

## Hildebrandt, Tina

---

**From:** donna battye s. 22(1) Personal and Confidential  
**Sent:** Tuesday, June 13, 2017 4:55 PM  
**To:** Public Hearing  
**Subject:** Re public hearings 809 West 23rd

I am against the proposed redevelopment. The proposal will add way too many units to the site and will destroy the fabric of the single family zone. There will be parking chaos in the area. The city should improve availability of large multi family residences in areas that are zoned and suited to that type of development. This area is not zoned nor suited for it.  
Donna Battye

Sent from my iPad

## Hildebrandt, Tina

---

**From:** Edward Barnes s. 22(1) Personal and Confidential  
**Sent:** Tuesday, June 13, 2017 4:39 PM  
**To:** Public Hearing  
**Cc:** Edward Barnes  
**Subject:** Public Hearing Input - AMORC Lodge (809 W. 23rd Avenue)

Dear Council,

There is no justification to approve this development in RS5 single family zoned areas!

- The AMORC is not a heritage building in the least
- The community does not see the existing building as having heritage value.
- The applicant is claiming that this project will bestow on the community \$1,082,500 of public benefit in the form of heritage value to the DP community if this building is restored. However, in a community where (a) there is considerable opposition for this project as proposed, and (b) there is little to no community recognition of heritage value, this benefit is not for the DP community, but rather benefits the developer.
- Current City processes do not allow the public to physically appear before the Heritage Commission even when this designation can have such a dramatic and material impact on the neighbourhood.
- Approval of this designation will create a precedent for building condominiums on any heritage property in Douglas Park.

The proposed project is not appropriate for the Douglas Park area

- The Cambie Corridor Plan has been established as a means to implement an enormous amount of density within blocks of the Douglas Park area and beyond, and is introducing thousands of affordable units in its scope.
- Douglas Park has been identified as a single family zone under the Cambie Corridor plan.
- A variety of townhouses and condominiums are and will be available as close as two blocks away from the project site.
- Spot-rezoning this site to CD1 as proposed is inappropriate and the Applicant should not be given special treatment.

Applicant's conduct

- Residents of the Douglas Park Community proposed less offensive alternatives to the proposal design but these were ignored by the Applicant. The Applicant was not interested in working with the community towards reaching a mutually agreeable design plan. This is disappointing, because in other instances where developers have had plans that negatively impacted DP families, the DPNA was able to work with the developer and affected families in reaching a successful compromise.
- The Applicant solicited non-community real estate contacts to submit favourable feedback to the City.
- Since the last Open House where the Applicant showed the lockout suites removed, the plans have been changed such that the maximum number of dwellings could be twelve (assuming one lockout suite per dwelling unit). In contrast, if two single family homes were constructed on the same site, the maximum number of dwellings would be six.

Edward Barnes

s. 22(1) Personal and Confidential