

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 21, 2016 10:02 AM  
**To:** Public Hearing  
**Subject:** FW: Regarding Rezoning of 1037 W King Edward

**From:** Lucy Yuan s.22(1) Personal and Confidential  
**Sent:** Monday, June 20, 2016 10:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Regarding Rezoning of 1037 W King Edward

Hello City Council,

I am writing in advance of the June 21 public hearing on the rezoning of 1037 W King Edward Ave. I am a s.22(1) Personal and Confidential and my condo unit is on the west side of the building. I am opposed to any extensive construction in our neighbouring lot because my windows face the alleyway between our two lots and development of that lot will make a noisy alleyway (due to parties, loud teenagers loitering about at night, and the late night bubble tea patrons) even noisier. As well, I am concerned that our access to sunlight and to the view of the trees outside our windows will be blocked by any major construction in 1037 W King Edward.

Thanks for considering my views

All the best,

Lucy

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 21, 2016 11:00 AM  
**To:** Public Hearing  
**Subject:** FW: rezoning 1037 West King Edward - opposed

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**From:** Linda Collins s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 21, 2016 10:30 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning 1037 West King Edward - opposed

Dear Mayor and Council:

I write in opposition to the above proposal.

The Shape proposal for 1037 West King Edward does not address the FS Design Guidelines - at all.

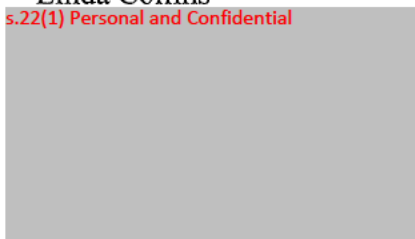
I ask you to please reject this proposal until it meets (or addresses in some way) the FS Design Guidelines.

Thank you,

Sincerely,

Linda Collins

s.22(1) Personal and Confidential



## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 21, 2016 12:46 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning 1037 West King Edward ave.

**From:** Travis Robertson s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 21, 2016 11:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoing 1037 West King Edward ave.

I strongly oppose the rezoning at 1037 West King Edward Ave for a number of reasons.

1. The development that is proposed does not reflect the protected character of First Shaughnessy.
2. The proposed set backs from King Edward Ave and from the lane/side yard are not nearly large enough - The First Shaughnessy District Guidelines state that the minimum depth of the front yard is 25% - 50 feet on this specific lot.
3. This "affordable housing" plan does not actually maintain affordable rental rates beyond the first tenant. This policy is flawed. For everyone that is saying Vancouver needs more affordable housing - as soon as the first tenant is out of there, the developer can charge whatever they want for rent. And I can assure you it won't be affordable. Who is stopping them from bringing in students or doctors in town for a short time initially so that they can turnover the units and start charging very high, very unaffordable rates for the next 60 years.
5. The already challenging public street parking will become significantly worse due the small amount of parking for this project.
4. Densifying a single family home with large front, side and back yard with plenty of greenery, fruit trees and garden space to a 36 unit complex with 80+ people at the very least completely changes the landscape and the quality of life for those in the area already for the worse. As part of the First Shaughnessy Heritage Conservation Area General Guidelines it states that it should be retained as a predominantly single-family residential community to protect the park like character of the area. It also states that conserving mature landscapes and streetscapes, trees and gardens. This proposed development keeps none of these things on the east or north edge of the property.
5. There is drastic sunlight blockage to the neighbouring residential buildings and the shadow studies have shown that the proposed building will completely block afternoon sun for the northern most residential building, and block much of the west side of the Lord Shaughnessy building at 1011 West King Edward and the other adjacent building. As a resident in this building who's light and views will be drastically changed, I oppose this rezoning and this project.

Travis Robertson



## Shaughnessy Heights Property Owners' Association

June 21, 2016

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

Dear Sir or Madam,

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

I take this opportunity to reiterate the objection of the Shaughnessy Heights Property Owners Association ('SHPOA') to the 1037 West King Edward project ('the Project') as proposed. Our position was outlined in my predecessor's letter dated 9 March, copy attached. We are disappointed that the rezoning recommendation under consideration does not take our concerns into account.

We ask that Council reject the proposal to rezone the property, as the conditions to the redevelopment application are inadequate. We ask that Council direct the Director of Planning to resubmit the rezoning proposal only after conditions are included to ensure that the development will be consistent with the Design Guidelines that Council approved in the First Shaughnessy Heritage Conservation Area Official Development Plan.

Yours sincerely,

s.22(1) Personal and Confidential

Christopher R. Shackleton  
President

9 March 2016  
5.22(1) Personal and Confidential

Mayor or Councilor  
City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C.  
V5Y 1V4

Dear Sir or Madam,

Re: **Proposed Development and Rezoning of 1037 W King Edward Ave.**

The Board of the Shaughnessy Heights Property Owners Association ('SHPOA') objects to the 1037 West King Edward project ('the Project') as proposed. We would appreciate Council's support in ensuring that its many shortcomings are addressed.

I wish to assure Council that SHPOA does not object to the property being considered for a use envisaged under the City's Interim Rezoning Policy for Increasing Affordable Housing. We object to the specifics of the Project.

The Project envisages the construction of a four-storey residential building comprised of 36 secured rental units with a total gross floor area of 43,066 square feet covering 84% of the site and representing a density of 1.47 FSR. The 19,000 sq. ft. property, located along the south boundary of First Shaughnessy Heritage Conservation Area (FSHCA), is bordered on three sides by a side lane, a rear lane and West King Edward. Across the side lane is a four storey mixed-use commercial building fronting Oak Street, a commercial strip zoned C-2.

The proposal does not meet the Design Guidelines of the FSHCA and the mechanism of rezoning is being proposed in order to exempt the Project from the First Shaughnessy District Schedule (FSDS) and First Shaughnessy Official Development Plan (FSODP). We acknowledge that such a mechanism is a means of accommodating some City Wide Initiatives, and is allowed for in the Vancouver Charter. Its use in this case is, however, contrary to the way this particular feature was explained to us in the hearings leading up to the rezoning of First Shaughnessy as a Heritage Conservation Area. At that time we were assured that any proposals based on City Wide Initiatives would have to conform to the FSDS and the attendant Design Guidelines. We had anticipated that relaxations would be considered to enable such initiatives with a goal towards their compatibility with the existing fabric of this unique and historic neighbourhood.

We have been informed that the architect has used a stepped building profile to attempt a transition from the existing 4-storey development fronting Oak Street (not the finest example of Vancouver architecture) to the single-family zoned First Shaughnessy. While we see how the project blends into the Oak Street building, it is the First Shaughnessy element which we find wanting. Given that the site is within the borders of the recently designated First Shaughnessy HCA, we would expect the transition to reflect this origin and the City's strong preference to maintain the heritage streetscape of First Shaughnessy. The current proposal does not.

The proposal envisages a significant reduction of required building setbacks (See the attached comparison of the bylaw requirements and the proposed relaxations, as provided by the proponent). In our view the two side setbacks are acceptable, given that the East borders a lane, but we feel that the front setback should be greater to allow for transition to the Oak Street commercial property by way of landscaping. The rear setback should be at least the minimum requirement under the FSD at 12.19 meters.

Community support for the HCA is founded on preserving the integrity of First Shaughnessy, including the properties located along its boundaries, as a complete neighbourhood. We ask that the proponent be asked to revise his plan to present a project that would truly transition 'from' First Shaughnessy and respect the neighbourhood in which it is located.

I thank you in advance for your consideration of our concerns.

Sincerely,

Peter Kappel  
President, Shaughnessy Heights Property Owners Association

PS. I have written to each member of the council, separately, as I was informed that were I to address 'Mayor and Council', the letter would not reach you until the complete rezoning file on this project was ready for your consideration. We fear that this may be too late in the process to effect the changes necessary to make this project work for our neighbourhood. We would appreciate your involvement sooner.

Encl.

Cc: Planning and Development Services, City of Vancouver