

Castro, Maria

From: Dale Leibel · s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 9:38 AM
To: Public Hearing
Subject: 809 West 23rd Heritage and Rezoning

Dear Mayor Robertson,

I recently drove around several of Vancouver's west side single family neighbourhoods and agree some of these neighbourhoods are hollow, lifeless and in need of revitalization and perhaps focusing on these neighbourhoods as being candidates for renewal makes a lot of sense. The argument that Douglas Park is lifeless and somehow in need of fixing could not be further from reality. Our neighbourhood could be studied as the model for what works as a livable and lively community. To accept the rezoning of this project may be the single event that triggers a chain reaction of unwanted change to the neighbourhood that will seal the fate and future of this vibrant and exemplary neighbourhood forever. The neighbourhood that you and Paul Phillips left several years ago has not changed, you two know better than anybody that our community works exactly how it was back when you were part of it. It's been this way for a very long time and I hope it stays that way.

Dear Councilor Meggs,

I can't begin to understand the pressure that bears on a City Councilor to meet the needs of the whole community they serve. I do understand that one very important group of citizens are feeling left out of home ownership today. Many of us have been faced with this same challenge at one stage in our lives. Thanks to your hard work, all around us new condos, townhouses and single-family homes are being constructed. I'm hoping you'll consider the voices of all citizens in our community, when you consider the best way to help these folks that feel so left out. Hard working families have been through these same struggles and sacrifices to secure the housing that we all dream of and we eventually got there through our own perseverance, hard work and sacrifice. These families are not the villains that so many of those feeling left out of home ownership portray us to be. To reiterate, our Douglas Park families are not the villains.

Dear Councilor Reimer,

If you look closely at the policies and bylaws being referenced in this application, you'll notice there are other policies and bylaws and statements made by staff and others that conflict with these policies and bylaws. These conflicts, although seemingly minor I trust will not be ignored and I hope that you and other Councilors will heed these conflicts and question everything that is presented at public hearing. The interim heritage policy of 2013, the Cambie Corridor Phase III, the Heritage Action Plan and the RPSC Vision document are the policies and/or bylaws that I'm hoping staff have adequately advised you of as to their ultimate applicability to the RS5 zoning district when considering all heritage policies and bylaws that exist today. The heritage policy first adopted in 1986 may not be the policy that is the correct policy to rely upon. Aspects of the RPSC Vision document presented also may not be presented in their entirety, caveats and all. Ignoring the RPSC vision document caveats does no justice to the investment of time, energy and resources that went into the RPSC vision. I have faith in you Councilor Reimer, and your colleagues to steer your way through the mountain of City policy and find the material flaws in this application.

Dear Councilors Affleck, Ball, Carr, De Genova, Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson,

I am a resident of Douglas Park. The Douglas Park neighbourhood appealed to me ever since moving to Vancouver in 1991 as a UBC undergrad. I appreciated the neighbourhood for its central proximity AND its single-family peace and community vibrancy. Since being so fortunate to now live in the neighbourhood for the past 18 years, I've learned it was and still is one of the few humble single family neighbourhoods on the westside of the City. I don't think of myself nor my neighbours as movie stars, we don't drive fancy cars, our lifestyles are not jet setting. To the contrary, our community is comprised of regular folks; doctors, nurses, retirees, priests, architects, accountants, poets, lawyers, social workers, public servants, engineers, small business owners; all going about our business, working hard, raising our families, trying to keep up with the ever-increasing cost of living, enjoying life and embracing and building relationships with our neighbours and being part of a real and caring community. Soon after the notice board was erected on this site, I have regularly been contacted by realtors asking me if I want to sell my place and be part of a land assembly. This project, if approved has the potential to completely throw the neighbourhood into a tailspin of land-assembly and the chaotic disassembly of the community. It's true. I inquired with the City's planning department and there's virtually nothing to stop this from happening. I find the arguments in support of this project to be weak. If approved, the incremental gain in the dwelling units proposed is tiny but the impact to the community is immeasurable. I hope you consider rejecting the application in its current form and if a heritage retention project is what really needs to happen, then let it be something other than townhouses; something that is in keeping with the neighbourhood. I could support that.

My name is Dale Leibel and I oppose the 809 West 23rd Rezoning and Heritage Designation application in its current form.

Regards,
Dale Leibel

Castro, Maria

From: Donna Leibel s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 9:55 AM
To: Public Hearing
Subject: 809 West 23rd Heritage and Rezoning

I live in the Douglas Park (DP) area and am strongly opposed to the rezoning application at 809 West 23rd Avenue.

From a technical perspective, it is my understanding that this application for rezoning (and all the benefits to the developer that accompany the rezoning) is only possible if this property is given "heritage" status. In my opinion, the AMORC building is not a heritage building for the following reasons:

1. As a long-term resident of the DP neighbourhood, I cannot think of a single neighbor I have talked with during the past two decades who has referred to the AMORC building as a character building, heritage building, or even used the word "church" in the same sentence.
2. The building is not aesthetically pleasing nor does it have any exterior features that make it something worth preserving. It is a large utility building with most of its windows removed and at best resembles a warehouse.
3. This building is currently not on the Vancouver Heritage Register even though there are other old timer homes in the DP area that are.

If the developer is a true heritage enthusiast and has a strong desire to restore this property, then we must ensure that we are faithful to the heritage process and ensure that the building is restored properly within the true heritage context. It is not appropriate to cherry-pick only the parts that are of financial benefit to the developer and ignore all else.

At a minimum, it is imperative that the heritage restoration of the building respect both the original FORM and FUNCTION of the building. In other words:

1. **Ensure that the building itself is restored to the footprint, size and shape it originally was.** The application shows the building being turned into something completely larger, and more awkward looking, and with additional oversized infill buildings covering almost the entire property. The proposed building and the reduction in green space in no way reflects the heritage of the original building. In my opinion, the design of the proposed building depicts a size, dimension and shape that makes a mockery of the heritage process. Large shed dormers are being added that never existed among other things. Are we creating "fake" heritage by telling future generations that this a restoration of a building that actually never existed in that form? Is the fact that the developer is changing the original building so much from its original state a symptom of the fact that he himself does not see the value in restoring something that isn't there? In other words, from a profit-motive, is the developer challenged to make a business case to himself to restore the building to what it was and still make a profit?
2. **The use of the building should also be restored to its original function.** The building was always used as a gathering place in its past. If we are going to respect and recognize the heritage of the building, it seems that it should be restored back to a community use building. The DP community has limped along for many years with an aging community centre focused on childcare programs and running at maximum capacity. While it is my experience that families in the DP community don't ask the City for much even though it seems that every other Vancouver community centre is either brand new or received substantial facelifts in recent years, now would be a great time for the City to step in and add a community space to supplement the Douglas Park Community Centre which is only a few yards away.

It simply does not make sense to construct this obtrusive building in this family-focused RS-5 zoned neighbourhood that would otherwise not be possible were it not for putting a "heritage" stamp on the application. This is a complete misuse

of the heritage designation, a total injustice to the heritage process in our City, and a disrespect to those who painstakingly take on meritorious heritage restoration projects throughout the City. Approving this application to overdensify an RS-5 zoned site in the name of fake "heritage" would be a huge error on Council's part and will leave a forever stain on the DP neighbourhood where everyone was just minding their own business until the City decided to approve something that did not fit. The future of our humble but precious DP neighbourhood lies in Council's precious hands. **The outcome of this important decision can end of one of two ways.**

The Nightmare

The project will be approved and there will be an ugly eyesore at 809 West 23rd that we will all have to look at every day as we go about our daily life. We will think of the process as a maneuver that is used to create profits for the developer community and allow the City to put profits before people every time no matter who it is hurting. And similar applications will follow. Before we know it we will have one of these funny looking buildings sprinkled in on every other block. This outcome will create legends in DP where future generations will look at the neighbourhood and ask us (who will be old-timers by then) what happened here when they see the "new and improved" version of the AMORC building and how did that oversized, awkward heritage building ever get approved. They will say why didn't the DP neighbours tell Council that it was a mistake? And we will have to say that we tried and we tried. We went to all of the Open Houses. We wrote letters. The news agencies wrote stories. We went to Public Hearing. We did everything we could. But in the end, the 2014-elected Council forgot who was important. They couldn't hear us, the people who voted for them over and over again. So now we have this completely out-of-place building to look at as some form of punishment that no one asked for, no one wanted and no one believed in. And we have the curse that inspires more developers to follow the same template in the DP neighborhood and probably throughout the entire City.

The Happy Ending

The project will be rejected in its current form because the building does not have any heritage merit. However, the Council will grant heritage status if, and only if, the building is completely restored to its original form (no shed dormers, funny additions, extraordinarily large regular-house-size infill buildings disguised as laneways) and use. The City will find a way to have the building go back to serving as a gathering place and can be used by DP residents (e.g. youth, and/or seniors) that would benefit from having a place to meet or spend time from an arts, culture, recreation, perspective. More public consultation could be done in this area to find the optimal use of the very large space. Newcomers will appreciate the community resource and ask about its history and how it came to be. Older residents will then be able to tell the story about how the neighbourhood was just minding its own business until this Rezoning Application came along and caused much concern for the neighbours. The families took it upon themselves to voice their concerns. We will be able to say that we brought our voices to the Open Houses. We wrote letters. We went to the Public Hearing. And the 2014-elected Council listened to us. Some of the 2014-elected Council used to live in the DP area themselves and they remembered that they too raised their families here and enjoyed the precious neighbourhood that it is. They wanted to do something good for the families that still live there by celebrating heritage and giving something back to the DP community at the same time. This good news story spread through other neighbourhoods in Vancouver who were also struggling with being heard and gave them hope that if you make your voices heard Council will listen to the people who trusted them enough to vote for them and make sure that their quality of life is protected when it matters.

The future of our humble but precious Douglas Park neighbourhood lies in Council's hands.

Donna Leibel

Castro, Maria

From: Andrew Turner s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 1:56 PM
To: Public Hearing
Subject: 809 West 23rd Avenue

Hi,

I am a renter in the Douglas Park area. I am opposed to the development. Right now there are a fair number of basement and laneway apartments in the area. I feel that the current application will simply create more expensive rental opportunities when basement suites are more than adequate for most people. Introducing expensive condos into the area is not the way to increase affordability for people like myself.

Andrew Turner

Castro, Maria

From: David Sims s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 2:00 PM
To: Mayor and Council Correspondence; McGuire, Michelle
Cc: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meags, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony; s. 22(1) Personal and Confidential
Subject: 809 West 23rd Avenue Rezoning Application Hearing - Please vote against this proposal.
Importance: High

Regarding: **809 West 23rd Avenue**
PID 004-516-486; Lot 9 of Lot B, Block 617, District Lot 472, Plan 5325

June 13, 2017

Dear Mayor Robertson and City of Vancouver Councillors,

Regarding the application to Rezone this property, I, as a twenty-year resident of the Douglas Park neighbourhood, ask you to reject this amended application and reject the entire application outright. Please vote 'NO'.

Summary of my reasons:

- Heritage designation not justified and alleged value of restored heritage not accepted by the neighbourhood.
- Justifying the high density on the grounds of heritage preservation is a wrong decision.
- Density too high
- Allowing this multi-unit project is an incursion into the single family character of the Douglas Park neighbourhood.
- the high density means there is too little permeable area on the lot comprising #809.

My reasons:

- Looking at the building again yesterday, it does not deserve Heritage status, nor is restoration a benefit to the neighbourhood. I've read the history that has been unearthed and the building was undistinguished as a United Church. As for its ownership by AMORC, it became further undistinguished and hidden by massive and overgrown trees. Not to intend any insult, but AMORC is an oddball fraternity, and like the Technocracy building on Kingsway, it reached the point where declining membership could not support such a property. As for the Proponent's claim that the value of this restored heritage is approximately \$1 million, I disagree.
- **Conclusion: Heritage designation not justified and alleged value of restored heritage not accepted by the neighbourhood.**
- I live in the s. 22(1) Personal and Confidential. A house down the block was sold about two years ago and the new owner, who had grown in the Douglas Park neighbourhood, undertook a difficult renovation and restoration as it turned out the house had a significant rat infestation. The house was sold earlier this year, but the owner would never explain why she was now leaving the neighbourhood she grew up in. Yesterday, my wife met the new owner and was told the following: The original owner had renovated the large house and put three living units in the house and had one in the laneway house. Someone complained and the City demanded changes and removed tenants. Without the income, she could not afford the mortgage and was forced to sell. In her case four units on a 33 by 122 lot was NOT allowed. Under this proposal, 10 units will be allowed on a triple lot, helped along by the notion that this project is heritage.
Conclusion: Justifying the high density on the grounds of heritage preservation is a wrong decision.
- The revised proposal makes few changes, such as a marginal FSR decrease of 0.05. Using a verbal-sleight-of-hand, the originally proposed 10 units become 6, but in reality, the four units in the main building will be more expensive, since they will include basement "lock-off" units which will likely be rented. So, we will still have 10

living units at #809, but only six owners instead of ten. Parking demand will be the same. My wife objected to the original density requested for this property, about allowing 10 units on that property and if allowed as now proposed, there would still be 10 units.

Conclusion: Density too high

- Douglas Park has been designated a single family zone. The details of the Cambie Corridor Plan released yesterday make it clear that there will be a very large number of town homes and condominiums within blocks of this location. Allowing this rezoning would be an incursion into the Douglas Park neighbourhood and sets a bad precedent.

Conclusion: Allowing this multi-unit project is an incursion into the single family character of the Douglas Park neighbourhood.

- Yesterday, I heard an interview with Sustainability Director Doug Smith on CBC radio. In talking about the impact of climate change and more rainfall, he said we would work on green infrastructure adding more parks and green space to absorb this additional rainfall. Really, I thought as I listened. Vancouver has limited land and it is very valuable, yet we are going to create more parks and greenspace for SMART environmental goals? I went back to the proposal and looked at the rezoning proposal's artist renditions of the completed project and noticed that the coach house (2 living units) at the back (north) of the property make it look like there is hardly any permeable surface area left on the lot.

Conclusion: the high density means there is too little permeable area on the lot comprising #809.

Regards,

David Sims

s. 22(1) Personal and
Confidential

Castro, Maria

From: Hardy Yim s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 2:14 PM
To: Public Hearing
Subject: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

Hello,

I would like to express our concern with the development that is being proposed.

Firstly, I have live in the area for 20 years and I like the way they have changed the laneway homes to blend in with the heritage style. Unfortunately, the height they have been allowed seems too high for privacy of my children's bedrooms that they will be able to look directly in to.

Secondly, allowing ten units (or more) on to this sized lot is unacceptable with the amount of building they are doing on the Cambie corridor, King Edward from Oak to Main St. as well as plans for the site on Oak and 16th.

There will be more then enough housing for people with all that is being or planned to be built. This particular site will be less affordable then what will be built along the corridors. Rents for these type of new units are always the highest.

The city should mandate affordable housing in to what is being built on the corridors - not small spot rezoned sites!

Lastly, parking has been an issue ever since the Canada Line opened. People use the area as free parking as they commute downtown, to the hospitals in the area as well as to the construction that is going on all around us. This became even more evident when my Mom became ill with pancreatic cancer. I would come home from the hospital and not be able to find a parking spot on the entire corner of our property! With added density comes extra cars for owners, tenants and their visitors. None of the parking issues are being considered by this development. While the area is busy with park patrons, I don't have an issue with that. The issue is with those that park their cars all day (and some nights.) Please do not allow this to pass without further thought in to parking and increased density in already densified area.

Thank you,

Hardy

Castro, Maria

From: Cindy Zhou s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 2:15 PM
To: Public Hearing
Subject: RE: AMORC lodge 809 West 23rd

I am opposed to turning this into condos. The building is currently home to probably a thousand rats and does not make the street attractive. Two single family homes would be a much more attractive option. I worry about the increased problem of parking and traffic in the area as I cant find a spot due to the ongoing VGH construction.

Cindy Zhou resident s. 22(1) Personal and Confidential

Castro, Maria

From: Aaron Root s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 2:27 PM
To: Public Hearing
Subject: 809 w 23 council hearing

Hello,

I grew up in the Douglas Park Area and moved away for a few years and now live in Kitsilano. I remember playing with other kids in Douglas park and enjoyed it immensely. I read the planned development and am shocked that they now want to build apartments in a residential area. I understand the housing crisis but do NOT think that the area should be fundamentally changed. We are having condos built everywhere here-- let's keep some of these areas single family.

Aaron

Sent from [Outlook](#)

Castro, Maria

From: Brian Li s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 2:42 PM
To: Public Hearing
Subject: hearing today 809 west 23rd

My name is Brian Li. I do not agree with the "spot rezone" of 809 west 23rd. Council should decide whether they are going to allow for special treatment for one corner block or allow for everyone to assemble and sell. It does not seem fair to me given how things are changing everywhere.

I want council to either allow everyone to do it or keep the character of the neighbourhood.

Castro, Maria

From: Diana Petrick s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 3:02 PM
To: Public Hearing
Subject: Rezoning application 809 west 23rd avenue

The proposed development is far to dense and does not fit the character of the neighbourhood at all. I realize that we need other kinds of housing but we are going to destroy the park if condos start to come into where we live. The Cambie plan addresses most of these issues without setting a bad precedent.

I am opposed.

Diana P

Castro, Maria

From: George Battye s. 22(1) Personal and Confidential
Sent: Tuesday, June 13, 2017 4:09 PM
To: Public Hearing
Subject: 809 West 23rd hearing on June 13, 2017

I wish to express my very strong disapproval to the redevelopment of 809 West 23rd. The project involves too many units. The additional unmet requirements for on street parking for such a development and the erosion of the character of the designated single family zone is unacceptable. We must do everything possible to protect the few remaining quiet family neighborhoods where people can enjoy the peace and tranquility of their own back yards and not have to confront neighbors over parking issues.

Thank you
George Battye