

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 16, 2014 11:20 AM
To: Rob T
Subject: RE: Comments Regarding "REZONING: 357, 375 and 391 West King Edward Avenue"

Thank you for your correspondence.

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Thank you.

From: Rob T s.22(1) Personal and Confidential
Sent: Tuesday, September 16, 2014 10:53 AM
To: Correspondence Group, City Clerk's Office
Subject: Comments Regarding "REZONING: 357, 375 and 391 West King Edward Avenue"

Dear Mayor Robertson and Vancouver City Councilors,

I am writing regarding item 5 "**REZONING: 357, 375 and 391 West King Edward Avenue**" of this evening's Public Hearing. I am a neighbour of the proposed development and share the back lane with the proposed development, although I am not located directly behind the development. My three primary concerns with the development are increased traffic in the lane, too much shading due to building heights, and increased traffic on the Yukon bicycle route.

Firstly, the back lane between King Edward and 23rd Avenue is currently used by the neighborhood children as a safe place to ride scooters, skateboards, bikes, and play hockey. It would be advantageous to maintain minimal car traffic in the lane so that the space can continue to be used safely. Adding up to 42 vehicles using the lane would likely double the current lane traffic.

Given that the property to be developed is at the most western end of the block, it would make sense to place the parkade entrance toward the western end of the property encouraging vehicle users entering and exiting from the building to use Yukon Street rather than driving the length of the lane. There is currently some text in the City's "Summary and Recommendation" document that states "**Note to Applicant: Consider moving the parking entry to the west along the lane, to provide a break in the proposed townhouse building.**" I believe that moving the parkade to the west should be a requirement, not a consideration. In addition, I recommend requiring the developer to install two speed humps to the east of the parkade entrance to ensure that drivers that do choose to drive the length of the lane do so at a reasonable speed.

Secondly, I believe that the building heights are higher than necessary and generate too much shade both on the property to be developed and in the lane. I believe that the townhouses being proposed along the lane with the same 1.3m setback used by laneway homes should also be limited by the same 6m height restriction. In addition, the shadow study presented by the developer showed that sunlight will rarely reach the internal courtyard between the 4-story structure and the townhomes. To improve this situation, the 4-storey structure should be limited to 40ft (10 ft per floor).

Finally, I am an avid cyclist and enjoy the use of the Yukon Street bicycle route. Unfortunately, with the removal of stop signs along Yukon between 16th and King Edward, this route has also become a shortcut for vehicles attempting to avoid the slow traffic on Cambie Street. The development in question will lead to more motorists using the Yukon bike route as a shortcut. I would like to see the developer required to fund the creation of some form of traffic diversion at Yukon and 23rd. A similar traffic diversion to what was implemented on the Ontario Street bicycle route at Peveril/29th Ave would be ideal. I believe that this traffic diversion should be implemented before the development begins to ensure that construction trucks accessing the development site also stay off Yukon Street.

Thank you for your time and consideration in reading this letter. I would have liked to speak at the hearing this evening in person, but unfortunately I don't believe that I will be able to be there.

Sincerely,

Robert Trost

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 16, 2014 11:20 AM
To: s.22(1) Personal and Confidential
Subject: FW: Hi Neighbours - Wouldn't you rather have this development for 357 - 391 West King Edward?

Thank you for your correspondence.

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Thank you.

From: Sally Ogis s.22(1) Personal and Confidential
Sent: Tuesday, September 16, 2014 10:51 AM
To: s.22(1) Personal and Confidential
Cc: Correspondence Group, City Clerk's Office
Subject: Hi Neighbours - Wouldn't you rather have this development for 357 - 391 West King Edward?

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/587-599wkingedward/index.htm>

The FSR is much lower than the 1.82 proposed for 357 - 391 West King Edward.

Please attend the meeting tonight at 6pm or consider submitting your comments to mayorandcouncil@vancouver.ca.

Though you may have previously submitted comments to the planning department, submitting to mayorandcouncil@vancouver.ca is the **last chance** afforded to members of the public to participate in the rezoning process.

The city has chosen a divide and conquer method to rezone development proposals for Phase II of the Cambie Corridor. This antithesis of planning is allowing for growth that does not keep pace with existing public amenities and will lead to traffic and public transportation congestion as well as health and safety concerns. It is also -- to put it politely -- potentially extremely unsightly.

Please consider exercising your democratic rights and freedoms.

Thanks,

Sally O.

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 16, 2014 1:27 PM
To: s.22(1) Personal and Confidential
Subject: FW: 357-391 West King Edward Application to rezone - for meeting tonight

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Thank you.

From: Alex and Einat Stojicevic
Sent: Tuesday, September 16, 2014 12:24 PM
To: Correspondence Group, City Clerk's Office; Gillan, Linda
Subject: 357-391 West King Edward Application to rezone - for meeting tonight

Please consider the following rezoning at a development that is so much nicer and more in line with the current neighbourhood. And by the way is across the street from the big box behemoth which is the one at 357-391 West King Edward:

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/587-599wkingedward/index.htm>

Wouldn't that be so much nicer than what is proposed at 357-391 W King Edward? And smaller in scale yet no doubt offering the City the same amount of revenue that is to be gained from 43 units?

Fewer units equal less traffic congestion, less demand on existing amenities (community centres, transit), and with townhouses, the chances of getting to know your neighbours, thereby creating more of a "neighbourhood feel", is much higher than 43 units in a building where no one will know anyone else.

Thank you.

Einat Stojicevic

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 16, 2014 1:29 PM
To: Sarah Letkeman
Subject: RE: Redevelopment at 357-391 West King Edward Avenue

Thank you for your correspondence.

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Thank you.

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

s.22(1) Personal and Confidential
From: Sarah Letkeman
Sent: Tuesday, September 16, 2014 12:40 PM
To: Correspondence Group, City Clerk's Office
Subject: Redevelopment at 357-391 West King Edward Avenue

Dear Mayor and Council,

We live on the south side of the 200 block of West 23rd Avenue, and will be quite affected by the redevelopment at 357-391 West King Edward. As you know, this redevelopment proposal sets the precedent for future developments in our neighbourhood, and we call upon your conscience and integrity to modify the zoning to a lighter density. Townhouses would be a very acceptable compromise to the residents of our neighbourhood. It would increase the density, without changing the face of our neighbourhood.

When we voted for Vision Vancouver, and Mayor Gregor Robertson, we trusted your party would prove to be an honourable and sensible group of leaders. But the way you have ignored the residents and citizens of Vancouver, as it relates to rezoning, has been devastating to our vibrant neighbourhoods. And it has been lip service to the democratic process. I know you must have heard this sentiment more than a few times during your party's mission to densify our city in the name of being green, but do you actually hear the words?

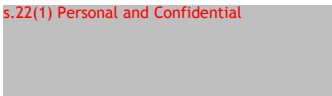
Undemocratic.

You asked our neighbourhood to comment, and thus far have ignored our insightful comments and legitimate concerns. The political model here is not such that the people of Vancouver are co-creating their city, it is politicians leading with a we-know-best attitude, at the very best. We will be voting in the upcoming Vancouver municipal election, and can guarantee that Vision Vancouver candidates, including Mayor Gregor Robertson will not be receiving our votes if things don't change.

Our West 23rd Avenue community plays a vital role in the quality of many people's lives, including our own--people who have invested their money in the land on which their homes sit, and who have invested themselves in authentic and supportive personal relationships with their neighbours. We pay our fair share of taxes, and deserve to be respected regarding this serious matter. Do not underestimate the impact that phase 1 four-story buildings would have on our neighbourhood. We urge you to support townhouse developments along West King Edward as a viable alternative.

Sincerely,
Sarah Letkeman

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, September 16, 2014 1:30 PM
To: Colleen Payne
Subject: RE: Proposed Development on King Edward and Yukon

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Thank you.

From: Colleen Payne s.22(1) Personal and Confidential
Sent: Tuesday, September 16, 2014 11:33 AM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Development on King Edward and Yukon

I am a resident on the corner of Columbia and West 23rd avenue and I am very concerned about the proposed development at 357 - 391 West King Edward.

Particularly because of the slope, there will be a much more noticeable presence to the units across the lane for the people living on the south side of West 23rd Avenue. The overall FSR is misleading because of the preservation of the "hobbit house" at a much lower density, so the rest of the site is 1.53

We are already contending with numerous parking violations in this neighbourhood, not to mention maxed out public transit usage and wait times. I ask you to apply appropriate and reasonable measures and use this opportunity to make Vancouver a more liveable, safe and healthy city when you are approving rezoning this area.

Sincerely,

Colleen Payne