

Castro, Maria

From: Huong Tran "s.22(1) Personal and Confidential"
Sent: Tuesday, July 19, 2016 5:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain - comments

Hello,

My comments regarding Little Mountain are as follows:

- 1) Generally speaking I support increased density in the city, although the level of density approved for Little Mountain is too much. There is an obvious lack of integration of Little Mountain with the surrounding areas. For example, even the Little Mountain adjacent area is at a much lower density than Little Mountain itself indicating to me (a lay person) the lack of congruity and holistic approach to the planning/designing the neighbourhood. This is concerning, and will no doubt result in a city that will look more and more like a random patchwork of high rises and SFH.
- 2) Massing/Shadows - I am concerned the density is too extreme, and will create a lot of shadows within the new development and around the development. I do think sunlight and viewing corridors of the park should be considered a shared community benefit, but it seems that more and more this benefit is reserved for those who can afford the multi million dollar penthouse suites. I would appreciate if the city could address this concern that I have, as I have also noticed this trend occurring throughout the city.
- 3) Lack of character - the aesthetic of Little Mountain points to the lack of vision of the new development. I agree with some of the comments from the Urban Design Panel to integrate the history and culture of Riley Park into the development.
- 4) Supporting services for the increased density - I am hoping the city will find ways to address the increased demands placed on the Hillcrest centre as a result of increasing density for the Cambie Corridor and Little Mountain. Also, will the city work to improve bus service to the area as well?

Thanks.