

Isfeld, Lori

From: Abundant Housing
Sent: Saturday, December 09, 2017 1:20 PM
To: Public Hearing
Subject: In support of 2075 West 12th

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Dear Mayor and Council,

This email is about 2075 West 12th, which I support. I live close to the proposed development site. I have friends and family who live nearby, and I want the best for them.

I'm enthusiastic about 2075 West 12th for the reasons listed below:

- It will help keep local housing prices down
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

In short, council should approve this project.

Thank you for your time,
Amy Fernets

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Isfeld, Lori

From: Abundant Housing
Sent: Monday, December 11, 2017 10:23 AM
To: Public Hearing
Subject: Public comment for 2075 West 12th

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Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for 2075 West 12th. I grew up in this neighbourhood, and want to continue to live in it. I have friends and family who live nearby, and I want the best for them.

I urge you to approve the project for the following reasons:

- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I urge you to approve this project.

Thank you for your time,
Karen Peachey

Isfeld, Lori

From: Brendan Reeves
Sent: Monday, December 11, 2017 10:49 AM
To: Public Hearing
Subject: RE: Letter of Support - 2075 West 12th

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Dear Mayor and Council,

This is just a short note to express my support for 2075 West 12th. Kitsilano is a nice place and I personally would like to live there. Some of my friends and family live in Kitsilano, and I want the best for them.

This project is worth your support for the reasons listed below:

- I would like to move to Kitsilano someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

2075 West 12th deserves to be approved, but some things could be improved:

- I'm disappointed that the project doesn't have even more units. A higher FSR should be considered for this proposed development.
- I would like the project to have more family-sized units
- It's disappointing that a project like this requires a rezoning

The City of Vancouver desperately needs new rental housing supply. I strongly urge Mayor and Council to approve this proposed development.

Respectfully yours,

Brendan Reeves

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Isfeld, Lori

From: Abundant Housing
Sent: Monday, December 11, 2017 1:52 PM
To: Public Hearing
Subject: Public comment for supporting 2075 West 12th

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Dear Mayor and Council,

I'm writing this to express my support for 2075 West 12th. Kitsilano is a great place to live and I personally would like to live there. I live in Kitsilano and will be affected by this project.

I'm enthusiastic about 2075 West 12th for a number of reasons including the following:

- I don't want to be priced out of Kitsilano
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I would also like to see the following if possible:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.

In short, council should approve this project.

Regards,
Martin Olson

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Re-zoning Application 2075 West 12th Avenue

Comments

11 December 2017

As a resident and homeowner in the block bounded by West 12th Avenue, Maple Street, West 11th Avenue and Arbutus, I submit these comments for consideration of the application for a new residential building at 2075 West 12th Avenue.

I am in support of the proposal in principle, particularly having regard to the type of housing proposed. I'm not writing in opposition to a new building in this block, but rather to raise concerns about how this particular building, as proposed, would integrate into the immediate neighbourhood. This does not appear to be addressed in the application.

Visual integration

From viewing the drawings on the City web-site, the proposed building has a significantly larger appearance than surrounding buildings. It appears to be two floors higher, and with a greater footprint. This will give it a somewhat massive presence. Probably the top floors are intended to be above the height of neighbouring buildings in order to give a greater view to those units. This would however be at the expense (both visually and probably financially) of the units in the building to the immediate east. A new structure should not be at the expense of existing structures; it should rather be integrated into the urban landscape with them, so that all are complementary with each other. This is different from the question of shadows, which of course is also important, but even without heavy shadows, the proposed building will occupy more of the sky. This is a form of visual intrusion.

This very large presence in the field of vision will also be somewhat domineering s.22(1) Personal and Confidential
s.22(1) Personal and Confidential who will have to look at it constantly. We are not downtown Vancouver, and we should be trying to avoid having any one structure occupy a disproportionate amount of the visual space. I suggest we should aim for visual integration, rather than a greater/lesser relationship between buildings.

This would lead to a downsizing of the building by abandoning the two top floors, and probably reducing the overall footprint. The proposed building would then be more modest, which would be appropriate in this neighbourhood. The structures here already – shops and small businesses, houses, residential buildings, an elementary school, tend to be of a modest nature rather than large or tall or showy; this is a character which should be recognised and valued. It is perhaps not so much as heritage as it is of continuance, without ostentation, from the present into the future.

Traffic

Traffic is already a growing issue here, as I set out in a letter to the City sent at the end of October, a slightly different version of which is attached. The proposed building will have a direct and immediate impact on traffic in the adjacent neighbourhood.

The concerns we already have are traffic (1) on Maple, from West 12th Avenue to West Broadway, and (2) in the lane which runs east/west between West 11th and West 12th Ave across Maple, and then does a dogleg south at the NE corner of the proposed building, running into West 12th Avenue.

Traffic on Maple needs to be deterred, not allowed to increase. We have at least two new buildings on the west side of Maple between West Broadway and West 12th, as well as the bike thoroughfare on West 10th, a Handi-Dart pickup of residents at the SW corner of the intersection of West 10th and Maple, and a new school going up when Lord Tennyson is moved to the Maple side of its block between West 10th and West 11th, as well as the new proposed building at 2075 West 12th.

All of these mean that Maple between West Broadway and West 12th is not suitable for increased traffic; indeed, current levels should be decreased. Not only will there be increased congestion, due to increased residents, visitors and service, delivery and repair people – there will be increased risk of accidents, including collisions between vehicles, and between vehicles and pedestrians, including children, and between vehicles and cyclists.

The new building is proposed to have underground parking. I can't tell for sure from the drawings on the City web-site where the entrance will be, whether on the north or the south, but it looks like it will be on the north side of the new building. If it is proposed that traffic would go west from Maple to that parking site, this should not, in my view, be allowed. Entry into that parking site should be from Arbutus and from West 12th alone. Otherwise the impact of traffic volume on Maple will be disproportionately heavy, as well as dangerous.

Whether the entry is from the north or the south, a barrier should be installed to prevent traffic from travelling from West 12th to Maple, and the opposite. Similarly, Maple should be one-way from West Broadway to West 12th. Otherwise we will be creating problems rather than sustainable development.

In addition, space should be allotted on the site of the new building to allow for the parking of service, delivery and repair people. Otherwise they will be parking in the lane, which is very narrow and short at that end. This is going to create an impossible situation in that lane. If the footprint of the building is shrunk, for the visual reasons set out above, there will be space available which could accommodate two service vehicles at a time.

If these problems are un-addressed, the increased traffic and parking on Maple and the lane are going to be both dangerous and unattractive, and will diminish the urban residential nature of this small corner of the city. I point out as well that the increased levels of noise, congestion and pollution for residents will be extremely negative. There would be an overall downgrading effect on, a deterioration of, the neighbourhood – quite the opposite of how Vancouver wishes to be known.

Summary

My recommendations therefore are, in order to avoid an unduly large visual presence in the neighbourhood, and to avoid as much as possible increased risk, congestion, noise and pollution resulting from volume growths of traffic on Maple and the east-west lane,

1. Reduce the height of the proposed building;
2. Reduce the footprint of the proposed building;
3. Require parking space for service vehicles at the new building;
4. Allow entry into the underground parking only from West 12th and Arbutus;
5. Bar lane traffic from going continuously from Maple to West 12th or the opposite;
6. Make Maple one-way between West 12th and West Broadway.

Implementations such as these would provide for orderly growth, to the limits Vancouver envisions, in a manner which respects the notion of integration of the new with the existing landscape, in the context of sustainable development, and avoids dangerous levels of risk in a neighbourhood which embraces children, people with disabilities and cyclists, as well as others.

Please accept these comments, not as an opposition to the proposal, but raising concerns which if addressed would strengthen it.

Unfortunately I can't be at the in-person meeting, but would welcome anyone from the City to get back to me at the contact information given separately.

Thank you.

Carolyn McCool.

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CITY OF VANCOUVER
 12th & Cambie
 Traffic Division
 Vancouver, B.C.

11 December 2017
*(This is a version of the letter
 sent 27 October 2017)*

Dear City,

Re: Maple Street between W 11th and W 12th Avenues

I'm writing is about the increased traffic on Maple in the 2700 block. Traffic is increasing all across the city, as on West Broadway and West 12th Avenue in this area, where more and more we see long and very slow lineups, partly from construction but also just the growth of the city.

However, we are the only block intersecting West 12th between Burrard and Arbutus that has no traffic protection. Cypress as well as Maple, on the south, all have restricted access from and to West 12th. This also impacts the use of the lane that runs east/west across Maple. The lane is used at the intersection with Maple on a daily basis, by personal vehicles and service and delivery vehicles, and substantially erodes the quality of life for those of us that have to live with it.

We have become what I think of as the overflow drain, with a disproportionate burden of the local traffic. This includes mainly commuter traffic – people who are trying to get from one point to another by using our block – which is almost a constant stream at rush hours. We believe residential or neighbourhood traffic, including that going in and out of the underground parking lots for our building and the one across the lane, is a very small percentage. Then of course there are concrete mixers, dump trucks, garbage trucks, and furniture moving trucks going to the storage facility next to us.

The Issues and problems

These are specific issues:

1. drivers are using Maple, going both north and south, to avoid the lights and associated congestion at Arbutus & West 12th, and Arbutus & West Broadway, to go around those points of congestion – and here I mean specifically commuter and in-transit vehicles, which are not coming to this neighbourhood, but traversing over it;

2. drivers going east/west are using the lane that intersects Maple, between West 11th and West 12th, as a 4-way unregulated intersection to try to get ahead of congestion on the neighbouring streets;
3. parking on the lane outside my home is growing – it's illegal, but there has been a culture of acceptance of this habit in the past, when there was less traffic and fewer vehicles, but now it's getting right out of hand, and as an example, this means people are parking on a regular basis a few metres outside of my living room and office. If we want to get them ticketed we'll have to set up a system for calling in. It would be very time-consuming – the more efficient way to deal with this is to give them some parking space on Maple, and make it actually or almost impossible for anyone to park in the lane.

There are different problems from all this, all of a health and safety, and quality of life, perspective:

4. safety issues from the volume and speed of the vehicles on Maple, which in general do not stop at the 4-way unregulated intersection with the lane, although visibility is limited due to the parked vehicles on Maple;
5. noise from the volume and speed of the vehicles, which except for the middle of the night is virtually all the time – and from generators which are used by some parked service vehicles;
6. traffic fumes which over time will have an impact not only on human residents, but also on the gorgeous trees we are so lucky to have here on Maple;
7. the violation of privacy on a constant basis – those parking in the lane may park and leave their vehicles, but may also sit and talk on their phones, smoke cigarettes, and play music.

Some possible solutions

There are different solutions that might be considered. These are perhaps possibilities:

8. make Maple one-way going north from West 12th, at least to W11th – as Cypress is one-way going south – with access only from the east on West 12th, and then from Maple only going west on West 12th;
9. prohibit left turns going east on West 12th into the lane, which you'll see does a dogleg from my location over to W12th closer to the old train tracks – if we do point 8, we'd have to do this too, I think, otherwise we'd have a worse mess;
10. regulate the use of the intersection of the lane with Maple, to prohibit access except for service and delivery vehicles; or
11. close off the lane altogether on the west side of Maple, as was done at West 11th, while making parking on one side of Maple (between West 11th and West 12th) a loading zone, to accommodate service and delivery vehicles – which arrive probably on a daily basis. Blocking off the lane entirely would benefit not just the adjacent home-owners, like me, it would also enhance the look and feel of this little neighbourhood.

This last of course raises the question of those of us who already park under our buildings. Our access would be from the west only. But there is another building which apparently is going to up at or within metres of the northeast corner of Arbutus and W12th. Perhaps there could be a single solution for the underground parkers in this block, with access directly from Arbutus, just north of W12th, first to that new building, then further east towards Maple, over to our building, and the one on the south side of the lane from us. This could be used also by construction trucks, garbage trucks and service and delivery trucks.

I point out as well that there is a school on Maple on the next block over, (where apparently there will also be new construction going up) and there is quite a lot of pedestrian traffic, with people walking babies in strollers, walking dogs, getting kids home from school, etc. The teachers are pretty good at keeping the kids inside the wire fences until a grown-up appears, but as the volume of traffic grows, so will the population of angry and distracted drivers, and the risk increases accordingly for everybody on foot, no matter what side of that fence they're on.

If something isn't done, the very real possibility is that Maple between Broadway and West 12th is going to become a throwaway block in this city, one which is allowed to deteriorate over time, undermining the very idea of a neighbourhood.

Commuter or transit traffic, that just passing through, should stay on the main roads, and wait in line if that's what it takes. Small little neighbourhoods like ours should be protected as the city grows.

... ..

Best regards, and thanks for all your work.

Carolyn McCool.