

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, February 16, 2015 9:10 AM  
**To:** Public Hearing  
**Subject:** FW: 275 Kingsway

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**From:** Marion Jamieson s.22(1) Personal and Confidential  
**Sent:** Saturday, February 14, 2015 7:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 275 Kingsway

Dear Mayor & Council:

The City has stated that Kitsilano will be the next neighbourhood to develop a community plan in 2015 but the prospect of working with the City planning department is one that inspires trepidation in Kits residents. This is because the City's planning process appears to be designed to prevent rather than encourage meaningful public input. So resulting plans are often contrary to the wishes of the neighbourhood and serve the agenda of the development community and the City's need to fund amenities. Even when a plan is in place, it is often ignored to accommodate other perceived priorities.

A good example is the very high density (8.66 FSR) proposed Rental 100 tower with 202 units at 275 Kingsway going to public hearing on Tuesday, February 17th. The density now allowed on the site is 3.0 FSR but both CACs & DLCs have been requested to be waived. Though this proposal is not in Kitsilano, we are concerned that this rezoning would set a precedent for all parts of the City for similar heights and densities. In other words, an 8.66 FSR, 139 foot tower could be proposed for any arterial road despite the current zoning or existing community plans.

How can the City expect neighbourhoods to participate fully in community planning exercises if the results can be entirely discounted? The current pattern of unfriendly development does not inspire confidence that the City' planning process is fair or even responsive to neighbourhood liveability & character.

Yours truly,

Marion Jamieson  
Director  
Upper Kitsilano Residents Association

s.22(1) Personal and Confidential

## Kazakoff, Laura

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, February 17, 2015 12:54 PM  
**To:** Public Hearing  
**Subject:** FW: 275 Kingsway

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

**From:** Jane Henry s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 17, 2015 12:51 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 275 Kingsway

February 17, 2015

City of Vancouver  
453 West 12th Ave  
Vancouver BC

Mayor and Council,

I am writing to vehemently oppose the density bonus being sought for 275 Kingsway.

The Rental 100 program is NOT working.

The foremost reason for this being: the units are set at Market Rent not Affordable Rent. The east side of Vancouver has been a mainstay for reasonable rents and this is being eroded by the increase in rental units like 'The Porter' which rent 500 square foot units for upwards of \$1,600 per month. Pets are extra, for each pet; storage is extra and parking is extra. This is not in keeping with the units available in this area. If you continue to allow this kind of market rent to flourish other landlords will increase their rents accordingly, not decrease them. With such a low vacancy rate and increases every year in population, we will not catch up to what the intention of this program was: reducing rent as the market became saturated with units.

I am sure that the developers of these projects can spin a fine Pro-Forma to justify how they would need such high rents but let's just do a quick math equation using The Porter: 192 units getting at around \$1,600/month will bring in \$307,200.00 per month. Let's look at the cost of the land, say it was \$5 million (it's assessed at \$9 million now, with an increase of over \$1.2 million in one year!) and the build was \$250/sq.ft., using an average size of 600 square feet each you come up with ~\$30 million (it quite likely cost less than this) (the assessment for 2015 is \$37,354,000, also having an increase of nearly \$1 million—not sure how the value of the building increased after it was completed and has been occupied since April 2013). The maximum mortgage they would be carrying is about \$35 million. At 3% over 25 years this would be approximately \$165,000.00 per month. That's a pretty nice profit every month even after you've covered your maintenance.

Is there any accountability after the fact? Are these projects being monitored as to whether the submitted Pro-Formas are accurate? Is there a cap on the profit that is reasonable for Developers to take?

Another impact that is grossly overlooked is parking. There is an assumption that people renting do not own cars. This simply is not the case. I would suggest that rental units with these prices would tend to come with people who do own

cars. The Porter apparently hasn't rented all its parking spots and they are making the assumption this is because they aren't needed, when the truth is, the cost is prohibitive. It is free to park on the street, which is exactly what has happened and the neighbourhood is taking the toll. Businesses have no parking for their clientele on Commercial Street because of The Porter. And, no, instituting Resident Only Parking is not the answer because that makes the neighbourhood pay once again for the freebies that the Developer gets.

What you plan to give away at 275 Kingsway is a MASSIVE density bonus, waiver of CAC's, reduced DCL's, parking relaxations and who knows what else. I would call this giving everything away and getting nothing. Giving the CAC's and DCL waivers is too much. Developers do not need or have the right to impact the neighbourhood in such a huge way. Providing rental units simply is not enough for these gifts.

Impacts need to be assessed regarding the omission of Community Amenities. This is beyond my scope at this time.

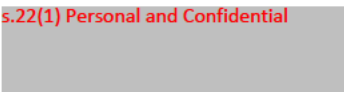
Make no mistake, Developers are in this for the money and they see Rental 100's as a 'cash cow'. There is no other reason for them to partake.

I would like to see some reasoned thought put into any further approvals under this initiative and huge revisions to the policy.

Sincerely,

Jane Henry

s.22(1) Personal and Confidential



## Kazakoff, Laura

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, February 17, 2015 3:17 PM  
**To:** Public Hearing  
**Subject:** FW: please reject 275 Kingsway (333 East 11th) rezoning

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

**From:** Stephen Bohus s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 17, 2015 2:46 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** please reject 275 Kingsway (333 East 11th) rezoning

Dear Mayor and Council,

The rezoning proposal at 275 Kingsway will be before Council today.

I am writing to urge you to not approve this proposal. There are a very long list of items that are wrong with this rezoning.

I spent two years of my life as a volunteer on MPIC (Mount Pleasant Implementation Committee). I know that this rezoning with a FSR of 8.66 is completely incompatible with the Community Plan. Additional height and/or density was only contemplated for three sites in this part of the plan. It's not the intent of the plan to have ultra high density towers in this part of Mount Pleasant. The height and density is out of character with the neighbourhood.

There's simply too much density proposed for a small site, and too little parking for the sheer number of units proposed. The DCL waiver of \$1.745 million and the lack of CACs will rob the community of needed funds to accommodate existing and new residents.

Please demonstrate that you will "do things differently" and reject this proposal.

Sincerely yours,  
Stephen Bohus, BLA

To: Mayor Gregor Robertson and Council Members of City of Vancouver,

I am a resident of Mount Pleasant and I am against the development as currently proposed for the site at 275 Kingsway (333 East 11<sup>th</sup> Avenue).

This project does **NOT** conform to the Mount Pleasant Community Plan (MPCP) or the Mount Pleasant Implementation Plan (MPIP).

Another fact is that having attended a number of The Rize Public Hearings for Broadway & Kingsway, City staff in a memo dated April 2012 stated, "The MPC Plan clearly states that additional density and height beyond what is permitted in the C-3A zone, is **"for selected sites only"**, and they specified three locations, **"The Rize site, Kingsgate Mall and the IGA site at Main and 14<sup>th</sup>."**

In the planning departments report to Council for the 275 Kingsway rezoning they refer to the height of the surrounding buildings but fail to report the more important FSR numbers of those same buildings. The buildings in the vicinity of this project i.e. the Uno, Stella, Uptown, and Sophia all received only 3.0 FSR from the 1.0 FSR which they were allowed in the C-3A District Schedule. This FSR increase information is in the City's Zoning and Development By-law. The Rize height was also referred to appearing as an example for height comparative. Council & Planning should be reminded that during The Rize hearings it was stated numerous times that the height for The Rize **would NOT be used in justification for other developments...Why is this being ignored???**

The Province has developed a set of guidelines for City Councils to consider during rezonings. This document is the Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability

[http://www.cscd.gov.bc.ca/lgd/intergov\\_relations/library/CAC\\_Guide\\_Full.pdf](http://www.cscd.gov.bc.ca/lgd/intergov_relations/library/CAC_Guide_Full.pdf)

In considering CACs, it is important that local governments understand the limits of their legislative Authority, follow good planning principles, be fair, clear and consistent, and understand the financial and market impacts

"Affordable housing" is housing that does not exceed 30% of household income. This is the general guideline for social and subsidized housing in B.C. and is commonly the percentage lenders use to determine what a family can afford to borrow when purchasing a home.

"Affordable market housing" is privately-owned housing that is owned or rented at prices set by the market and affordable to low-middle income earners.

#### Not Keeping an Open Mind

When exercising their legislative discretion to adopt zoning bylaws, council/regional board members must keep an open mind and cannot bind themselves, or pre-determine how they will vote on the proposed rezoning bylaw. Elected officials are free to consider a range of factors but they need to be open to rejecting the rezoning bylaw if, for example, they are swayed by arguments put forward at the public hearing. Guaranteeing that a rezoning bylaw will pass before it is voted on means that the council/regional board is no longer open-minded, and this should never be done. In practical terms, **this means that the council/regional board should not use bylaws, internal policies or other means that could be construed to indicate that it is not open to persuasion** regarding whether a rezoning bylaw should pass.

Councils/regional boards can expect careful scrutiny from the public when considering proposed rezonings. **The public is looking for confidence that the community plan they were consulted on is being followed, both in law and in spirit.** Understandably, public confidence in the council/regional board and the OCP would be eroded if they believed that the plan would be amended whenever an opportunity arose to increase local government revenue. While site-specific OCP amendments to

accommodate unanticipated developments are legally permissible, it is recommended that local governments anticipate land use changes with periodic comprehensive reviews of the plan rather than undertake frequent OCP amendments.

To maintain public confidence in the planning process, it is critical that councils/regional boards see zoning as a regulatory tool, and a means to implement the OCP. It is vital that councils/regional boards NOT focus on rezoning as a revenue source and lose sight of long term planning. Councils/regional boards must avoid the perception that they are no longer planning but simply “selling zoning”.

**Density bonus zoning works best when the density bonus is a modest increase, so that it does not change the character of a neighbourhood. Offering large bonus densities would likely undermine public confidence in the OCP and the stability that the public expects from such plans**

[http://vancouver.ca/files/cov/secure\\_market\\_rental\\_policy.pdf](http://vancouver.ca/files/cov/secure_market_rental_policy.pdf)

**The above link to the rental 100 policy on page page 5 says:**

***Rezoning Applications for Secured Purpose-Built Market Rental Housing for projects where 100% of the residential floor space is rental***

- *Proposed increases in density should respect the context of the area and meet the intent of applicable City policies and plans;*

<http://former.vancouver.ca/commsvcs/guidelines/M002.pdf>

**The above link to the MAIN STREET C-3A GUIDELINES on page 3 says the height of new developments should match existing height and **scale.****

In summary:

Why won't the City follow their own policies and guidelines? To allow the height and density in this project the City says they are relying on the policies listed in the proposal. **But those policies clearly state no building over 6 storeys (21.4 meters) and a density (FSR) that respects the area.**

In closing, Mr. Mayor you said in one of your ads prior to the municipal election, that you realized that you had not been listening to your constituents and if elected you would make huge changes and start 'really' listening. Here Mr. Mayor is a golden opportunity for you to be good to your word. Prove to us that gave you a second chance that you are a man of your word and use this as a first step to make things right and send this project back to the drawing board and earn back our trust.

Thank you

Marilyn Gardner