

20 June 2016
s.22(1) Personal and Confidential

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

Dear Representatives,

Re: **Rezoning of 1037 W King Edward Ave.**

I wish to register my objection to the proposed rezoning.

The proposed redevelopment does not reflect the recently legislated protected Character of the First Shaughnessy District. It does not even come close. While I accept that some compromise can be allowed for in order to achieve wider public goals, in this case the project is uncompromising.

The plans for the development do not in any way reflect the required setbacks under the FS HCA. The planning department's recommended conditions on the proposal regarding setbacks in order to enable the rezoning are immaterial and meaningless. Without appropriate setbacks it is impossible to transition between adjacent neighborhoods. The project would make a mockery of the conditions you set last year under Section 5 (Rezoning) of the First Shaughnessy HCA, in particular;

- 5.1(f) the proposed development demonstrates compatibility with adjacent development and with the Heritage Conservation Area.
- 5.1(g) the proposed development complies with the intent and objectives of these guidelines.

By all accounts, the project for which the rezoning is intended, does not meet these criteria. The 'conditions' (listed in the rezoning submission) are insufficient to alter this in any meaningful way. Surely, the rezoning proposal is at this stage premature. The proponent should be directed to revise the plans and only then should rezoning be considered. Please, put the horse in front of the cart and, reject this motion.

Kind regards
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Peter Kappel

Cc: Planning and Development Services, City of Vancouver

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 20, 2016 2:20 PM
To: Public Hearing
Subject: FW: CD-1 Rezoning - 1037 West King Edward Avenue - RTS11463

From: katherine reichert s.22(1) Personal and Confidential
Sent: Monday, June 20, 2016 1:52 PM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning - 1037 West King Edward Avenue - RTS11463

Dear Mayor and Council,

I oppose the proposed project at 1037 West King Edward Avenue.

The city has a great opportunity to demonstrate how well an Intern Rezoning Project can assimilate into a neighbourhood. All three neighbourhood associations and groups, SHPOA (Shaughnessy Heights Property Owners Association), ARKS (Arbutus Ridge, Kerrisdale, Shaughnessy Visioning Group) and the FSADP (First Shaughnessy Advisory Design Panel) all have one common concern: the limited front yard set back of only 3.4 meters or 11 feet. It has been suggested that the setback be at least 30 feet which is still a compromise from the existing zoning of 50 feet (15.2 m).

There has been a public engagement process. This project needs to honour this engagement by incorporating the concerns gained from this process. The front set back deeply affects those groups most affected by this proposal. This project is the first development in the newly city adopted Heritage Conservation Area. It is extremely important how this project is built as it can affect future developments as well as the overall streetscape of the new HCA. After all West King Edward Avenue is one of the gateway streets of the Shaughnessy Heritage Conservation District. The project should respect and work favourably with the neighbouring heritage homes and meet the city's own heritage guidelines.

As a reminder The First Shaughnessy Heritage Area Design Guidelines state :

- 1) 5.2 General Form of Development. The general form of development will be evaluated based on the following: (a) minimum side, rear and front yard requirements should be met.
- 2) 3.1 Overview Development in First Shaughnessy should exhibit site planning characteristics that distinguish the heritage conservation area; large sites, generously landscaped front yards...
- 3) The First Shaughnessy District Guidelines state : 4.4.1 The minimum depth of the front yard is 25% of the depth of the site. (in this case 50 feet)

Could the city please respect Shaughnessy's Heritage Conservation Area and the neighbourhood groups and make sure that this project's front setback is increased.

Thank you for your time,

Katherine Reichert

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Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 20, 2016 2:20 PM
To: Public Hearing
Subject: FW: Comments Against the Rezoning Application for 1037 West King Edward Avenue

From: Gina Faigen s.22(1) Personal and Confidential
Sent: Monday, June 20, 2016 1:52 PM
To: Correspondence Group, City Clerk's Office
Cc: McGuire, Michelle
Subject: Comments Against the Rezoning Application for 1037 West King Edward Avenue

Dear Council Members,

I am writing in opposition to the rezoning and development proposed at 1037 West King Edward Avenue. I currently reside at s.22(1) Personal Oak Street (at West King Edward Avenue). I inherited this building in December 2012 from my late father, Confidential Dr. Morris Faigen, who owned the building for over 30 years, and also resided here, as did my late grandmother. I have a personal and business interest in the proposed rezoning, and strongly believe that it is not in the best interest of the neighbourhood, nor the tenants in my building.

Rezoning this site is not the best way to achieve the City's objective of having an extensive redevelopment plan for increased rental and condo availability and affordability. Its proposed rental prices do not meet current affordability standards. The property also falls within the First Shaughnessy District, and its proposed size, scope, and design goes against several key principles enumerated in the First Shaughnessy Heritage Conservation Area General Guidelines (see Appendix below). Additionally, it violates several principles of the Cambie Corridor plan, and sets a new precedent for what can be built in this area. Recently, there has been opposition around rezoning from the nearby Douglas Park Neighbours Association. Its "Take A Stand" campaign against spot rezoning illustrates the growing unease with rezoning of single-family homes in the area.

The proposed application for a 4-story rental building does not fit with the current single-family homes located along this stretch of West King Edward Avenue (west of Oak Street), but rather would be more appropriate with the current commercial and residential apartment buildings along Oak Street (or as has been underway along West King Edward west of Main Street but not past Oak Street). Increasing density along the Oak Street commercial district makes greater sense for increasing density in the area. Over the past several years, I have paid increasing property tax rates as the value of the land in the area has increased due to the value of the land for potential development, yet it does not appear that I am able to benefit from this potential. It is in the City's interest to include stakeholders who have been longstanding members of the community and to find ways for them to be a part of the City's growth.

Specific concerns about the proposal include changes that have been made since the first open house in April 2015 that have resulted in more units (from 30 to 34 to 36) and a greater floor space ratio (from 1.44 to 1.47 to 1.48). Materials provided also raise concerns about the rezoning applicants with a conflicting story of the developers. "The Wescorp Story" pamphlet provided at the open house describes a "locally based, incorporated partnership" between two friends, however web research revealed a much larger organization called Westcorp with projects across Canada, whose "services include the acquisition, development, construction, marketing and management of its portfolio." The lack of a web presence with no track record or experience is cause for concern, as is the potential misinformation of the project developers. I have strong family ties to this community and would like to know who is behind this project.

The one-story home that is currently located at 1037 West King Edward has a large front and back lawn with ample green space, while the proposed building will result in far less green space than is currently there. An adjoining parking lot provides parking to several nearby businesses. The proposal will result in greater parking congestion and creating access to the building through the laneway will result in increased traffic, disturbances, and possible safety issues in an already busy alleyway.

As the owner of a building beside the proposed site, I have many concerns about the proposed construction, and the blocked light, noise, and possible land shifting that would result from the current plan. The construction would most affect tenants who reside on the west side of my building and they would be subject to a significant reduction in their quality of life by the blocking of sunlight from the proposed four-storey building, as well as by the noise and debris from construction. I currently live on the upper floor on the west side of the building and cherish my view of the sunset and Douglas pine trees on Osler Street. The plan's shadow studies reveal that the new building will obstruct this view and drastically eliminate light. As a building owner, I am concerned about possible shifting within my building that could occur from proximity burrowing and construction. The elimination of the current parking lot and building dimensions would infringe on the area's open, green and air space.

Thank you for your consideration of these comments in your assessment.

Kind regards,

Gina Faigen

Appendix

First Shaughnessy Heritage Conservation Area General Guidelines

- Section 1.4.2 Pattern of Development (a) to retain First Shaughnessy as a predominantly single-family residential community; and (b) to limit further subdivision to protect the park-like character of the area.
- Section 1.4.3 Vehicle Parking and Circulation (a) to minimize on-street parking
- Section 1.4.4 Mature Gardens, Landscape and Streetscape (a) to conserve mature landscapes, streetscapes, trees and gardens; and (b) to ensure that all development includes landscape design that enhances and contributes to the heritage character and heritage value of First Shaughnessy.

Cambie Corridor Plan

- Principle 2: Provide a complete community states it will “consider the context and character of different neighborhoods.”
- Principle 5: Provide a range of housing choices and affordability states “recognize and consider the value of existing affordable housing stock and low income housing.”
- Principle 6: Balance city-wide and regional goals with the existing community and its context states it will use “design approaches that respect neighbourhood context and character,” and “recognize the uniqueness of the neighbourhoods.”

Douglas Park Neighbours Association <http://douglasparkna.org/>

“Take A Stand” campaign against spot rezoning. Concerns voiced in their materials reflect many in the area who are against further rezoning of single-family homes and residential areas.

Westcorp Development Inc. <http://www.westcorp.net/>

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 20, 2016 2:45 PM
To: Public Hearing
Subject: FW: Opposed to rezoning at 1037 West King Edward

From: Lauren s.22(1) Personal and Confidential
Sent: Monday, June 20, 2016 2:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Opposed to rezoning at 1037 West King Edward

Dear Mayor Robertson and Council,

I am writing this letter to voice my concern for the proposed zoning change for 1037 West King Edward Ave. My husband and I bought a 3 bedroom condo at 1011 West King Edward in January of 2015 and love the area and our place. We made the decision to stay in Vancouver in a condo versus moving out to a suburb where we could afford an actual house. We decided the compromise of size, home ownership and a backyard in the suburbs was worth it because of the location, size, views, brightness and openness of the condo. We love Vancouver, we want to stay here - but as you all know house vs. apartment vs townhome etc is a very real decision that we need to make if we want to stay. We spent a lot of money on the condo and felt it was a place we could stay when kids come along and long after that as well. We were heartbroken and very discouraged when we learned only a few weeks after moving in that a developer was so far along the design process and was seeking for rezoning to build a 4 story complex right next to our building. Having attended all of the community sessions regarding this proposal, please consider my concerns below.

Having reviewed the Urban Design Panel's minutes from November 4, 2015, it states that "this project offers to be the transition that steps down the commercial massing to the east." In fact, 1011 West King Edward is not just a 'commercial massing', it is a residential building, with 30 homes and 10 commercial units. Every resident on the west side of our building will be affected by the rezoning of the land at 1037 West King Edward. The proposed building would directly block light and any views of every person on the west side of our building as well as the residential building to our north. The trees and beauty of the Shaughnessy neighbourhood as well as the sun light will be completely blocked for most people and this is terribly sad as we have invested hard earned money and made purchasing decisions based on these factors. Our deck that spans the length of our unit on the 4th floor (see image below) will no longer be private and will be affected by view and sunlight loss. This deck was a huge reason that we bought this apartment in the first place - a big outdoor space that was open and bright to compensate for the lack of a yard as we chose city apartment living versus suburban house. Another issue is the distance that our 'new neighbours' are proposed to be is significantly closer than the existing house. The edge of the proposed building is only a foot or two from the east property line. That narrows the laneway significantly and puts a massive building (essentially a giant concrete wall) much closer than any single family home would be. And is a stark difference to the current property line with hedges, many fruit trees and

greenery. There is consideration for a side yard, buffering and stepping back from the west property line, *why not the east one?*

On the topic of the laneway - as noted in the Urban Design Panel minutes "Some overlook and acoustic issues were identified between the bedrooms and parking ramps." This lane is busy as it is and is a cause of noise for all residents in the 1011 building. Having the parkade entrance for another building will add to the noise and also significantly increase the volume of traffic in that lane. The alley is very narrow already and even now two cars can barely fit or pass one another. Factor in any service vehicle (garbage, moving etc) and it blocks the alley entirely.

My understanding of the proposed new building was that it was 24 units and now that has increased to 36. That is a huge potential influx of cars, people, traffic and noise. This rezoning will cause a huge parking issue for the local businesses and any visitors of our building.

I understand the push for density and the push for affordable housing. However, in this context I feel we are missing the point entirely. The owner of this proposed building only has to abide by city recommended rental rates for the first tenant - after that he can increase the prices on the rentals to any desired amount. This does not help Vancouver's issue of affordability in any way.

Our terrace is along the west side of the building, the length of the yellow arrow in the photo below. The blue stars are the other terraces (northern 2 are on 1st level above parkade entrance), southern/corner ones are on 3rd and 4th floors. The black rectangle is the actual width of the lane, the other part between it and our building is where our big garbage bins are and a disability parking zone.

We are definitely opposed to the rezoning and construction of a 4 story building at 1037 West King Edward because it does not take into consideration the residents to the east, it doesn't account for greenery or any of the distinctive Shaughnessy neighbourhood landscape aesthetic along the east side and it will cast shadows and eliminate sunlight for our building and the 3 story residential building to the North which devalues our hard earned investment and our choice to stay in Vancouver.

Sincerely,

Lauren LaBrosse





