

Dragnea, Irina

From: Edward Quon - s.22(1) Personal and Confidential
Sent: Tuesday, September 04, 2018 12:28 AM
To: Public Hearing
Subject: Regarding - Notice of Public Hearing - East Fraser Lands Official Development Plan and Zoning Amendments - Tues Sep 18, 2018

Dear City Officials,

I'm writing in respect to the Notice of Public Hearing I received recently in the mail. This is in regards to the Sep 18, 2018 hearing for the East Fraser Lands Official Development Plan and Zoning Amendments. As a resident living across the street from the affected area (s.22(1) Personal and Confidential), I am deeply concerned with the "redistribution" of floor areas to increase the size of the Affordable Housing development. With the extension of Pierview Crescent to Kerr Street and the development of a 7 storey high rise along with another parcel being planned for Affordable Housing next to our complex (s.22(1) Personal and Confidential Street), this will bring increased traffic and noise to our current family oriented neighborhood.

I can tell you that street parking is almost always taken here since the resident's of Rhythm condominium complex moved in. And I have seen increased traffic and cars blocking Pierview Crescent as people from the condominium complex wait in front of their building blocking the road. The tree planters take away car space which could have been used by these cars. Additionally, as an avid transit user, I can tell you that the current public transportation system can not handle the increased density. The buses are full all the time. In the morning and in the evening the 100 bus on Marine drive is packed. I see people being passed by because of the City's rush in densifying our communities. At this time, there are very little amenities close by and having a vehicle is important as public transit can be unreliable.

So as you continue to densify our neighborhood on Pierview Crescent, the issue will grow and we do not believe that it's in ours or the City's best interest to proceed with the amendment in increasing density in our neighborhood and creating a divide in our community.

It is easy to calculate numbers and shift them around to make them add up. But in reality, you need to see how it affects people and how it affects the community.

Please take a look at the overall picture of our neighborhood and consider my comments.

Regards,

Edward Quon



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Dragnea, Irina

From: stacey a [REDACTED] s.22(1) Personal and Confidential"
Sent: Thursday, September 06, 2018 3:45 PM
To: Public Hearing
Subject: East Fraser Lands Official Development Plan and Zoning Amendments

I am writing to voice my opposition to this new Amendment.

The West side of Kinross and along Riverwalk Ave have buildings that are maximum 7 floors. This aesthetic should remain. The parcels of land to the East of Kinross will have the majority of highrises and as such, the remaining housing should be parceled in with that landmass. Also, why are the buildings on the East side of Kinross only proposed for 2-3 floor additions while Riverwalk parcel to be between 5-7 floors? We also have a full building being proposed on Riverwalk for affordable housing which is only 4 floors. Why can they not add to that building as well then?

Regards,
Stacey Ando

Dragnea, Irina

From: Public Hearing
To: Len Hayley
Subject: RE: River District Development East Fraser Lands ODP and Zoning Amendments and Notice of Rezoning 8420 Kerr Street

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

From: Len Hayley [REDACTED] "s.22(1) Personal and Confidential"
Sent: Tuesday, September 11, 2018 3:04 PM
To: Wong, Karen; Public Hearing
Subject: River District Development East Fraser Lands ODP and Zoning Amendments and Notice of Rezoning 8420 Kerr Street
Importance: High

We at CPR wish to ensure that the standard proximity issues of development next to railways be front and center re these two proposals (see attached - https://www.proximityissues.ca/wp-content/uploads/2017/09/2013_05_29_Guidelines_NewDevelopment_E.pdf.)

We also note on the East Fraser ODP information flyer, the rezoning proposal seems to show the CP Marpole Spur being shaded in green and between trees or in a future rezoning area.

At the west end where there has been significant construction on either side of the track already, the Marpole Spur seems to be shown in shaded green colour and not really separated from the adjacent developments. It is not a part of some development and should not be represented as such on the drawings or at any Open House or Council meeting.

There is a dotted line around the east end of the site (Boundary Road end) that includes the Marpole Spur right of way in an area noted as "Future Rezoning". We are not involved in any rezoning proposal I know of for the track area and it again should not be represented as such on these drawings for Open House, Council or other purposes.

The CP Marpole Spur is an active rail corridor. Whistles are sounded at the crossings in the area. There is train traffic in the area. There could be increased rail traffic at times and there would be Maintenance of Way vehicles and work ongoing too. It is not a walking path and is owned privately by CP. It should not be represented as part of adjacent developments or part of any future rezoning proposals.

Thanks for this opportunity to comment.

Len

Len Hayley [REDACTED] "s.22(1) Personal and Confidential"
[REDACTED] "s.22(1) Personal and Confidential"

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