

**Isfeld, Lori**

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**From:** Davinder Sunar s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 12, 2017 11:52 AM  
**To:** Public Hearing  
**Subject:** 2075 West 12th Avenue

Re the proposed amendment to zoning from C-7 to CD-1 & subsequent development.

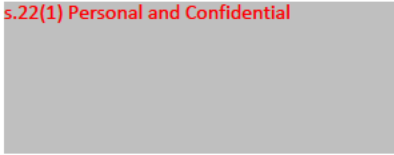
Objection to building height and lack of adequate parking spaces.

Building height of six storeys is too tall for the neighbourhood (2 storeys taller than other buildings in the area) and will cause this open and pleasant part of Arbutus to take on a tunnel-like look. A four-storey building should be the maximum height and there should be at least 1 underground parking space per unit in the development, otherwise significant overflow parking will clog up the already congested street parking in the residential neighbourhood areas adjacent to the proposed development.

Regards,

Davinder Sunar

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Pat Mullin s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 12, 2017 3:57 PM  
**To:** Public Hearing  
**Subject:** 2075 West 12th Avenue, Vancouver

I am writing regarding the amendment to change the zoning at this address from C-7 to CD-1. I live next door and think this would not be in keeping with the neighbourhood. All the buildings are only 4 floors and all are regular condos or rental units. The area is quiet except for traffic. There is a problem with parking for visitors as it is and having small units with only parking for 2/3 of the residents would cause more problems as well as more cars in the area and especially the lane for residents. Maple is the only through street from 12th to Broadway between Burrard and Arbutus so that means most cars use Maple as their access. There is a school which means parents dropping off and picking up their children twice a day.

Also, the building under consideration is to contain 48 units which will be very small and I believe it is being targeted for Asian students. This would mean that when school is out the units would not be used as a lot of Asians go back home during the summer. That is four months or a third of the year. That does not seem to be in accord with the empty house/apartment policy of the City.

This building is adjacent to the greenway and would be idle for older or handicapped people to get out safely and walk on a car-free area where the air would be better than the sidewalks with traffic going past and the grade is almost level. I myself would like to use this area with my walker on nice days. There are a lot of people walking the greenway. It would be nice to have an area for people to sit and talk to each other. I know the park is just a couple of blocks away but it is used mainly for sports and between the park of our building also has a hill.

Please consider this comment in your discussions.

Pat Mullin  
s.22(1) Personal and Confidential

