

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, February 20, 2015 9:13 AM  
**To:** Public Hearing  
**Subject:** FW: notice of public hearing 1600,1600A and 1620 West 6th Avenue

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

**From:** Suzanne Gavin s. 22(1) Personal and Confidential  
**Sent:** Thursday, February 19, 2015 5:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** notice of public hearing 1600,1600A and 1620 West 6th Avenue

I am unable to attend on February 24, 2015, for the public hearing for the above property.

I am not against redevelopment or rental housing on this property, however I am against the changes in the zoning to increase density for the following reasons.

The city seems to have an ongoing policy of changing zoning when it works for them without considering the impact to the neighbourhood, it is unacceptable. If we have approved zoning, why do we keep wanting to change it? If the area has a plan it should be a review of the plan for the whole area, not piece-meal redevelopments as before we know it all we have towers and concrete everywhere when in fact the plan does not call for this kind of development or height increases. While I realize the mayor sees this as part of his housing strategy, and I understand the need for rental housing this is short term thinking and not strategic thinking as it should be for the long term liveability of our city.

The City has allowed towers at 6 and Fir; 8th and Pine (two); Burrard and 7th; 7th between Pine and Fir, yet there is no additional green space, in 2014 we finally got a tiny new park at 6th and Fir, the city tells me the green space is the gardens (rail tracks), however they do not own this land and have failed to negotiate any kind of agreement therefore this cannot be counted as green space.

The city should be providing additional small parks in the area even without increasing the zoning for this building. The other newer condo developments all provide some kind of community space, such as the corners of both towers at 8th and Pine.

The city is trading an extra floor for the developer in exchange for a few more rental units, the developer is the winner here, the increased if approved again sends a message that zoning means nothing. The city advises there is green space with this development, yet what they showed at the open house was for residents only, the building is up against the side walk without any set back or green space for the neighbourhood. The design should include the sharing of green space for the community not simply a roof top garden. The city is short sighted, selling out the area for one floor, again the developer is the winner, they collect the rents, however the residents get nothing in return.

The traffic flow in this area is ridiculous, while Fir Street is a connector to 16th, Pine Street suffers from ongoing traffic problems. Speeding vehicles and large trucks. In addition 7 avenue is a bike route, however it is also a connecting route between Burrard and Granville, therefore is it an ongoing battle between bikes, walkers and cars. The City did some counting of traffic this past summer but have not communicated with residents how they are going to decrease the traffic on pine between 4 ave and Broadway and improve safety for bikes and walkers on this busy route, currently there is no bike path on Pine, yet it is heavily used as a connector from 1st ave coming off Burrard bridge for residents living this direction or east of here. Now we are going to add another building more cars, bikes and walkers without any proper improvements.

Slowly this area between Burrard and Granville is becoming residential, however there has not been any planning to improve the area for pedestrians and bikes, cars rule the area and now another tower will contribute to increase in traffic problems. Again a lack of strategic thinking for planning ensuring our city continues to be liveable.

Perhaps before the city continues to grow this area in an adhoc fashion they need to consider reviewing the community plan with residents. This is important given the transit plans for the area which include the subway ending at Arbutus.

Thank you,

Suzanne Gavin

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