

From: Tracey Moir s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 7:23 PM
To: Correspondence Group, City Clerk's Office
Cc: Oakridge Langara Area Residents; Tracey Moir
Subject: Marine Gardens Rezoning Application Opposition

Dear Mayor and Council,

Re: Marine Gardens Rezoning Application

On behalf of the Oakridge Langara Area Residents (OLAR), I write to state our objection to the rezoning application before you tonight for several reasons.

Affordable Housing

According to the *Cambie Corridor Plan (May 2011)* under which this application is considered, Page 116 Item 9.1.1 instructs to "Provide 20% affordable market rental housing units on target rental areas in the Cambie Corridor, as a requirement of rezoning." The target rental areas constitute much of the Cambie Corridor Phase 1 and 2 and consists primarily of single-family houses and duplexes at the time the *Plan* was approved. If these areas are required to provide new affordable rental housing where none existed before, why would the Marine Gardens site which is currently 100% rental and truly affordable be replaced with a mere 12% secured market rental of the total 582 residential units? Rental replacement on a mere one-to-one basis is clearly not adequate nor appropriate here. Should not this site be held to at least the same standard of 20% affordable market rental housing? We believe so and to obtain any amount less appears to be taking advantage of the apparent loophole the one-to-one replacement creates. Surely that was not the intent of the *Plan* nor is of Council.

Page 117 of the *Plan* begins with: "The City's preference is to achieve rental housing on-site. Cash-in-lieu will be considered under exceptional circumstances where the development of market rental housing on-site is challenged (eg. site size, context, proposed uses, opportunities and constraints)." We do not see any circumstances that would be considered exceptional and believe more secured rental should be provided on-site.

Although we are using the term affordable housing, we do not believe the new units will be affordable. If the current residents will not be able to afford the new rents at Marine Gardens even when their rent discount is applied, that cannot meet a definition of affordable.

Max CAC of 50% to affordable housing

Let me respectfully remind you that under the *Cambie Corridor Plan*, 50% or more of CAC was to be allocated to: childcare; parks, plazas, and other public realm improvements; civic facilities; and non-profit and cultural space. With densification of the Cambie Corridor, it is essential that this be followed or livability will be lost. A maximum of 50% of CAC can go to the affordable housing fund. What is currently proposed is 72% to the affordable housing fund, a full 22% loss from other social and public realm priorities required under the *Plan* and essential to livability.

Page 108 Section 7 entitled "Social Diversity and Resilience, and Public Benefits Approach" begins with "Public benefits and amenities - such as recreational facilities, parks, libraries and affordable housing are important elements of a vibrant and livable community. As the Cambie Corridor grows and evolves over time, additional public benefits will ensure the continued livability and desirability of the area."

The CAC allocation mix requires correction.

Parking

Being a transit-oriented re-development, there should be a reasonable vehicle parking space to housing units

ratio. 400+ parking spaces is far too much here. Cambie & Marine is already a congested and challenging area for cars, trucks, cyclists, and pedestrians. When the area's towers are occupied and the stores operating, thousands of new vehicles will be in the area. Safety, congestion, and air quality will all worsen.

Trees and Land Use

Without the ability to determine today if legal covenants exist regarding protection of existing trees and possible future uses, it behooves all stakeholders to address this important issue before a rezoning is granted. .

Thank you for your consideration and we look forward to having these concerns addressed.

Sincerely yours,

Tracey Moir
Chair, Oakridge Langara Area Residents (OLAR)

Hildebrandt, Tina

From: Randal Helten s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 5:35 PM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: Public Hearing 24-Feb, Marine Gardens 455 SW Marine Dr: OPPOSED

Mayor and Council,

I am OPPOSED to the rezoning of this site.

Marine Gardens is an affordable, livable housing community just over three decades old. It is a model that should be replicated in Vancouver, not destroyed.

Also, this community is more than its physical buildings. It is a living community of families, people, relationships. Please do not destroy that.

Finally, I have serious concerns about earthquake risk and seismic safety. Based on considerable reading, I have not been convinced that Canadian, British Columbian and Vancouver seismic standards are as good as they should be. It appears that our standards are below those of even our neighbour, Washington State. This proposal is for two more highrises -- 27 and 21 storeys. The Metro Vancouver region has more highrises already than Seattle and Portland combined. Even our new buildings are probably not designed to perform well enough in a moderate earthquake, not to mention the potential magnitude 9 that is certain to occur. Let this Concord Pacific application be the development where you as our elected officials pause for a serious and objective review of even the latest seismic standards for the development coming before you. Challenge the proponent to compare the standards they are proposing to the global best practices. Obviously they will tell you they comply with current requirements, but I am asking you to be courageous, bold, visionary, and far-sighted, and make this the one when you really show that you are taking a responsible approach to seismic safety. You are the level of government closest to the people, and your government will be responsible for responding when the Big One hits.

Randy Helten

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 5:32 PM
To: Public Hearing
Subject: FW: Marine Gardens

From: Wendy Massing s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 5:29 PM
To: Correspondence Group, City Clerk's Office
Subject: Marine Gardens

If memory serves me, the Mayor said he was sorry just before the last election and that he would endeavour to listen to the electorate in future. Now I recognise that listening and acting are two different things and that when someone has got it in their heads they are doing God's work it is difficult to convince them that what they are doing is actually detrimental to the health of the body politic of the city. However, please add me to the list of people who are opposed to the rezoning of Marine Gardens in principle because you are displacing families in need of the City's care and in fact because Marine Gardens conforms precisely to Jan Gehl's idea of Human Scale and should therefore be held up as an example of what planners should use as a guideline of what's best in the city design.

I am aware of one family who was displaced from the Riley Park development. A single mom who worked as a cleaner at Children's Hospital had to move her 12 year old son to a less than desirable but economical area of Richmond. There she had to leave him at nights on his own. Transit does not provide service to poor workers at a time then they are required to get to work so she had to sleep in Vancouver in order to be at work on time. That child has had to grow up vulnerable and at risk due to the insensitivity of Vancouver City Council. Our vulnerable need to be housed sufficiently before they are renovicted. Lack of foresight, lack of sensitivity, lack of truly caring for the needy and an overall desire to bow to the demands of Developers should not be the criteria on which you make your planning decisions. Marine Gardens houses decent, hard working poor families whose lives will be forever changed. Offering them an opportunity to come back in a few years' time at twice the price is insufficient reason to renovict them now.

The buildings proposed are too dense and building scale is excessive. Shadowing will guarantee the neighbourhood never sees daylight again at any part of the year. That's a Mental Health issue

Neighbourhoods for a Sustainable Vancouver have stated definitively that

Solar impacts (shadowing)

The focus on extremely tall building forms clustered at Marine Station will result in major problematic shadow impacts on the public realm and homes, especially lower-storey residences. Already, this is becoming evident: the west tower of the Marine Gateway project, currently under construction, crowds and casts a morning pall over the station platform, as well as eliminating the splendid views transit riders enjoyed since the line opened in 2010. Similarly, as the towers of the new development on the northeast corner rise skyward, they blot out much of the afternoon sun on the Marine Gardens site, darkening it considerably, even when cloudy.

Other existing low-rise condominiums, rental apartments, and private homes in the surrounding area are being similarly shadowed, and this is just the beginning! While some additional shadowing and loss of views is an inevitable result of densification, these extremities of concentration and scale are having an especially deleterious effect that will be evident in the public spaces and lower storeys of new as well as existing development. The guiding principle of 'sensitive transitions' stated in the Cambie Corridor policy is being blatantly ignored in proposed and approved Marine Station-area rezonings. The current proposal to replace Marine Gardens with closely grouped towers is a case in point.

and further

The proposal for redevelopment of 445 Southwest Marine Drive by Concord Pacific is, in our view, problematic for the general reasons stated above. The outside play area for the day care centre would receive only about three hours of direct light during much of the fall and winter, with most other public areas considerably less. This is inadequate, and just a fraction of the light that currently falls on comparable public spaces at Marine Gardens. Lower storey dwellings would be mostly shadowed by the development itself as well as adjacent tower projects. In a recent radio interview, the General Manager of Planning and Development, Mr. Jackson, indicated that preservation of Marine Gardens is not an option because it would no longer be livable, due, presumably, to impacts from the adjacent tower developments. While this may indeed be true, it begs the question of why this project, proposed to replace Marine Gardens, would be any more livable, especially since its own towers would further increase shadowing of the ground and many dwelling units. We are left with the impression that livability only matters to Mr. Jackson in the context of hyper-expensive upper-storey units and penthouses!

3) Loss of valued community assets

Approval of this application will mean the loss of one of the best designed and functioning moderate-density, livable, affordable, socially and environmentally sustainable family-oriented housing complexes in Vancouver or anywhere. Partly conceived as a demonstration project for the United Nations Habitat conference held in Vancouver in 1976, it has long proved its worth, providing a safe and supportive community, rich in social capital.

Marine Gardens has many advanced features, including a variety of public and semi-private exterior spaces, excellent soil permeability (to assist drainage), district energy, and an integrated day care centre. The brilliant landscape design (by Cornelia Oberlander) features small but useful lawns and a fine balance of deciduous and evergreen trees and shrubs, providing filtered shade when desired during the warm months, yet plenty of light penetration in fall and winter. These car-free spaces are a safe-haven for children as well as songbirds and other urban wildlife. Like a Japanese garden, this complex gives the impression of being larger, more intricate and interesting than its

1.6-acres.

The West Coast-style homes (designed by Michael Katz), while simple and inexpensive, are highly functional and attractive inside and out. Workmanship and materials are excellent; if maintained, these homes could continue serve families in Vancouver for many decades to come. The units were constructed off-site while foundations and the small underground garage were prepared; then trucked in and assembled as rowhouses. There is no reason that this process could not be reversed, enabling, if necessary, reconstruction of Marine Gardens on another suitable site. Lumber of this quality is no longer available at reasonable cost. It would be a terrible shame to reduce these well-built homes to sawdust or landfill.

At 45 two and three-bedroom units per acre, the 70-unit complex is significantly denser than a typical "single-family" neighbourhood, yet comparable in scale and character. Marine Gardens deserves an "A" listing on Vancouver's heritage register. Its value for informing future family-oriented development is incalculable.

traffic generated will be excessive leading to noxious gases that will make walking in the neighbourhood unpleasant or worse, unhealthy especially for those with lung problems.

Finally the issue of the Missing Land Title dead should stop rezoning of this property until this matter is cleared up

Possible legal impediments to rezoning and redevelopment*

It has come to our attention that land title documents for 445 Southwest Marine Drive have mysteriously gone missing. We find this particularly worrisome as some of the current residents were told by former residents that there are legal covenants on this property regarding protection of the trees, and possibly future uses. What is known is that at the time the site was rezoned to permit development of Marine Gardens a portion of the site was identified on city land-use maps as "Delta View Park", which leads us to think there could indeed be such covenants. It is our understanding that agents of the current owner, Concord Pacific, have admitted to concerned Marine Gardens residents that they have been unable to locate the land title. We therefore request that this situation be fully investigated, and satisfactory answers obtained before a Council vote is taken regarding this application.

Unless or until these outstanding issues are resolved, a cloud will hang over the legal status of this property and its future uses.

For all of the above reasons I urge Council not to approve rezoning of Marine Gardens at this time

Yours truly
Wendy Massing

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 5:32 PM
To: Public Hearing
Subject: FW: Comment 445 Southwest Marine Drive rezoning application

From: CFire s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 5:14 PM
To: Correspondence Group, City Clerk's Office
Subject: Comment 445 Southwest Marine Drive rezoning application

Dear Members of City Council,

I am a tenant of s. 22(1) Personal and Confidential. I am disappointed about the relocation plan provided by Concord Pacific because I feel I am being exploited. During the January 26th meeting, we were told that once the rezoning application is approved, the owner will start to apply various other permits, and it will take about 14-16 months for them to get a demolition permit and give us eviction notice. I want to point out that period between when the application is approved and the demolition permit is given, Concord Pacific should not use this place to make profit on us anymore. We should not be charged with monthly rent. The document given by Concord Pacific states only the last month of the tenancy is free, and with rent rebate as low as a cheque equal to 2 months rent. The plan right now is that Concord Pacific using tenants' own money to pay as "rent rebate", when the tenants should not pay for a place that is designated to be torn down.

My recommendation to this "Rent Rebate" section is that tenants gets free rent once the application is approved until demolition permit is given, and if a tenant is leaves before the demolition permit is given (either the person finds a new place, or if the move out is arranged by Concord Pacific), the rest of that 16 months should be given as a cheque equivalent to the months' rent.

Other parts of the relocation plan is also filled with many uncertainties: for example, when asked how we are going to be helped with moving to comparable accommodation as written in the plan, the representative' s answer implied that there would be no guarantee at all, because "it all depends on the market out there". I feel that we are not getting support. I hope you recognize that us tenants are at a disadvantaged position, and consider delay the approval of the rezoning plan for 445 SW Marine Drive until a more fair relocation plan is provided to the tenants.

Sincerely,

Emma
Tenant of Marine Gardens

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 4:43 PM
To: Public Hearing
Subject: FW: Rezoning of 445 Southwest Marine Drive (Marine Gardens)

From: Elizabeth Murphy s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 4:41 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of 445 Southwest Marine Drive (Marine Gardens)

Note to City Clerk:
Please use this version below for councillors and city website with full article printed out here.
Thanks,
Elizabeth Murphy

To Mayor Robertson and Councillors:

I am **opposed** to the rezoning of Marine Gardens.
The reasons are many and are listed here below in my Straight article.

Regards,
Elizabeth Murphy

Fate of Marine Gardens will be sealed at public hearing tonight

City of Vancouver abandons affordable, livable housing

by Elizabeth Murphy on February 24th, 2015

<http://www.straight.com/news/397336/fate-marine-gardens-will-be-sealed-public-hearing-tonight>

Fate of Marine Gardens will be sealed at public hearing tonight

City of Vancouver abandons affordable, livable housing

by Elizabeth Murphy on February 24th, 2015



Marine Gardens in Marpole is an affordable townhouse family community proposed to be demolished for Concord Pacific's new tower development.

At tonight's City of Vancouver public hearing, council will decide the fate of Marine Gardens.

Marine Gardens is an affordable, livable 70-unit townhouse complex in east Marpole, built as a model community 40 years ago as part of a demonstration project for the United Nations Habitat conference held in Vancouver in 1976. The property is now proposed to be rezoned for a tower development of expensive market apartments for Concord Pacific.

Marine Gardens has many advanced features for its time, including a variety of public and semi-private exterior spaces, soil permeability drainage, district energy, and an integrated day care centre. World famous landscape architect Cornelia Oberlander designed the lush gardens, and Michael Katz designed the West Coast-style townhouse architecture. It is a family housing haven designed for families with children; it is safe, livable, and affordable. With proper maintenance these homes would continue to serve families in Vancouver for many decades to come.

The developer claims to offer a significant relocation package. However, it is the same old story. There is no relocation offer that can assist families who have nothing comparable to move to.

The city under Vision Vancouver is entirely to blame for this situation. They cannot blame the province like they did with Little Mountain. The city had every opportunity to protect Marine Gardens through the Cambie Corridor planning process and the recently completed Marpole community plan.

Ned Jacobs, son of the late urbanist Jane Jacobs, pleaded with council to protect Marine Gardens as part of the early planning on the Cambie Corridor. Long-term resident Jillian Skeet organized her

community which has been speaking out since 2007. But the city has continued to allow for the redevelopment of this affordable community.

Further of concern are the reportedly missing land title documents. Previous tenants advised that there are legal covenants on this property regarding protection of trees and possible future uses. It was also reported that city land use maps from the time of the original development in 1976 that showed a portion of the site as "Delta View Park", which gives some strong possibility that there was such covenants. The city is aware of the issue of the missing land title and possible covenants yet has to date failed to address it.

The city has lost sight of its responsibility to the public interest. We will see how this is played out at tonight's public hearing. So far the city has been posting online letters of support it received, and yet letters the city received in opposition were not posted in a timely manner.

Concord Pacific has failed to complete an outstanding park in northeast False Creek required as part of development rights given decades ago. The city is neglecting to enforce that obligation while Concord continues commercial use of the park land, property-tax-free, generating a large annual income for their condo presentation centre and events like Cirque du Soleil, and continuing with their condo developments. The city even grants Concord new development approvals while ignoring this incomplete prior obligation.

Vision Vancouver has just disclosed that it received \$66,000 from Concord Pacific in the last civic election. This muddies the waters around proposals like the one before us tonight. It is not just the system, it is a choice. Vision's requests for campaign finance reform ring hollow; their actions drown out their words.

Vision ran during their election on affordable housing, but the city has abandoned the affordable, livable communities it already has. Most of what is now being built is expensive new market development as they demolish the older stock. We need to protect the older, more affordable housing stock and make it beneficial for owners to retain and maintain them properly. This holds especially true for landmark properties like Marine Gardens.

All that is left for Marine Gardens tonight is the slight possibility of a reprieve from redevelopment to avoid a huge loss for the city and its residents.

Elizabeth Murphy is a private sector project manager and was formerly a property development officer for the City of Vancouver's housing and properties department and for B.C. Housing.

<http://www.straight.com/news/397336/fate-marine-gardens-will-be-sealed-public-hearing-tonight>

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 2:26 PM
To: Public Hearing
Subject: FW: Re Marine Gardens rezoning

From: VRhome s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 2:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Re Marine Gardens rezoning

I am OPPOSED to this rezoning application moving forward. This is a lively community that is managing well in a safe and affordable way.

When this Vision Vancouver Council that frequently talks about "affordability housing solutions" demolishes a thriving and truly affordable community replacing it with towers that will never be "affordable" to these citizens, it only goes to show how incredibly hypocritical and cynical you are

Hence to be clear....**I am OPPOSED to this rezoning application.**

Thank you for your consideration,

Virginia Richards
s. 22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 2:08 PM
To: Public Hearing
Subject: FW: Marine Gardens - Rezoning 445 SW Marine Drive

From: Fern Jeffries s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 1:06 PM
Cc: Correspondence Group, City Clerk's Office
Subject: Marine Gardens - Rezoning 445 SW Marine Drive

Dear Mayor and Council,

I am writing to lodge my objection to this proposed rezoning.

I concur with the position taken by many others with respect to the significant flaws with the proposed mass, heights, and density. Moreover I believe that the wanton destruction of a viable and vibrant affordable housing complex is unacceptable. Over the years, many members of this Council have been vocal in their most admirable commitment to affordable housing. Any support from Council for the destruction of Marine Gardens will render future statements on this subject totally implausible.

In addition to endorsing the objections filed by others, I wish to bring to your attention to the reality **that this is yet another opportunity for City Council to ensure this developer lives up to its contractual commitments.**

Concord Pacific has committed to delivering a package of public amenities in exchange for densities granted in Northeast False Creek. The initial number of units of density was 7,650. **The current build out has almost doubled this allocation.** Still, Concord Pacific has not moved to deliver the 9.06 acres of public park **that was part of the original deal.**

I am writing therefore on behalf of the over 1200 residents who are participating in the FCRA Green Light Campaign, to ask this City Council **NOT to grant any of Concord's requests until they prove to be actively engaged in meeting existing commitments.** The FCRA wants to remind City Council that a number of Councillors have stated that they lack for levers to ensure the provision of Creekside Park. Here is one: the requested rezoning of 445 SW Marine Drive provides an important opportunity for Council to further the public interest both in northeast False Creek and on Marine Drive.

Thank you.
Fern Jeffries
Co-Chair, False Creek Residents Association

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, February 25, 2015 5:04 PM
To: Public Hearing
Subject: FW: Rezoning Marine Gardens 445 SW Marine Drive

Follow Up Flag: Follow up
Flag Status: Flagged

From: Patsy McMillan <[s. 22\(1\) Personal and Confidential](#)>
Sent: Wednesday, February 25, 2015 4:54 PM
To: Correspondence Group, City Clerk's Office
Subject: Fwd: Rezoning Marine Gardens 445 SW Marine Drive

Hello
I sent this yesterday to individual councillors and the mayor and it did not appear on city website re 445 SW Marine Dr so I thought it might be because I did not send it to the correspondence office .
Thank you
Patsy McMillan

From: McMillan Patsy <[s. 22\(1\) Personal and Confidential](#)>
Date: 24 February, 2015 1:09:39 PM PST
To: gregor.robertson@vancouver.ca, raymond.louie@vancouver.ca, Geoff.Meggs@vancouver.ca, kerry.jang@vancouver.ca, Adriane Carr <adriane.carr@vancouver.ca>, melissa.degenova@vancouver.ca, George Affleck <george.affleck@vancouver.ca>, elizabeth.ball@vancouver.ca, Andrea.Reimer@vancouver.ca, Heather.Deal@vancouver.ca, tim.stevenson@vancouver.ca
Cc: Penny.Ballem@vancouver.ca
Subject: Rezoning Marine Gardens 445 SW Marine Drive

February 24, 2015

Mayor Robertson and Councillors
City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y1V4

Dear Mayor Robertson, Dr Ballem and City Council

Re: Rezoning of 445 SW Marine Drive (Marine Gardens)

I am writing to oppose the rezoning of 445 SW Marine Drive for several reasons. Marine Gardens is a viable example of a high functioning affordable housing townhouse complex in the City of Vancouver where " affordable "

housing means many different things to different people. It is not merely what you can afford to pay. Marine Gardens was built as a showcase for the United Nations Habitat for Humanity conference in 1976. It has stood as a model community and as a model for future co-op development for the past 40 years. This development should be lauded by the City of Vancouver instead of destroyed. Unfortunately the residents of Marine Gardens have been told, well in advance of public open houses and this public hearing, that saving their homes is not an option. For those of you on council who may rent your homes you might know how devastating it would be to be told that you have to move because your home is being torn down for a new development. There is co-op housing leased land that could experience this kind of eviction as well.

The Coalition of Vancouver Neighbours recently provided a document to council and staff called the Principles and Goals for inclusive community consultation, a process that was endorsed by all candidates in the recent city election other than the Vision candidates, who declared that it was not inclusive enough re renters, the marginalized, etc.

Marine Gardens is an example of folks who have been marginalized by their home countries, many of whom have come to Canada for a better life often from militarized or police states, who are now being threatened by the loss of their homes, in many cases the only safe home they have had. They are all renters who thought that this was the ideal place to get a new start without the tyranny of their homeland. Unfortunately we are showing them that we are not much better. Hearsay suggests that residents are being pressured by the current property management company, owned by the developer, and that many are fearful of what will happen if they do not support this development even though it will mean the loss of their safety and their homes.

In the City of Vancouver housing of this type is difficult to find and would cost much more for similar accommodation. But the community support aspect of Marine Gardens cannot be duplicated. The replacement of the 70 market rental units in the new development will never equal the loss of this valued community asset.

After reading the comments to council currently on the website I note that the majority of the " support " letters are from employees (Prompton real estate brokers) of the developer. I would hope that this would be taken under advisement by council when you are reviewing the correspondence for this public hearing. Clearly there may be an alternative reason for their support.

When the public hearing for 5B West was before council there were many people from the dragon boat community who attended to speak in favour of the application because the dragon boaters were hopefully going to receive a substantial investment of CAC money towards new docks and boat storage facilities on False Creek. Many of the speakers did not even know what the rezoning application was, had no idea where 5b west was located, nor what the community impact would be from that amount of increased density and population without acquiring community assets i.e. CAC. I spoke with someone at a party in Sechelt over the summer who had attended that public hearing in support of the 5B west project. She lives in Sechelt, has a home in White Rock where she continues to work and is a dragon boater but did not know the first thing about the rezoning application in question. All she cared about was the

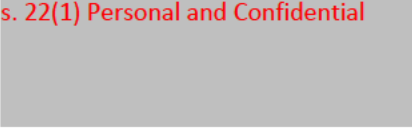
money for dragon boating. I am saying this because it needs to be said and because it is important to listen to the people who are and will be affected by your decision.

What you do and the decisions that you make on behalf of Vancouver and its residents are important to all of us.

Regards

Patsy McMillan

s. 22(1) Personal and Confidential

A large grey rectangular redaction box covers the lower portion of the signature block.