

Isfeld, Lori

From: Valerie Laforce s.22(1) Personal and Confidential
Sent: Thursday, July 06, 2017 6:00 PM
To: Public Hearing
Cc: Valerie Laforce; vlaforce
Subject: 2423 Cornwall Ave. Point Grey Hospital - CD-1 (657)

Please note after considerable public input this facility comprehensive development was approved with a building height of no more than three stories. The present Notice does not include any reference to the very large and very tall (no dimensions are given) ugly mechanical box that is now to be installed on the roof of the new wing on the corner of Balsam and Cornwall. This raises the roof height of the building substantially and impacts the views and enjoyment of outdoor space for many condominium units directly across from this building.

Why is this large addition not being included in this notice of changes to the new development of 2423 Cornwall Ave.,? I strongly object to this extremely unsightly addition to the roof. Please ensure this addition it included in the council deliberations as it is a far greater revision than the ones being considered and not as a consequence of VCH licensing requirements and therefore should not be allowed.

Thank you.

VLaforce

Isfeld, Lori

From: Joanne Perdue s.22(1) Personal and Confidential
Sent: Friday, July 07, 2017 7:25 AM
To: Public Hearing
Cc: McNeill, Yardley
Subject: Re: 2423 Cornwall Ave - Point Grey Hospital

To whom it may concern:

In mid-June I sent the email below to the City but did not receive a reply. My email was in response to a notice from the City regarding proposed amendments to the CD for 2423 Cornwall. In response to the Notice of Public Hearing I received yesterday, I request that this email, including the comments in my previous email be submitted to Council for consideration in the deliberation on proposed amendments to the CD for 2423 Cornwall.

I am the owner of the top suite on the northeast corner of s.22(1) Personal and Confidential thus am directly impacted by this development. The expanded FSR amendments appear to include additions to the rooftop that have the potential to further block view corridors and daylight to the suites on the east side of 2469 Cornwall (the property immediately adjacent the proposed development). The amendment also appears to contemplate a relaxation of the property line setback immediately adjacent the east side of 2469 Cornwall. The approved CD has already diminished views and daylight to my suite, and additionally allows direct sight-lines into my suite from units in the new development. Any changes that further diminish view corridors and daylight to suites on east side of Cornwall, or that reduce the distance between 2423 and 2469 should not be permitted as significant concessions were already provided in the original CD approval.

As the documents I requested to better understand the nature of the changes were not provided, I am unable to determine if there are further amendments that will impact my suite. I am requesting that the proposed amendments not be permitted unless offsetting amendments are offered that mitigate the direct sight-lines into the suites on the east side of 2469 Cornwall and that restore views and daylight for suites on the east side of 2469 Cornwall.

When I purchased my suite I anticipated that the rental building to the East would eventually be torn down and reviewed the setback and height limits that a new development would have to comply with. Had the redevelopment of 2423 Cornwall followed these setbacks, my view to Kitsilano Park and morning daylight would have been retained. The CD provided to 2423 Cornwall provided significant concessions from the original setbacks and introduces significant commercial traffic to the back lane (which also impacts my unit), thus my objection to further concessions.

> Regards,
> Joanne Perdue
> Owner s.22(1) Personal and Confidential

On 2017-06-16, at 8:03 PM, Joanne Perdue wrote:

> Hi Yardley
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> I am the owner of the suite on the northeast corner of the property immediately to the west of the proposed Point Grey Hospital redevelopment. I am writing to express concern about and ask for more information on the proposed amendments to the DP for the hospital.
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> Currently my suite has views to Kitsilano Park and the downtown beyond, there are three windows in my suite directly facing east in addition to north facing windows. In the letter I received today, the proposed design amendments include what appears to be new rooftop mechanical penthouse enclosures. Depending on the design and location, these have the potential to further block the view corridors and daylight into my suite and may be unsightly and noisy. The approved DP has already significantly changed the view corridors from the suite and results in the hospital rooms having direct visibility into my suite on the east side (currently there is limited if any visibility into my suite from the existing building). I am concerned about further blocking of views from the proposed changes and any reduction in the setback from the west property line given the concessions already provided.

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> I do not live in Vancouver thus am requesting that you email additional drawings so I can better understand the proposed new design, specifically:

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- > - A roof plan
- > - Cross sections through the rooftop penthouses on the west half of the building
- > - A West elevation
- > - A North elevation

>
> Regards,

> Joanne Perdue

> Owner s.22(1) Personal and Confidential