Proposed Rezoning

Thank you for your correspondence.

During a public hearing, Council hears from all of the interested speakers. At the end of that process, Council declares the speakers' list closed.

All written comments submitted for the public hearing and received up to 15 minutes after the close of the speakers' list will be distributed to members of Council for their consideration.

Written comments submitted for the public hearing more than 15 minutes after the close of the speakers' list will not be distributed to Council in compliance with S18.10 of the City's Procedure Bylaw.

When submitting written comments, keep your document to 1500 words or less if the public hearing has already started. If the public hearing has not taken place yet, there is no limit to the number of words you can submit.

Written comments submitted to the public hearing will be posted on the City website and must include the name of the writer. Additional contact information (e.g. email address) will be removed.

For more information about public hearings, visit vancouver.ca/publichearings.

Thank you.

From: Alex and Einat Stojicevic s.22(1) Personal and Confidential
Sent: Saturday, September 13, 2014 12:46 PM
To: Gillan, Linda; Correspondence Group, City Clerk's Office
Subject: Re: 357 - 391 West King Edward Proposed Rezoning

Dear Linda and Mayor and Council:

Thank you very much, Linda, for your prompt reply. I appreciate it. I've made a few comments in the hope that the Council and Mayor will consider refusing this application and sending it back to the drawing board. I've put my comments following yours in green.

My Question was: What are the benefits of increasing the FSR to our community? What are the benefits to neighbours, children, and all of us who live around the building? I'd just like to know because if there are benefits, then maybe I could understand why we should go over the FSR that is suggested for the Cambie Corridor.

Your reply:

The Cambie Corridor Plan was approved by Council in 2011, with the goal of integrating higher density housing and job space with the existing high-quality transit and community amenities. The intent is that new development will provide funding for local community amenities and improvements as well as bringing in new residents and neighbours, increasing vibrancy and enhancing existing neighbourhoods.

This rezoning application, as outlined in the staff report, proposes the following community amenity contributions:

- \$707,045 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply.
- \$150,000 for traffic calming in the area east of Cambie Street between King Edward Avenue and 16th Avenue.
- \$415,636 for community facilities in or near the Cambie Corridor Plan area.
- \$141,409 towards the purchase of heritage density from the Heritage Amenity Bank.

You mention "existing high quality transit and community services" in your response to me. This is not the case. Sure we have the Canada Line, but have you tried taking the train at any time throughout the day? Particularly at rush hour or anytime there is an event such as a Canucks game downtown? The train, while wonderful, is consistently overcrowded. Here's an article on why the train is so crowded, and how realistically not much can be done to ease congestion due to contracts signed with the provider of certain services:

<http://www.vancitybuzz.com/2014/08/short-platforms-trains-skytrain-canada-line-built-nearing-capacity/>

I challenge anyone at City Hall to come and look at the bus stops at Cambie and two corners in particular: NW and SE. You will see, particularly at rush hour but pretty much throughout the day, lines and lines of people waiting for buses. Add a myriad of new buildings and I can't even imagine how long the line ups will be, and to be truthful, this is a safety concern. Add to that bikes, cars, strollers, people walking with luggage to the train, people stopping their cars and dropping people off at the train station or bus stop, people walking and texting, and you have a recipe for disaster.

It's not like there are more buses running. It's clear the capacity of the Canada Line cannot be easily increased judging from that article. I haven't even mentioned the development at Cambie and Marine. What happens when all those people at King Edward try to get on the train but it's already full? People will wait for 1, 2, maybe 3 trains before they can get on. I disagree when you use the words "high quality transit". It's not.

Thank you for the money for community facilities. Perhaps some of that can go into expanding the Hillcrest Community Centre which is at capacity and where getting a bike for a spin class is next to impossible unless you call to reserve the minute the phones open, or getting your child into a swim lesson. I can't imagine what that community centre will be like when all these developments are complete.

By your numbers, the City stands to gain \$1,400,000.00 from the development at 357-391 West King Edward. There is a beautiful townhouse development 1 block west of Cambie on King Edward - TOWNHOUSES as opposed to the ubiquitous blocky boxes that are being built up and down Cambie and also 357-391 West King Edward. Each of those townhouses is marketed at \$2 million and up. That means that the City will get all the money it wants for Affordable housing, traffic calming, community facilities and the Heritage Amenity Fund, while increasing density, and yet keeps the feel of the neighbourhood by having townhomes as opposed to a box. Density is increased, the City gets its money, and yet the services of the community aren't further stretched thin by having 42 new units, but a fewer number of units.

The reality is that the development proposed is ugly, too big, doesn't suit the neighbourhood, and won't do anyone already living here any good.

Here's an example of what would be wonderful at 357-391 West King Edward:

<http://www.hollyburnmewshomes.com>

Send the developer back to the architect, have them redraw this ugly, boxy, oversized building with 42 units into something smaller, nicer, and more fitting with the area. If the point is for the City to make money from this as well, then have them do some high end townhomes that will be profitable for them and for the City and will contribute to those 4 community funds, but with thought for the neighbourhood and the City.

I thank you for your time.

Einat Stojicevic

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