

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 13, 2016 9:20 AM  
**To:** Public Hearing  
**Subject:** FW: Rezoning Application- 4066 Macdonald Street & 2785 Alamein Ave. Public hearing for 13 Dec 2016.  
**Attachments:** MacDonald Alamein letter to Mayor.docx

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

s.22(1) Personal and Confidential

**From:** Willms , Rhonda [VA]  
**Sent:** Monday, December 12, 2016 4:55 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application- 4066 Macdonald Street & 2785 Alamein Ave. Public hearing for 13 Dec 2016.

Dear Mr. Mayor and Council,

The above document was prepared in advance of the November 15, 2016 Council meeting. It states that many in the community surrounding the MacDonald and Alamein Avenue rezoning proposal have concerns regarding the HEIGHT and the FOOTPRINT of the plans presented by the Trilium Group. Densification and mixed commercial/residential use can be achieved in the currently allowed height envelope allowances. We request an explanation of the rationale behind facilitation of these zoning easements. The original documents with the accompanying 32 signatures will be available at the Public Hearing scheduled for Tuesday, December 13, 2016.

Sincerely,  
Rhonda Willms

s.22(1) Personal and Confidential

Dear Mr. Bennett, Rezoning Planner,  
And Mayor and Council, City of Vancouver:

## Re: Rezoning Application - 4066 Macdonald Street & 2785 Alamein Avenue

We, as members of the MacDonald/Alamein community, have significant concerns regarding the above-named Trillium Development Group proposal. We understand that the current zoning from 1994 (with amendments from 2003) allows for a residential/commercial three-storey development with a 32 ft/9.2 m height envelope.

The neighbourhood neither disputes nor opposes the mixed commercial/residential nature of this proposal.

**\*\*The MAIN area of opposition is regarding the HEIGHT of the proposed buildings.\*\***

### **1. HEIGHT ENVELOPE OF LOT D AND LOT14**

The rezoning application requests a height envelope of 46.2 feet for Lot D on MacDonald Street which is a 44% increase to current and appropriate zoning. Lot 14 on Alamein Avenue is designed at a height of 36.25 feet which is a 16% increase to current zoning.

The increase in height has significant negative consequences for the community:

- Compromise of sight lines
- Loss of privacy with higher balconies facing the sideyard and overlooking our rear yards
- Larger shadow zones
- Reduced streetscape light (not in keeping with an appropriate 3:1 ratio of street width:building height)
- Out of character for this neighbourhood with no other building expanding to this height within a one kilometer radius
- Financial impact to adjacent neighbours with a lowering of property value by being in close proximity to a much larger imposing structure

The height increase does not facilitate further densification. This project can be designed in an attractive way that is sensitive to the neighbourhood while staying within current height allowances to achieve the same density.

