

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 19, 2016 2:47 PM
To: Public Hearing
Subject: FW: Rezoning Application-Little Mountain
Attachments: Letter LM.xlsx

From: William K O'Brien **s.22(1) Personal and Confidential**
Sent: Tuesday, July 19, 2016 2:42 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application-Little Mountain

Dear sirs

Please find attached my letter expressing my opposition to this application.

Thank You

W K O'Brien

City of Vancouver
Mayor and Council
Public Hearing

RE: Rezoning Application- Little Mountain Site

Please be advised that I am writing this letter to clearly express my opposition to this rezoning application.

The key points which form this conclusion are as follows:

- 1) The heights of the proposed towers will have a negative impact on Queen Elizabeth Park uses and views.
- 2) The heights and density proposed are not consistent with the neighborhood and its growth potential so will have a negative effect on the local community.
- 3) The overall density proposed is too high.
- 4) There is no transit infrastructure at this location to support this density.
- 5) The proposed housing mix is unacceptable and will not address the affordability crisis.
- 6) There is no acceptable transportation information which adequately addresses the impacts on current and future use of existing infrastructure.
- 7) The lack of overall planning taking into consideration all of the proposed changes in the area and the required infrastructure and services for current and future residents. Community Centres and park facilities are already at capacity.
- 8) The proposal does not adequately address the new Riley Park Steering Committee's Redevelopment Guidelines.
- 9) The Public Benefits are completely inadequate for the site and the area as the area will have an additional 6,000 residents on completion.
- 10) Any Community Amenity Contributions (CAC's) to assist the City and neighborhood to accommodate all this additional growth as a result of major rezonings is nonexistent or completely inadequate.
The additional one million square feet proposed over the current zoning build out has a potential value of \$400 million (\$400 per buildable sq. ft.) before adjustments. The \$ 20 million in facility benefits is clearly insufficient and grants too big a lift to the applicant and the Province!
Full public disclosure of this reasoning should be mandatory.

Yours Truly

William K O'Brien
s.22(1) Personal and Confidential

