

**Castro, Maria**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, January 18, 2016 11:02 AM  
**To:** Public Hearing  
**Subject:** FW: 1755 West 14th Avenue Redevelopment Proposal - NOT IN FAVOUR

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**From:** Glenn Knowles s.22(1) Personal and Confidential  
**Sent:** Saturday, January 16, 2016 11:15 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1755 West 14th Avenue Redevelopment Proposal - NOT IN FAVOUR

Mayor Robertson & Vancouver City Council Members:

I am a resident of Vancouver residing at s.22(1) Personal and Confidential. Our building is situated across the lane north of the property under review for rezoning. **I am NOT in favour of the rezoning application.**

Vehicles line currently line the laneway in parking permissible spaces as well as those that are not. All the buildings on both sides of the laneway have their entry/exit to parking garages from the laneway. The addition of 118 new rental units will add to an already congested laneway. Additional service vehicles, moving vans, garbage collection, and increased traffic will reduce the safety of the laneway.

With cars parked on one side, there is only sufficient room for one car to pass (and is already routinely blocked by service vehicles and periodically with moving vans from both the subject property and others). Increasing more vehicle traffic will heighten the flow of vehicles and increase the risk of accidents. I, for one, have already been involved in a car accident when exiting the laneway.

Laneways are too narrow for two cars to enter to exit simultaneously. The eastern laneway entrance/exit (on the Pine Street side) is particularly perilous given existing vegetation on both corners, plus curbside street parking of vehicles. One must be extremely cautious when using this exit as pedestrians and vehicles are easily obscured from sight. The western side is visually better, but fraught with the regular and heavy flow of vehicle traffic on Burrard Street.

Overall, a dramatic increase in vehicle traffic using the laneway, plus increased service vehicles (moving vans, trucks, and utility vehicles) will only make an already congested laneway more dangerous and an expected outcome to be vehicular collision as well as the potential for pedestrians and cyclists to be involved. Expansion of the width of the laneway would be the responsible thing to protect life and property, but this will impact the property footprints of three existing developments as well as the applicant building's footprint.

**Again, I am not in favour of this application. This application should be denied by Council.**

Sincerely,

Glenn Knowles  
s.22(1) Personal and Confidential

## Castro, Maria

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, January 18, 2016 11:06 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed Rezoning at 1755 W. 14th - Public Hearing January 19/16

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

**From:** s.22(1) Personal and Confidential

**Sent:** Sunday, January 17, 2016 3:53 PM

**To:** Correspondence Group, City Clerk's Office

**Subject:** Proposed Rezoning at 1755 W. 14th - Public Hearing January 19/16

Dear Mayor and Council, I write with respect to the above-noted Rezoning proposal. As a resident of the area, I am very much opposed to this application, and so are the vast majority of residents in this area. I commend council's efforts to increase the stock of rental housing in this city. However, this is not an appropriate project to meet this goal. The proposed tower does not fit well in our neighbourhood, for a number of reasons: The 1700 block of West 14th is very narrow, as the street was intended for single family housing. We have coped very well with the existing tower on the property, but an additional tower will create havoc with parking, traffic, and the general streetscape that currently exists. Increased density is inevitable in this city, but not at any cost. Should this large tower be approved, ours would become perhaps the only street in Vancouver with houses on one side and two large towers on the other. This small street simply cannot support the vastly increased density that this application proposes to impose on our neighbourhood. Your opposition to the current proposal would be very much welcomed by residents.

Yours truly,  
Chris S Johnson (Mr.)

Sent from my iPhone