

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:47 AM
To: s.22(1) Personal and Confidential
Subject: FVV:
Attachments: 130409-2220kwy-oral.pdf

Thank you for your comments.

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Thank you.

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 12:53 AM
To: Correspondence Group, City Clerk's Office
Subject:

See pdf attached: 130409-2220kwy-oral.pdf

Oral Comment on 2220 Kingsway

NB: Copy of oral comment provided in advance so Council will have access to relevant graphics

Item 4 at public hearing of 9 April 2013

Please acknowledge receipt

Joseph Jones

CD 1 Rezoning: 2220 Kingsway
Joseph Jones – Oral Presentation – 9 April 2013

You have also received my written submission on 2220 Kingsway. Jeanette Jones will speak to you later on about funds for public benefits, so I won't go there at all. Before getting to four new specifics not covered yet, here is a brief recap of main points.

- The local community does not support the form of development.
- 2220 Kingsway is designed to shut out the community that it is supposed to be revitalizing.
- The ground-floor heart of the project is a drive-to big-box store in what is supposed to become a walkable neighborhood.
- The plaza required by the Norquay Plan has been thoroughly perverted by a form that disrespects the neighborhood.
- Extensive open-air privatized amenity space literally looks down on surrounding Norquay. This is as far away as you can get from social mix.
- The new 404 dwelling units will do nothing to maintain the ratio of 32% low-income that is reported for Norquay in the 2001 census.
- Dangerous traffic impacts are proposed on an established bicycle route.
- An apparent stealth remediation in late October 2012 should not impede evaluation of the site's contaminated soils.

Now, four new specifics, in the form of a round trip from 2220 Kingsway to the nearby Nanaimo SkyTrain station and back, in steadily increasing order of significance.

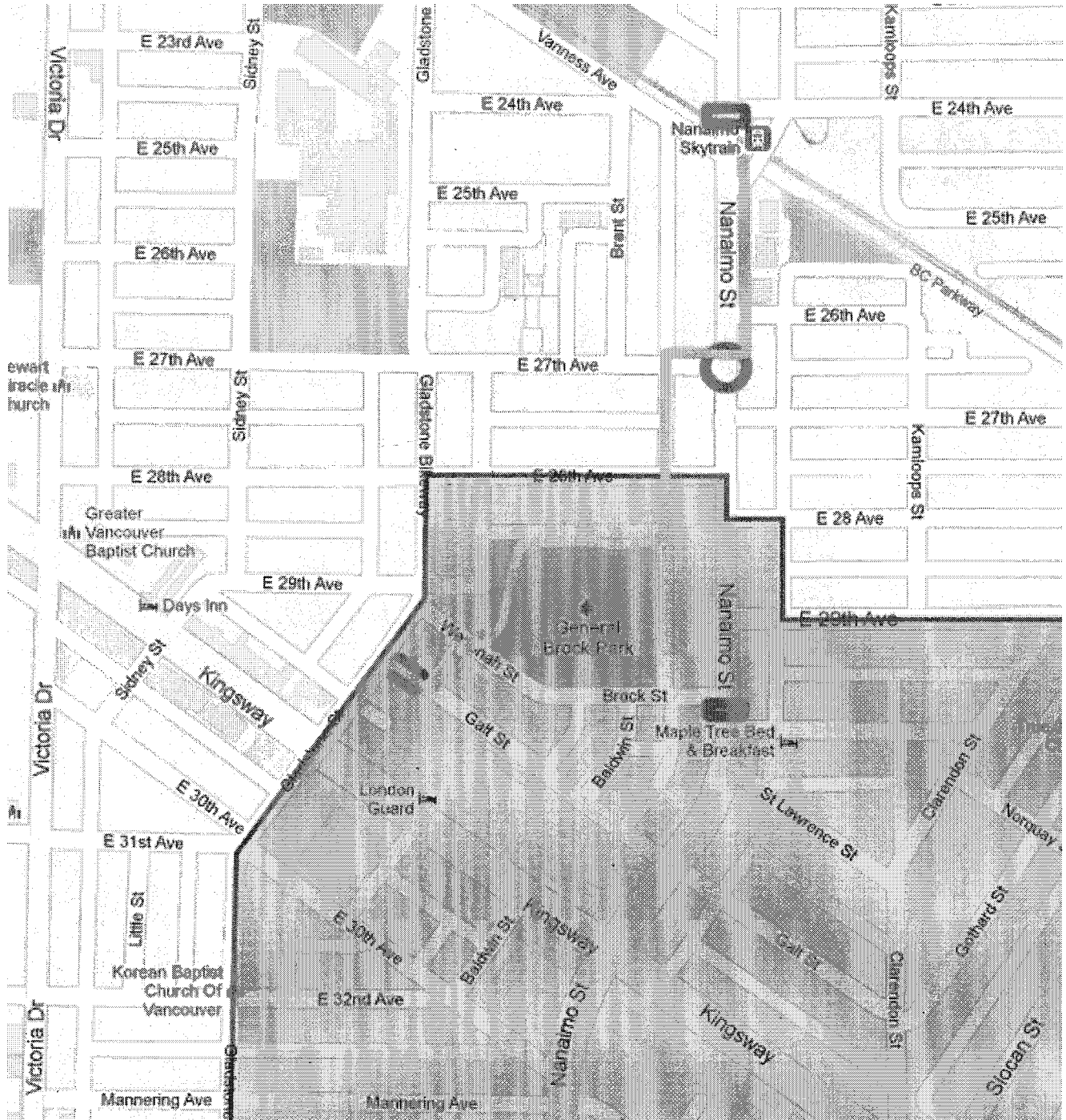
One. At the southwest corner of the 2220 Kingsway site, where a small park is scheduled to appear, there is an existing, healthy, well-established **pine tree** that is a joy to the community. Make specific provision for the protection and integration of this existing tree. (See picture on page 2.)

Two. The most popular path from 2220 Kingsway to the Nanaimo SkyTrain station leads through Brock Park. Most foot traffic jogs east from Gladstone along Galt and then north along a one-block laneway to get to the park. People are walking in the street. This half-block of Galt needs a **sidewalk** right now. A private daycare is also located there. (See map on page 3.)

Three. No person walking from 2220 Kingsway to SkyTrain will go far out of their way to use existing **Nanaimo Street pedestrian crossings** at either Brock Street or at East 23rd Avenue. A new crossing must be established now where East 27th Avenue meets Nanaimo Street. Many people cross there now with no protections. It is a natural appropriate location and a midpoint between the two existing crossings. (See map on page 3.)

Four. *With the development of this site as proposed, a public art budget of approximately \$697,000 can be anticipated.* This is a quotation from page 5 of the report. The Urban Design Panel review, which I observed on 26 September 2012, thought the project was going to be important to set the tone for future projects with respect to public spaces and public art. There are groups of artists in the immediate local area. I have talked to them about this **public art budget**. To outsource the public art and to fail to put this funding into the local community would emblemize disrespect to Norquay and to East Vancouver. We don't need to suffer one more experience of "All take, no give." This is something you can specify.





Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:48 AM
To: s.22(1) Personal and Confidential
Subject: FW: 2220 Kingsway – Written Comment
Attachments: 130409-2220kwy-written.pdf

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Thank you.

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 12:56 AM
To: Correspondence Group, City Clerk's Office
Subject: 2220 Kingsway – Written Comment

See pdf attached: 130409-2220kwy-written.pdf

Written Comment on 2220 Kingsway

[NB: Copy of oral comment separately provided in advance so Council will have access to relevant graphics]

Item 4 at public hearing of 9 April 2013

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Joseph Jones

Walled-Off Compound Proposed for 2220 Kingsway

Written submission of Joseph Jones to City of Vancouver public hearing on CD-1 Rezoning: 2220 Kingsway – 9 April 2013

Public Consultation = Opposed

The developer open house is the only opportunity for public response prior to the typical done-deal “public hearing” before Vancouver City Council. Here’s the scorecard:

27 opposed / 13 in favor / 5 unsure

This two-to-one ratio mirrors past Norquay responses that demonstrate similar lack of enthusiasm for imposed mass rezoning for accelerated development: (1) Opposition to June 2007 Draft Plan for Norquay Village (2) August 2010 support for the Norquay Village Plan as produced by the Norquay Working Group (3) Opposition to the October 2010 public hearing on the Norquay Plan.

Only Big-Box Drive-To Shoppers Wanted at 2220 Kingsway

How does the City of Vancouver propose to bring revitalization to the Norquay area of East Vancouver?

On 9 April 2013 a public hearing for the 2220 Kingsway Canadian Tire site will lead to approval for Westbank to construct a closed-perimeter one-storey podium that shuts off most of a 2.3 acre parcel of land. Looming above will be three 14-storey towers to stand as sentries at this new “gateway” to Norquay Village Neighbourhood Centre.

Actually, the planning has brought no centre to what was never a neighbourhood – and there never will be a centre. Phony planning has loosed development frenzy onto a here-and-there spot-rezoned corridor. How else could “planning” ever justify this massive 404 unit redevelopment at the absolute periphery of the “centre”?

Developer Westbank clearly thinks that customers for its condos in out neighborhood would not feel “safe” without being able to live in a fortress. Consequently, these new residents will never be real neighbors. Nowhere else in Norquay is there a tower and podium form, nor is there likely ever to be in this generation, except perhaps at the NE corner of Kingsway and Earles (the other “gateway” site). The City of Vancouver has allowed this design to come off the drawing boards. Once a rezoning policy hands a developer the “right” to a height and an FSR, the developer seems to have carte blanche to do anything they like within those two constraints. The specifications and intentions of a neighborhood plan seem to count for little [Side note: Allowed FSR is 3.8, official FSR is

3.8166 – Why does the developer always seem to be permitted to nudge the allowed figure upward?] Look at it (Appendix E, Page 6 of 8):



The Kingsway median with trees will never be there, despite the words of the Norquay Plan [1]. Why does the concept sketch in the report to Council persist in showing this feature?

Not a Plaza

Notice the small greenish ground-level excrescence off to the right, down at the end of the street. This area is supposed to embody the plaza required by the Norquay Plan, valued at \$811,720. This siting of the “plaza” says everything. Shove it off to the periphery, stick it on a corner, let parking garage traffic swirl past it. Get the thing as far away as possible from the development that hosts it so grudgingly. Basically ignore the Norquay Plan direction that the

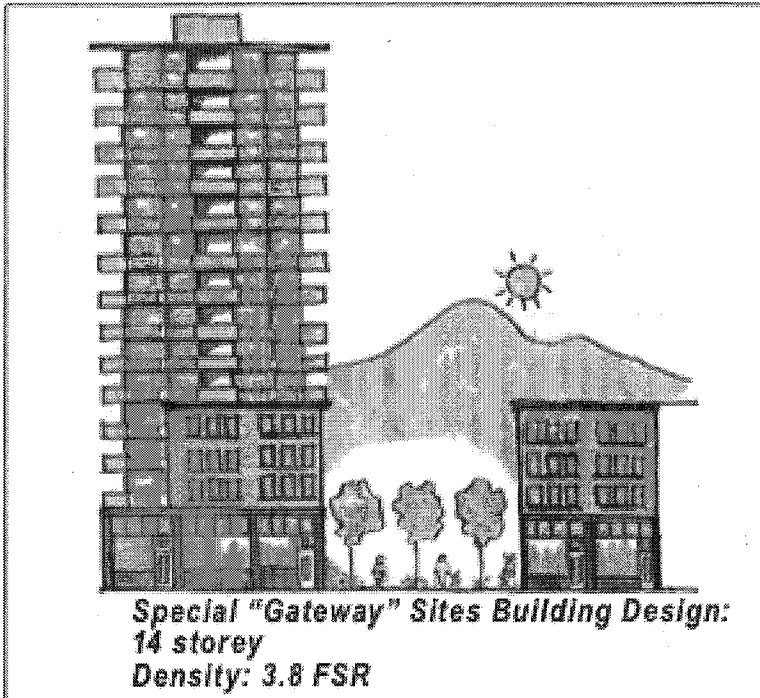
fully landscaped public plaza ... be activated by retail uses on the edges.
(Appendix A, p. 25 of 40)

Thus far, the “plaza” appears to serve as little more than landscaping for the contemplation of sealed-off diners sitting in a restaurant. Where’s the coffee shop with the patio? Might a feature like that lead to just too much interaction with the dangerous locale? Consider only

how much of this public amenity area has been proposed for a water feature, an unusable protective moat for the castle.

Primary connotations of the word plaza are: **public, open, center, space, urban, market.**

Now look at the concept sketch from the Norquay Plan:



This violation of the spirit of the Norquay Plan is the single worst feature of the proposal for 2220 Kingsway.

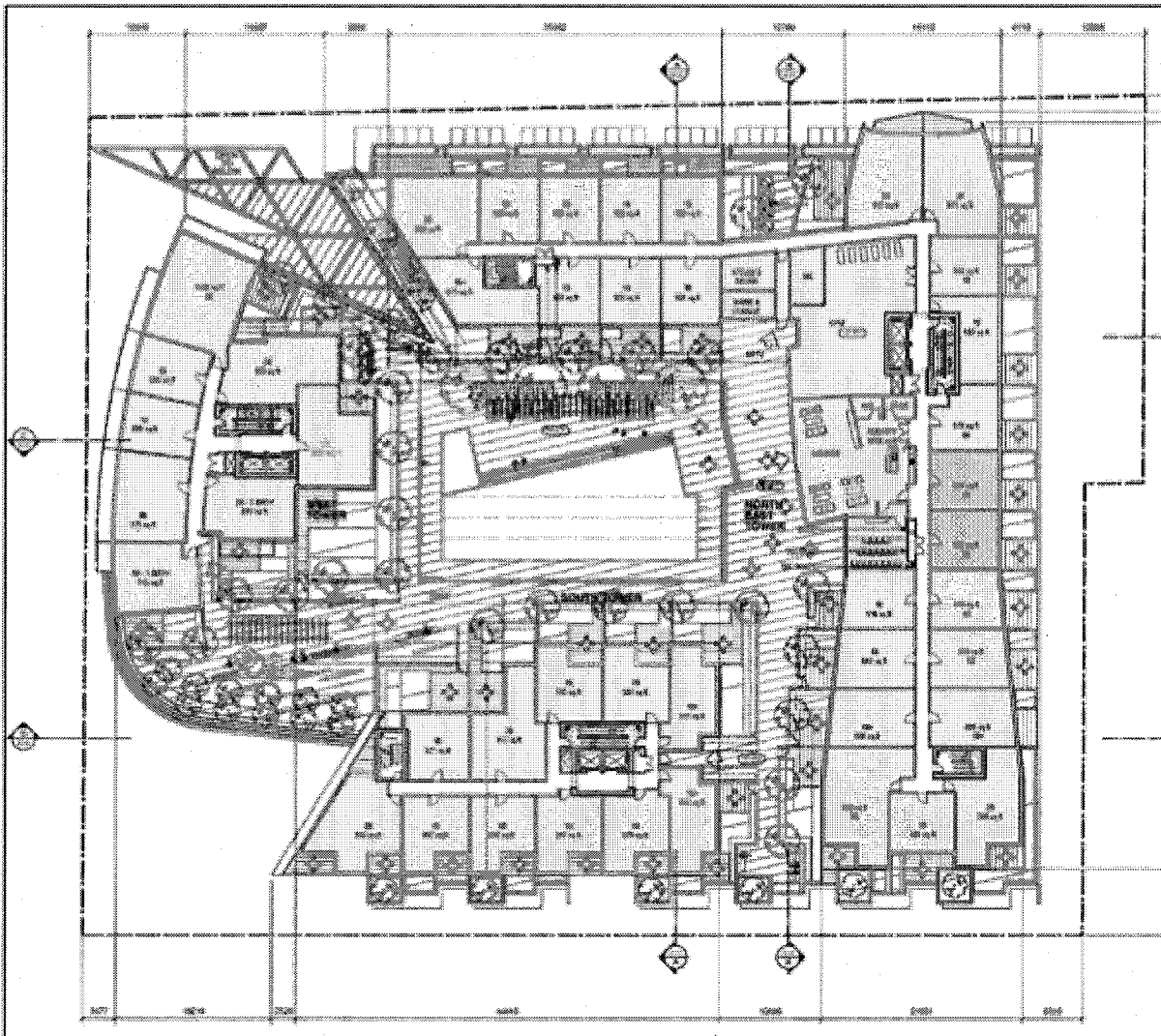
How much attention will ever be paid to this key concern of the Urban Design Panel (UDP): Design development to allow the building to open up more to the park. The UDP also devoted a whole paragraph to the "park" (note that they avoided calling it a plaza):

Some Panel members thought the park, although it was in the right place, seemed a bit small. One Panel member thought the building frontage along Gladstone Street was pushing the site lines and access away from the park and suggested taking that curve and opening it up to the park. Another member thought the current design would not attract people and would not be useable for the community.

These professionals recognize the scam and the abuse, but are too dependent on this major developer to say more or to say it stronger. These doubts have congregated in the priority and extent assigned to this item among "Conditions of Approval of the Form of Development" (B.b.1.i-ix – Appendix B, Pages 1-2 of 12).

Privatization of Amenity

The corollary of the park farce is extensive privatization of what has in practice served as open and publicly accessible space (practically the entire 2.3 acres, as retail store and surrounding parking area). Now look at the area that should have incorporated the plaza. That elevated small patch of blue, partly visible among the buildings, is an outdoor swimming pool surrounded by landscaping. The extent and seclusion of this area can better be assessed with this looking-straight-downward sketch of the Second Floor Plan (Appendix E, Page 3 of 8):



For all of the City of Vancouver there are only five outdoor swimming pools. This is a good time to remember the outdoor pool that was taken away from Mount Pleasant.

In Norquay, this revitalization will mean having a neighborhood whose children who know that the only “walkable village” outdoor pool is one that they are not permitted to access. Unless of course they live at 2220 Kingsway. If our children participated in public process, they would know that Norquay itself has nothing at all for the public, and does not seem likely to get new amenity any time soon. This despite new density already dumped on top of existing density.

The Opposite of “Social Mix”

A fitting close to these observations is to remark that this neutron bomb of gentrification provides absolutely no affordable housing among 404 dwelling units. Provision for that would only damage developer profit margins. The class foreseen as occupying this project isn’t even supposed to rub shoulders with the surrounding community. It has been clear from the start that a main agenda of the Norquay Plan itself is displacement of existing low-income families [2]. Across Vancouver, “revitalization” means purge the poor.

The Downtown Eastside has seen the Woodward’s project as the platform for launch of a social assault on their community. A delving into the Woodward’s back story in another context [3] uncovered this:

A report from the Woodward’s Steering Committee to Vancouver City Council in September 2005 makes clear that the strategically positioned project sought permeable perimeter into the historic precincts. The military tone of this language corresponds neatly with the massive funding directed in parallel at hosting the 2010 Vancouver Winter Olympics.

That’s the very same developer. Westbank. Although the Woodward’s project included a social housing component, it has become notorious for its structural apartheid. Low-income persons there are segregated into an entirely separate tower where management practices have prison-like aspects. Similar segregation is featured in the recently approved planning for 955 East Hastings. On the rare occasions where social housing is made a direct part of a project, there is no social mix. But planners and politicians still have the gall to say that there is.

[1] Landscaped Median #2

<http://eyeonnorquay.wordpress.com/2012/07/23/landscaped-median-2/>

[2] East Van Gentrification: Norquay at the Eye of the Hurricane

<http://eyeonnorquay.wordpress.com/2013/04/02/gentrification/>

[3] Vision Vancouver Hits the Panic Button

<http://vancouver.mediacoop.ca/story/vision-vancouver-hits-panic-button/5867>

Two Other Specific Items of Concern

Traffic Calming Measures

At the East 30th Avenue/East 31st Avenue/Gladstone Street intersection to address any vehicle, bicycle, pedestrian conflicts while ensuring vehicular circulation to the parkade entry is maintained. (B.c.4.c – Appendix B, Page 9 of 12) The City of Vancouver has added this note:

The calming feature proposed (traffic diverter) is to be reversed to allow for traffic to circulate around the site and provide access to the parkade.

One block of Gladstone and one block of East 30th Avenue, the west and south perimeter streets, are being commandeered to serve the 2220 Kingsway development. In-and-out traffic should be confined to the dedicated east laneway that connects directly with Kingsway. Gladstone is a bicycle route. If City of Vancouver insists on directing this kind of traffic onto Gladstone, it must forbid all parking at all times anywhere on Gladstone between Kingsway and the five-way intersection that connects with East 30th Avenue. Otherwise this above-ground parking will become a literally fatal temptation for customers of the big-box store oriented to automobile traffic. In addition, continuous presence of parked automobiles would further degrade the minimal expanse that is being offered up as a "plaza."

Soils

(a) A site profile must be submitted to the Environmental Protection Branch. (b) In this instance there should be no exercise of discretion in the matters of environmental protection and legalities. (c) Assessment of contaminants and their migration must be performed with extra diligence, considering the apparently unauthorized soil removal that has already taken place. (B.c.9 – Appendix B, Page 11 of 12)

A photographic record and report [4] has been made of what appears to have been an attempt at stealth remediation around 30 October 2012 at the 2220 Kingsway site. This activity was reported to both municipal and provincial authorities. The municipal inspector indicated that the City of Vancouver had issued no permits for excavation at the site, and also informed me that "privacy concerns" meant that to obtain any feedback on the situation, I would have to place a Freedom of Information request with the City of Vancouver. Past multiple poor experiences with trying to obtain information from the City of Vancouver deterred me from attempting to discover the results of municipal assessment of the situation.

The rear portion of the Canadian Tire building housed twelve automobile service bays for many years. The southeast corner of the building hosted a large waste oil collection tank.

There is likely to have been considerable spillage of contaminants into the soil. The local geology tends to consist of a layer of soil over sandstone, with considerable underground water flow. Due to slope of land, flow would be toward the north, which is underneath the existing structure. Area residents should be assured that environmental impacts of this industrialized use have been properly assessed and addressed, and all results should readily be provided on request.

[4] Stealth Remediation?

<http://eyeonnorquay.wordpress.com/2012/11/06/stealth-remediation/>

References

CD-1 Rezoning: 2220 Kingsway

<http://former.vancouver.ca/ctyclerk/cclerk/20130312/documents/p2.pdf>

Norquay Village Neighbourhood Centre Plan

<http://former.vancouver.ca/ctyclerk/cclerk//20101104/documents/penv2.pdf>

Rezoning Application — 2220 Kingsway

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2220kingsway/index.htm>

Urban Design Panel Minutes — 26 September 2012

<http://vancouver.ca/files/cov/pdf/committees/minutes-urban-design-panel-20120926.pdf>

This submission is also available online with links at

<http://eyeonnorquay.wordpress.com/2013/04/07/walled-off-compound/>

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:49 AM
To: Anita Romaniuk
Subject: RE: Norquay Development at 2220 Kingsway

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Thank you.

From: Anita Romaniuk s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 4:47 AM
To: Correspondence Group, City Clerk's Office
Subject: Norquay Development at 2220 Kingsway

Dear Mayor and Council

I do not live in the Norquay neighbourhood, but I am a former Parks Commissioner in Vancouver. The amenity contributions for 2220 Kingsway and other nearby recent developments do not seem adequate given the scale of developments going into this neighbourhood. This is going to put pressure on nearby Gen. Brock Park which I have heard from nearby residents needs upgrading. There is precious little green space being added and the swimming pool in the 2220 Kingsway plan is for residents only. The people in this neighbourhood, both current and future, need more than this. Please work with your Park Board and augment the Parks & Recreation amenities for the benefit of the Norquay community.

Thank you
Anita Romaniuk
Parks Commissioner 2002-2005

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:50 AM
To: Tonia Disabatino
Subject: RE: Re-zoning of 2220 Kingsway - we strongly oppose this

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Thank you.

From: Tonia Disabatino 5.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 8:21 AM
To: Correspondence Group, City Clerk's Office
Subject: Re-zoning of 2220 Kingsway - we strongly oppose this

Good morning

My name is Tonia DiSabatino, co-owner with my husband of our home at 4675 Gladstone St., at the corner of Gladstone St. and 30th Ave. and we are completely and totally opposed to this proposal. The proposed re-zoning is across the street from our home, facing on the east side. We have lived in our home for over 25 years and have no plans on moving.

Let me pose the question to all of you, who of the council and/or the mayor, the developers and or any city employees would want to look at three 14 storey buildings every day. To see glass and concrete shade you from the sun and basically just be a huge eye sore from the moment it goes up until you don't live there any longer. And how did this re-zoning go from the original proposal of one 14 storey building to three, why weren't the home owners in the area notified earlier of this change. Why the secrecy, we as home owners and Vancouver citizens have the right to know and are to be kept up-to-date with any changes. Too many secrets, too much underhandedness !!!!!

We certainly do not want this to happen at all. We will lose our privacy, we will have people from the buildings looking straight into our home and yard. Would any of you want that? I don't think so. Extra traffic will be diverted by our home, as if it isn't bad enough as it is, and have you considered where all this extra traffic will park, which already there is no parking in the area.

The parking stalls 'planned' are simply not enough and you are all well aware of that. This is not the area for three 14 storey buildings, there is nothing in the area that is similar to that, unless you want to throw the other eyesore on Nanaimo and Kingsway into the mix, which with that annoying neon light at the top of the building we see from our home. Why not re-zone 2220 Kingsway the same as 2400 Kingsway Motel area, townhouses and low buildings? At least, there would still be a sense of community and family in our residential area, not concrete buildings as if we moved to the downtown area of the city.

And why should we endure the noise, dust, pollution, garbage, traffic and no parking for months and months which will easily become years.

Personally, I don't think any of you which includes the mayor, council members, developers, the lot land owners have really thought this through, all that is being seen is the big mighty \$. Mayor why are you not listening to your citizens? Don't let this proposal go through. Don't have Vancouver look like a concrete jungle in every part of the city. Leave the residential areas as they are. What's next, digging up Queen Elizabeth park and have high rises go up!!

We do not want 14 storey buildings built in front of our home!!!!!!!!!!!!!!!!!!!!!!

Thank you for your time

Tonia DiSabatino

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Thank you.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:51 AM
To: Alain Franchi
Subject: RE: Execution of the Norquay Plan...

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Thank you.

From: Alain Franchi 5.22(1) Personal and Confidential **On Behalf Of** Alain Franchi
Sent: Tuesday, April 09, 2013 9:27 AM
To: Correspondence Group, City Clerk's Office
Subject: Execution of the Norquay Plan...

Dear Mayor and City Council,

I came across information about the redevelopment of the Norquay area. I am not able to attend the city council meeting that will most likely, and most unfortunately, give the green light to the plan.

I wish by this letter to express my strong disagreement with the Norquay plans and the general city policy and attitude toward city development, without regard for real consultation of the people and property owners who live in the neighbourhood that are planned to be developed. I know how City Hall proceeded to push their pro-developer agenda, year after year, hidden behind a mockery of legality. As an example, my lot was recently rezoned, without any consultation whatsoever.

I oppose the Norquay Plan Implementation rezoning
I oppose the 2220 Kingsway rezoning

Alain Franchi
Vancouver resident, tax payer, property owner and elector

Ludwig, Nicole

From: Neighbourhoods for a Sustainable Vancouver <nsvancouver@hotmail.com>
Sent: Tuesday, April 09, 2013 1:34 PM
To: Public Hearing
Cc: Ludwig, Nicole; Correspondence Group, City Clerk's Office; Upper Kits - Greg Booth
Subject: FW: Public Hearing - REZONING - 2220 Kingsway
Attachments: NSV-2220 Kingsway-Public Hearing-April 2013.pdf

As requested, this is to confirm our discussion that the author of the letter is Greg Booth on behalf of the NSV Steering Committee.

Thank you.

From: ccclerk@vancouver.ca
To: nsvancouver@hotmail.com
Subject: FW: Public Hearing - REZONING - 2220 Kingsway
Date: Tue, 9 Apr 2013 16:51:51 +0000

Thank you for your comments.

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Thank you.

From: Neighbourhoods for a Sustainable Vancouver [<mailto:nsvancouver@hotmail.com>]
Sent: Tuesday, April 09, 2013 9:29 AM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Tang, Tony; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Meggs, Geoff; Deal, Heather; Louie, Raymond
Cc: Quinlan, Kevin; Jackson, Brian (CSG); Magee, Michael; Ballem, Penny; Au, Wendy; Johnston, Sadhu
Subject: Public Hearing - REZONING - 2220 Kingsway

Neighbourhoods for a Sustainable Vancouver

April 9, 2013

Mayor Robertson and Councillors
City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: REZONING - 2220 Kingsway

Neighbourhoods for a Sustainable Vancouver joins the Norquay community in opposition to the rezoning of 2220 Kingsway.

Some of the concerns are as follows.

1. The policy plan was not community supported and is not consistent with the Community Vision. Moreover, the policy plan implied only one tower of 14 storeys-- not three towers.
2. The scale of the development is much too high and dense for the area. Note comparison between the current development proposal and what was approved by Council in the policy plan (attached below).
3. The \$4 million Community Amenity Contribution (CAC) is too small and the community should determine how it is to be invested. The on-site CAC is far too oriented to benefiting the development itself.
4. The public art funding should go to artists based in East Vancouver, if possible to those based in or close to Norquay. A poodle on a pole from an outsider is not wanted.

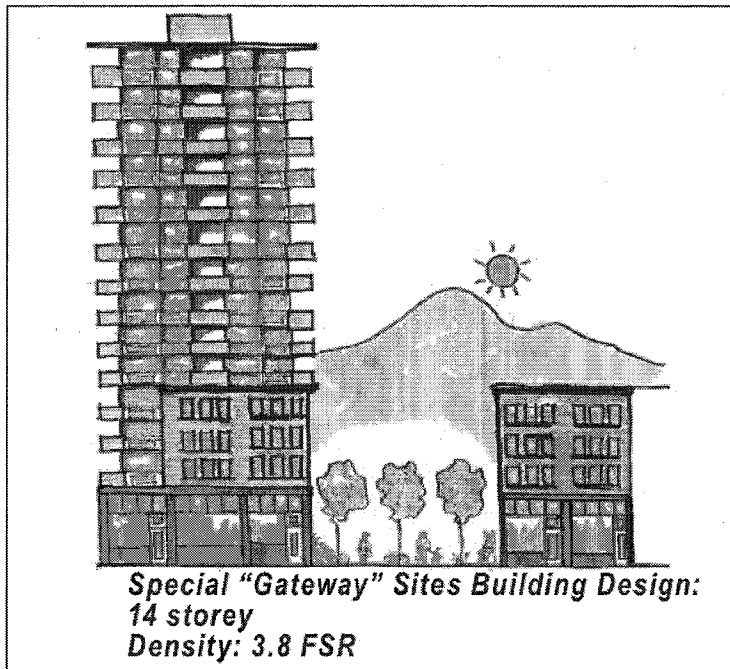
Please address these concerns as expressed by the community and do not approve this rezoning as proposed.

Sincerely,
The Steering Committee
Neighbourhoods for a Sustainable Vancouver
Group contact email: info@nsvancouver.ca www.nsvancouver.ca
<http://former.vancouver.ca/ctyclerk/cclerk/20130409/phea20130409ag.htm>

<http://eyeonnorquay.wordpress.com/2013/04/07/walled-off-compound/>



Proposed 2220 Kingsway rezoning



Policy Plan approved by Council

Neighbourhoods for a Sustainable Vancouver

April 9, 2013

Mayor Robertson and Councillors
City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

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4. The public art funding should go to artists based in East Vancouver, if possible to those based in or close to Norquay. A poodle on a pole from an outsider is not wanted.

Please address these concerns as expressed by the community and do not approve this rezoning as proposed.

Sincerely,

The Steering Committee
Neighbourhoods for a Sustainable Vancouver

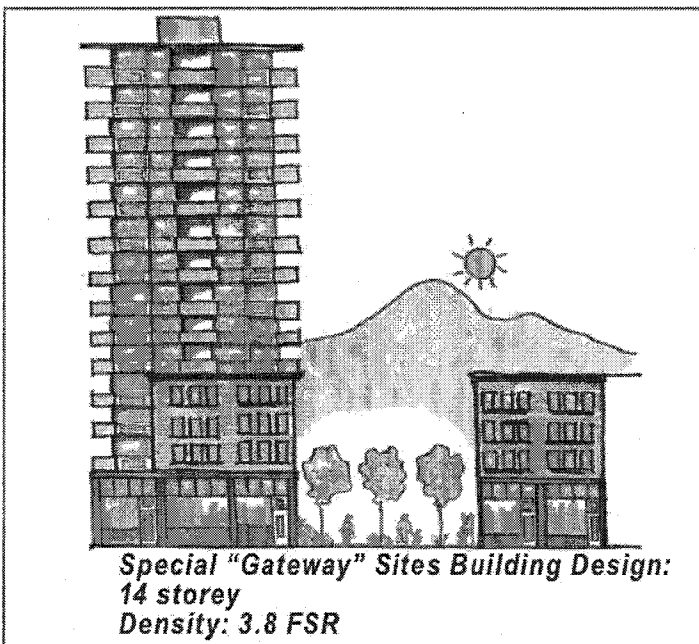
Group contact email: info@nsvancouver.ca www.nsvancouver.ca

<http://former.vancouver.ca/ctyclerk/cclerk/20130409/phea20130409aq.htm>

<http://eyeeonorquay.wordpress.com/2013/04/07/walled-off-compound/>



Proposed 2220 Kingsway rezoning



Policy Plan approved by Council

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:53 AM
To: s.22(1) Personal and Confidential
Subject: RE: Opposition to Norquay Implementation and 2220 Kingsway rezoning

Thank you for your comments.

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Thank you.

From: s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 9:33 AM
To: Correspondence Group, City Clerk's Office
Subject: Opposition to Norquay Implementation and 2220 Kinsway rezoning

Hello Planners and Vision,

Beginning with the grotesque fortress of the VILLAGE, your desperate attempt at gentrifying that stretch of Kingsway and contiguous neighbourhoods is a failure.

Both the process and results of the two projects have lost all credibility.

Withdraw them and consult the community about implementing instead the community's stated preferences.

Rider Cooley

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:56 AM
To: s.22(1) Personal and Confidential
Subject: FW: 2220 Kingsway
Attachments: councilsubmission.docx

Thank you for your comments.

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Thank you.

From: Jeanette Jones
Sent: Tuesday, April 09, 2013 9:47 AM
To: Correspondence Group, City Clerk's Office
Subject: 2220 Kingsway

Re: 9 April 2013 Public Hearing on CD-1 Rezoning: 2220 Kingsway.

Please find as attached file councilsub.doc. This is the written submission of Jeanette Jones for Item 4.

Please confirm receipt.

Jeanette Jones

2220 KINGSWAY: WHERE ARE THE AMENITIES?

Submission to Council on April 9, 2013 by Jeanette Jones

The application we are considering tonight details the allocation of the CAC for 2220 Kingsway. Westbank has offered to develop public space on the northwest corner (basically the entrance to the proposed grocery store) and on the southwest corner (a small park) at a cost of \$811,720. In addition, they will build a traffic diverter at the corner of Gladstone and 30th Avenue at a cost of about \$200,000. The remaining \$3M is to “be held in a Norquay Village Amenity Strategy Reserve and allocated to the future development of community amenities to be located on the 2400 Kingsway site.” (p.9)

I have five questions about the allocation of the CAC for this project.

1. The report states that the purpose of the traffic diverter at Gladstone and East 30th Avenue is “to address any vehicle, bicycle, [or] pedestrian conflicts while ensuring vehicular circulation to the parkade entry is maintained.” (Appendix B, p.9). **Why is this piece of engineering infrastructure not being paid for out of DCLs as is usually done?**

2. **Is there no limit to the proportion of CAC that can be placed in a Reserve Fund?** 75% seems like far too much. This might be a question of policy for Council to consider. Residents would like to see promised amenities provided concurrently with development.

3. **What specific amenity on the 2400 Kingsway site will be funded by the money placed in the Reserve Fund?** The Norquay Plan expects the CAC generated by development of the 2400 site to pay the basic costs of the community space that is key policy for that site. The money placed in the Reserve Fund should be for the purpose of enhancing that space.

4. Money put into a Reserve Fund today will be worth less when it is spent years from now. **Will the money held in the Reserve Fund be placed in a segregated account that is tied to cost-of-construction indexing?**

5. **Why is no CAC allotted for the near term development of Brock Park?** This park is two short blocks north of 2220 Kingsway. Three recent developments already built or approved along Kingsway (2220, 2239, 2300) are adding 835 new housing units within 400 metres of Brock Park. At a conservative estimate of 1.5 residents per unit, this is 1252 new residents, or 25% of the 5000 new residents that city staff projects will live in Norquay by 2041. This is the first area of Norquay to experience major densification, and more is coming. Brock Park badly needs improvement. Right now it consists of a large green space, an unused badminton court, a sinking asphalt walkway around the perimeter, and a small playground. The post and chain fence has rotted and been removed and vehicles now park on the grass. The outline Public Benefits Strategy presented at the January 2013 Open House for Norquay contains a draft direction (panel 15) to “renew/improve Brock and Slocan Parks (e.g. similar to Norquay Park improvements).” The Norquay Park renewal cost \$800,000, and did not include renovation of existing washrooms. At present, Brock Park has no washrooms. **A sum of \$1M from the CACs generated by 2220 Kingsway should be allocated now to near-term redevelopment of Brock Park.**

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:57 AM
To: DAVE DIEWERT
Subject: RE: Norquay plan

Thank you for your comments.

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Thank you.

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

From: DAVE DIEWERT s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 9:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Norquay plan

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning

dave diewert

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:57 AM
To: Elizabeth Thomas
Subject: RE: Norquay Rezoning

Thank you for your comments.

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Thank you.

From: Elizabeth Thomas s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 9:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Norquay Rezoning

To Mayor and Council: I OPPOSE THE NORQUAY PLAN IMPLEMENTATION REZONING. I OPPOSE THE 2220 KINGSWAY REZONING. Elizabeth Thomas 6650 Balsam Street Vancouver

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:57 AM
To: Greg Booth
Subject: RE: 2220 Kingsway rezoning

Thank you for your comments.

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Thank you.

From: Greg Booth s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 9:53 AM
To: Correspondence Group, City Clerk's Office
Subject: 2220 Kingsway rezoning

I oppose the 2220 Kingsway rezoning.

Regards...Greg Booth

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 9:58 AM
To: JENNIFER FLEMING
Subject: RE: Norquay Plan Implementation

Thank you for your comments.

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Thank you.

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

From: JENNIFER FLEMING s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 9:57 AM
To: Correspondence Group, City Clerk's Office
Subject: Norquay Plan Implementation

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning


As a tax paying home owner in the Norquay area, I am tired of having development shoved down my throat with no concessions. My taxes have increased by 50% since I moved to Vancouver from the north shore 8 years ago... 50%!!!! With all of this development, with and increased tax paying land/property owners, it would stand to reasons that my taxes should be decreasing due to economies of scale... but not it appears that this is not what the City is striving for - it appears the City wants only more for more, and cares little for those long term established residents who are being irreparably affected, negatively.

While I'm at it, I would strongly suggest that bicycles, like other road vehicles, be licensed... there is no other mode of transportation that does not participate in funding their infrastructure. If you can license dogs, you can license bicycles -

there is way too much money being allocated to support cyclists without their having to participate in the process. All responsible cyclists should carry air pumps on their bikes - this is NOT the city's responsibility and certainly not mine!

Jennifer Fleming

5.22(1) Personal and Confidential

A grey rectangular redaction box covers the contact information of Jennifer Fleming.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 10:33 AM
To: Melody Mason
Subject: RE: Kingsway rezoning

Thank you for your comments.

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Thank you.

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

s.22(1) Personal and Confidential
From: Melody Mason
Sent: Tuesday, April 09, 2013 10:09 AM
To: Correspondence Group, City Clerk's Office
Subject: Kingsway rezoning

I oppose the 2220 Kingsway rezoning.

Melody Mason

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 10:34 AM
To: Gerald Massing
Subject: RE: all take no give

Thank you for your comments.

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Thank you.

From: Gerald Massing s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 10:24 AM
To: Correspondence Group, City Clerk's Office
Subject: all take no give

I oppose the Norquay Plan Implementation rezoning
I oppose the 2220 Kingsway rezoning

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 11:33 AM
To: Hart, Alexander
Subject: RE: I oppose the 2220 Kingsway rezoning

Thank you for your comments.

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Thank you.

From: Hart, Alexander s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 11:24 AM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the 2220 Kingsway rezoning

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 12:48 PM
To: Phil
Subject: RE: My opinion on Norquay (and 2220 Kingsway)

Thank you for your comments.

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Thank you.

From: Phil s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 12:31 PM
To: Correspondence Group, City Clerk's Office
Subject: My opinion on Norquay

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 12:05 PM
To: Lewis N. Villegas
Subject: RE: Oppose 2220 Kingsway rezoning

Thank you for your comments.

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Thank you.

From: Lewis N. Villegas s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 12:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Oppose 2220 Kingsway rezoning

Mayor and Council,

I attended the Open House and I oppose the the re-zoning of 2220 Kingsway, in Norquay

- This is the wrong building type, and the wrong approach to neighbourhood redevelopment
- Kingsway is the most historic street in our city and it is high time staff and Council recognize the opportunity to redevelop this as a 'Great Street' in the neighbourhood spine tradition.
- King Edward Village stands as concrete proof that this approach does not work.
- Council is not listening. Vancouver residents spoke loud and clear at the Rize hearing.
- This is just another proposal of the same ilk.
-
- Tall buildings suck the oxygen out of neighbourhood regeneration; overpowering the sense of place.
- 4-storey fee-simple row houses and apartments together can achieve high-density, liveable neighbourhoods and walkable streets.
- Tax Increment Financing plans can replace the CACs from hi-rise rezonings.

The preferred built form for Vancouver Neighbourhoods is:

- **Street Aspect Ratio:** a street wall in proportion of 1 : 3 to the width of the fronting R.O.W. on both the street and lane side; with the remainder of the building massing below the extended line of the Aspect Ratio.
- **Density:** I will voice my concern that projects remain 2.0 FSR in Mount Pleasant; 2.5 FSR if they provide Social Housing; and 3.0 FSR is additional density is located below grade.
- **Character:** that new construction fronting arterials be in-keeping with the tradition of urbanism established in the early 1900s in the neighbourhood (Ashnola, Lee, Wynnonah, Heritage Hall, etc.)
- **Urbanism:** that the building be designed to support social functioning on all fronting rights of way. This includes the provision of street ROW dedicated as local use allées; outdoor cafés; residential front doors and front door yards; residential rear gardens; lane side courtyard space; pedestrian oriented lighting and tree planting.
- **Transportation:** a regional transit stop within easy walking distance of all commercial and residential front doors.

Lewis N. Villegas

s.22(1) Personal and Confidential

I am a local resident and urban design professional:

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 2:10 PM
To: Randal Helten
Subject: RE: Public Hearing April 9 - I OPPOSE rezoning 2220 Kingsway

Thank you for your comments.

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Thank you.

From: Randal Helten s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 2:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing April 9 - I OPPOSE rezoning 2220 Kingsway

Mayor and Council:

I oppose the rezoning of 2220 Kingsway.

This project provides too much benefit to the applicants, Henriquez Partners Architects, and Westbank Projects Corp. It provides little benefit to the community, and will dramatically alter the character of the neighbourhood. If you approve this project, you will be creating an enormous amount of private profits and pushing the expenses onto the public.

I am also concerned about the relationship between the applicants and Vision Vancouver. Both are political donors to the election campaigns of this political party. I encourage this civic party to indicate during the public hearing the amounts of funds received from the applicants from 2008 to date, as Vancouver election disclosure rules to not cover periods outside of election season. I encourage every member of the benefitting party to recuse from voting on the application. It appears that both applicants are receiving an inordinate level of financial gain from land development through approvals by the very elected officials they have supported politically and financially.

Westbank has also proven itself to be highly disrespectful of host communities on projects that have been approved by Vision Vancouver -- through failure to communicate with the neighbourhood and failure to make efforts to mitigate the impacts of demolition and construction on the neighbourhood. If City Council is to consider approving of the rezoning, I strongly urge you to impose conditions on the approval -- of making a real effort to consult and communicate with the community before and during the project work, and of publicly providing evidence of the efforts they make to mitigate disruptions on the community -- noise, ground vibration, traffic, dust, and fumes, etc. Challenge them to go beyond the absolute minimum required by law, and to set a new standard of best practice. Please follow up to ensure that words lead to action.

I am also aware of Westbank's use of publicity firms to secretly solicit support for a past rezoning, organizing citizens to write and speak to Council at Public Hearings. In the past, Pottinger and Associates has performed this role, but I am not sure of that firm's involvement in this particular case. I encourage members of Council, during the Public Hearing, to query both Gregory Henriquez and Ian Gillespie (Westbank) regarding this kind of activity -- particularly whether or not they have engaged in such activities for the rezoning of 2220 Kingsway. The answer should be taken into account as you gauge public input on this proposed rezoning.

Sincerely,
Randy Helten

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 2:09 PM
To: Stephen Bohus
Subject: RE: 4. REZONING – 2220 Kingsway

Thank you for your comments.

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Thank you.

From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 1:29 PM
To: Correspondence Group, City Clerk's Office
Subject: 4. REZONING – 2220 Kingsway

Dear Mayor and Council,

Could you please record my **opposition** to item #4 2220 Kingsway at Public Hearing tonight?

The staff report in Appendix D Page 4 and 5 has a fairly thorough summary of many of the issues raised by those who do not support this project, under '*Comments from those opposing this application cited the following concerns*'.

The proposal calls for a 14-storey tower along East 30th Avenue. This tower would be opposite from single family zoned residential properties. This is very poor urban design.

The Norquay plan originally indicated one tower on this site and ample open space. The proposal has three 14-storey towers and a podium covering most of the site. Hence the project on this basis alone should not be approved as it does not conform to the spirit of the plan.

I personally attended the Open House for this project on September 20, 2012. I am very disappointed that after the Open House there have been virtually no changes to the proposal, despite the large turnout by the public. I

was also troubled by the fact that the model shown to the public was not accurate and contained larger and taller buildings in the context that do not exist at present. An inaccurate representation of the context model could mislead the public in their ability to gauge the size of this proposal. The site is not permeable and walled. It would set a poor precedent for this section of Kingsway. Please vote no and reject this rezoning application.

Sincerely yours,
Stephen Bohus, BLA

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 3:41 PM
To: Grace MacKenzie
Subject: RE: Norquay

Thank you for your comments.

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Thank you.

From: Grace MacKenzie 5.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 3:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Norquay

Dear Mayor & Council

I oppose the Norquay Plan Implementation rezoning,

I oppose the 2220 Kingsway rezoning.

Yours sincerely

Grace MacKenzie

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 3:41 PM
To: Greg Helten
Subject: RE: I oppose the 2220 Kingsway rezoning

Thank you for your comments.

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Thank you.

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

From: Greg Helten s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 3:26 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the 2220 Kingsway rezoning

I oppose the 2220 Kingsway rezoning.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 09, 2013 3:58 PM
To: Lee Chapelle
Subject: RE: Norquay

Thank you for your comments.

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Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Lee Chapelle s.22(1) Personal and Confidential
Sent: Tuesday, April 09, 2013 3:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Norquay

Dear Mayor and Council

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning

Yours sincerely

Lee Chapelle