

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, December 04, 2015 10:19 AM  
**To:** Public Hearing  
**Subject:** FW: Comment to City Hall - About Development Proposal for 375 West 59th Avenue

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

From: David R. Conn [<mailto:drconn@shaw.ca>]  
Sent: Friday, December 04, 2015 9:06 AM  
To: Correspondence Group, City Clerk's Office  
Subject: Comment to City Hall - About Development Proposal for 375 West 59th Avenue

>

> We, the strata council of the Springs at Langara residential complex, object to the present development proposal for the property at 375 West 59th Avenue, intended to replace Amhurst Private Hospital. As pictured, the proposed development consists of three six-storey residential buildings containing 155 dwelling units, with a height of 22.8 m.

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> We accept that East Marpole is being densified, but we feel the scale and look of this proposal does not fit our residential neighbourhood. We also feel it would be at cross purposes with the work the City and Vancouver School Board have done here over the past few years. Our immediate neighbourhood features one- and two-storey homes (and a school and hospitals) with pitched roofs and gardens, surrounding Winona Park. By contrast, the proposed development is three dense masses with flat roofs, which clearly fill its lot. In effect, the developer is proposing to replace a residential-style nursing home with institutional-style condominiums.

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> Our complex, the Springs at Langara, is located across the street from 375 West 59th Avenue. We have 188 units, but they are spread over six times the lot area, and surrounded by landscaping. We have four apartment buildings, but they have pitched roofs and are set back from the surrounding streets. They feel residential.

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> As for the cross purposes, the City has planted saplings throughout our neighbourhood, built sidewalks around Winona Park, upgraded the walking trail around the south end of Langara Golf Course, designated West 59th Avenue as part of the North Arm Trail bikeway, and modified the intersection at Cambie Street. Meanwhile, Vancouver School Board has built a new and lower Sexsmith School with landscaping, that appears less institutional than its predecessor. We believe that constructing an urban-type dense development here, off transit or major traffic arteries, would run counter to these trends. Functionally, adding another 155 units would increase traffic on West 59th Avenue and the surrounding streets. This is one of the few direct routes between Cambie Street and Main Street in southern Vancouver. It is already busy with through and local traffic, particularly as classes begin and let out.

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> We would like to see the development proposal reduced in size. We would also like to see it redesigned architecturally to blend in with this neighbourhood. Thanks for your consideration.

Kim Biel  
Richard Campanella  
Subrata Chakrabarti  
David R. Conn  
Nancy Cuming  
Amy McDougall  
Eugene Wrankmore