

## Public Hearing Correspondence Case

Case number: 101013785751

Case created: 2020-02-17, 10:20:00 AM

Channel: WEB

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

### Request Details

- 0. Advise caller: Your name and comments will be made available publically as part of the official record for the hearing. Contact information will not be made public.**  
True
- 1. Subject (address if applicable):\***  
4338-4362 Cambie Street
- 2. Position:\***  
Oppose
- 3. Comments:\***

1) The Referral Report, under Strategic Analysis, Natural Assets, claims that three on-site trees will be retained, but from the application from Arno Mattis, I only see retention plans for two trees, a very large one in the North and a smaller one to the South. This discrepancy aside, in general, this neighborhood will benefit from more tree retention. Keeping three out of thirteen on-site trees seem like a small percentage. The report also mentions ten 'significantly' sized replacement trees, but the ones included in the application don't seem that large.

2) It is unclear if any of the following concerns reported in Appendix D are taken into account in the Conditions of Approval (Appendix B). In particular, the number of one-bedroom units far exceed those of neighboring and recently rezoned developments, and this inconsistency would likely lead to less family-friendly constitution.

? Unit size and mix (3): Excessive number of one-bedroom units and inadequate number of larger units that can accommodate families.

? Tree retention (2): The loss of mature trees on site may negatively impact the wellbeing of neighbourhood residents. Some respondents noted that the neighbourhood lacks mature trees and canopy coverage and considered the loss of trees on 4362 Cambie Street to be disappointing.

? Affordability (2): The project may not provide affordable housing units.

? Density (1): Excessive FSR considering adjacent developments.
- 4. Full name:\***  
Kevin Day
- 5. Organization you represent:**  
"s. 22(1) Personal and Confidential"
- 6. Which neighbourhood do you live in?**  
"s. 22(1) Personal"
- 7. Email:\***  
"s. 22(1) Personal and Confidential"
- 99. Attachments**  
0

## Additional Details

## Contact Details

Name: Kevin Day

Address: ,

Address2:

Phone:

Email: "s. 22(1) Personal and  
Confidential"

## Case Notes

## Photo

- no picture -