

**Swanston, Denise**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, January 14, 2019 3:51 PM  
**To:** Public Hearing  
**Subject:** Replacement Seniors Housing at 2230 Harrison Drive

Hello,

I wish to register my opposition to the rezoning application for the above cited seniors housing. My major concern is the resultant additional traffic that will be brought about by the increased density, not just along Harrison Drive but also on Victoria Drive. Further we now experience noise pollution at odd hours of the day or night whenever emergency services are required by both Finnish and German Canadian residences. The addition will exacerbate this situation. Finally, the proposed height of the building will obstruct our eastern view of the Fraser River and Richmond. I urge council to disapprove this proposal, or at least drastically reduce the proposed density. Sincerely yours,

Conrado Fontanilla  
s.22(1) Personal and Confidential

## Swanston, Denise

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**From:** JACKIE MATTU s.22(1) Personal and Confidential  
**Sent:** Monday, January 14, 2019 8:38 PM  
**To:** Public Hearing  
**Subject:** Re. 2130-2288 Harrison Drive Rezoning Application

### Re. 2130-2288 Harrison Drive Rezoning Application

Background: I have been born and raised in Vancouver and have lived in the Fraserview area for the past 39 years. Fraserview is a beautiful area. Its beauty is largely due to the fantastic southerly views. It allows us to live in a busy, high density city, while still maintaining the feeling of space and freedom. We often fight to save heritage homes. Heritage views are just as important, since the wide open space and the feelings it evokes can be enjoyed by everyone. This view is a heritage space and needs to be respected and preserved.

I believe in having a neighbourhood built on respect for the individual, while meeting the needs of the community and the greater good. This means approaching issues with an open mind and being willing to compromise. I am in favor of the seniors' housing project, but believe some compromise needs to be made regarding the height of the building. This is a residential neighborhood where homes are under strict height restrictions which are particularly important, since the vistas of the neighborhood are what make this neighborhood very special both for the local community and the city itself. Below are some questions and aspects of the project I would like Vancouver City Council to consider.

1. The seniors' lot has frontage on Marine Drive and Harrison Drive. When calculating the height of the proposed maximum of 70 feet, is this calculated from Marine Drive or Harrison Drive? I suspect it is calculated from Harrison Drive which makes this proposed building a visual blockade. If the building was built with the first floor at the level of Marine Drive rather than Harrison, would this not significantly mitigate the effect on the neighborhood views while still allowing for the proposed maximum height of 70 feet? The area facing Harrison could be used as a quiet area with a park and gardens for the seniors. Granted this would probably mean a greater cost for building and a little more creativity in terms of perhaps a terraced building rather than a box, but the long term positive impact on the neighborhood and the residents of the seniors' building would be much more valuable.
2. Are 18 parking spaces realistically enough for a 72 unit residence. ... a 1 to 4 ratio? Seniors of today have grown up driving their own vehicles. I suspect more than 18 of them will have vehicles. This strongly indicates that a 72 unit residence is too large for the lot. How many residences are there in the current seniors' building and how many parking spots...what is current ratio?
3. Does the height of 70 feet include the construction required for the elevators or will there be some parts of the building significantly higher than the maximum of 70 feet? If so, how much space will this cover and how much higher will this area be?
4. Why are 93 bicycle parking stalls required? If this is to assist the seniors to be more mobile in our community, it is important to note that we are on a steep hillside...so steep that even buses stop at 54<sup>th</sup> rather than venture down Victoria Drive on many snowy days. I believe ride-share pick up and drop off areas and vehicle share spaces would be much more valuable to all. To assist seniors and elderly community members, electric bikes or electric carts would be significantly more useful in this area than the traditional bicycle.

In summary, the height of this project is the major issue. The six story structure does not fit with the current residential neighbourhood and the beautiful natural vistas. I would like Vancouver City Council to consider finding a compromise that both the local community and the people responsible for the seniors' facility can support. Thank you.

Sincerely,  
J. Mattu

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