

Hildebrandt, Tina

From: Patrick Oswald - s.22(1) Personal and Confidential
Sent: Thursday, December 07, 2017 5:53 PM
To: Public Hearing
Subject: 2075 West 12th Avenue proposed development

Dear City Council Members,

Thank you for the opportunity to comment on the proposed development for the property located at 2075 West 12th Avenue. Our main concern about the proposal is the lack of underground parking spaces. We own rental properties in the neighbourhood and finding street parking in this area is very difficult. To build 48 market rental units with only 32 underground parking spaces is only going to make the street parking problem even worse. At a minimum we suggest that there should be at least 1 underground parking space for each rental unit, plus a number of guest parking spaces.

Thank you for considering this issue. We hope you will act to increase the number of underground parking spaces required to be built at this location.

Sincerely,

Patrick W.T.C. Oswald

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Hildebrandt, Tina

From: Chris Hrennikoff s.22(1) Personal and Confidential
Sent: Wednesday, December 06, 2017 11:18 AM
To: Public Hearing
Subject: RE: Public hearing of 2075 West 12th Ave

Hi,

I received that notice that council is considering amending the zoning and develop by-law from a c-7 to CD-1 district for 2075 West 12th ave.

I am **AGAINST** this amendment as I have not seen any responsible justification for this amendment change other than the developer wants it.

The building itself will not be representative of the other apartment structures in the area, which are limited to three-story buildings. So it will be inconsistent with the area.

The other issue is that the building itself will be at the highest point on the street and will cast a shadow on all surrounding areas. This will impact the surrounding apartment buildings, their views and decrease the value of their investments.

The street itself (west 12th) is already concentrated with traffic and an in case such as this would negatively and significant impacts on the traffic flow in the area.

I do not think that the area needs this kind of oversized development that does not fit with the look of the surround apartments and I think sets a bad precedent for other potential developments in the area.

Thank you for your time.

Cheers
Chris

Hildebrandt, Tina

From: Laurie and Anne s.22(1) Personal and Confidential
Sent: Tuesday, December 05, 2017 7:26 PM
To: Public Hearing
Subject: Condo Proposal

My husband and I have owned a condo on Maple Street for several years and are dismayed with the proposal to build another 48 units on 12th Avenue between Maple and Arbutus. There is a severe shortage of parking in the area already and yet the proposed building will not have enough underground spaces to accommodate all potential owners, much less any one visiting the area. The streets are narrow and already congested and it effects the enjoyment of the area as well as the value of our property.

Thank you for considering our viewpoint.

Anne & Laurie Collins
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