

Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 9:55 AM
To: Public Hearing
Subject: Increasing Housing Choice in Grandview-Woodland - Proposed Amendments to the Zoning and Development By-law

Mayor and City Council,

I am a resident of Hastings-Sunrise and live within 2 blocks of the proposed zoning changes for the Nanaimo Sub-area as defined in the Grandview-Woodland Community Plan. The Nanaimo Sub-area falls within the local area boundaries of both Grandview-Woodland and Hastings-Sunrise.

I am opposed to rezoning sections of Nanaimo Street to C-2 zoning. C-2 zoning is not consistent with the approved policies in either the Grandview-Woodland Community Plan, the Hastings-Sunrise Community Vision, or the recent public engagement process.

Residents expressed strong support for small local serving retail along with a mix of housing types and greater affordability. The current C-1 zoning meets those objectives. Four-storeys is possible in C-1 if approved by the Director of Planning or the Development Permit Board. As an example, there is a new four-storey mixed-use building at 1st and Renfrew being developed under C-1 zoning. C-1 zoning also supports "small scale convenience commercial catering to the needs of a local area" while C-2 zoning "allows for a wide range of commercial serving both local and city-wide needs".

I request that any decisions on zoning changes for the east side of the Nanaimo shopping nodes be deferred until there has been further consultation with property owners adjacent to the blocks under review.

Thank you,
N Wormald

Ludwig, Nicole

From: Carlo & Leila Nigro
Sent: Monday, June 25, 2018 10:21 PM
To: Public Hearing
Subject: Grandview - Woodland Community Plan Implementation

5.22(1) Personal and Confidential

Mayor Robertson and members of council,

I am writing to express my dismay and great concern regarding the proposed zoning changes on Nanaimo Street. When this process started it appeared the corners of Nanaimo and 1st Avenue were seemingly being targeted to be rezoned to up to 6 stories and other blocks (travelling north) of Nanaimo were seemingly being targeted to be rezoned to commercial + 3 residential floors. Now it seems that the entire area included in this rezoning, on Nanaimo, is being targeted to be rezoned to 6 stories. Now, it's easy to succumb to the NIMBY (not in my back yard) syndrome, but the original 3 stories proposal was reluctantly acceptable, but to have the height doubled to 6 stories+ is not acceptable. All Vancouverites understand we need more housing (we have children and see their struggle to own a house) and need densification, but instead of one area being overdeveloped to 6+ stories, have multiple areas developed to 3 stories. The NIMBY issue is what is happening here, I would dearly like to see where every person involved (committees, council members, staff) lives and to see if anything of similar magnitude is being developed near their homes. I doubt it, why? NIMBY, but each of these people have more and earlier access to the info in the system and are able to push the issue to a different part of the city, NIMBY. This densification issue needs to be assessed and addressed on a larger, more encompassing scale, so as to spread the burden (in a smaller way) and across as large an area of Vancouver as possible.

Mayor Robertson and council members, I urge you to not over burden one area and to rethink this rezoning issue. Be inclusive of the wishes of myself, my family and the members of my community.

Sincerely and with the great concern,

Carlo Nigro (and Leila Nigro)

Ludwig, Nicole

From: kenny young s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 6:27 AM
To: Public Hearing
Subject: Public Hearing June 26, 2018

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council

Re: Proposed amendments to include option of four story apartment buildings

I note that in the most recent round of proposed changes there is an option to allow developers to build four story apartment buildings in the **arterial townhouse zone (RM-12N) – Grandview Woodlands Community**. I oppose this and would ask that the option for Townhouse, Duplex and Triplex development be the only one allowed in this zone.

Apartment buildings do not fit with the character of the surrounding neighborhoods that comprise single family and duplex homes. Also, traffic flow would increase significantly in the alleys and side roads leading to frictions and unhappiness for those that live in the area. Higher & potentially chaotic vehicular activity poses safety risk to pedestrians and cyclist that frequent the parks, schools and other amenities in the area. A good number of those are children and seniors.

It's impossible to predict the impact that large and dramatic property developments have on a community. It feels like there's a lot happening in a short period of time. I asked that you take a more measured approach and remove the option for four story apartment buildings in the arterial townhouse zone.

Sincerely,
Kenny Young

Ludwig, Nicole

From: Maria Freeman s.22(1) Personal and Confidential
Sent: Monday, June 25, 2018 9:57 PM
To: Public Hearing
Subject: RE: Grandview –Woodland Community Plan Implementation - Public Hearing June 26, 2018

Vancouver City Council:

RE: Grandview –Woodland Community Plan Implementation

I am writing to express and list my concerns:

1. The east side of Nanaimo between Graveley & Kitchener should remain residential RT-zoned as set out in the GW-Community Plan, with no allowance for C-2 zoning. I am completely against 4 storey, 5 storey and 6 storey buildings along the West Side of Nanaimo as they are massive structures and do not work with the existing neighbourhood on the West side of Nanaimo.
2. I've spoken to many in the community who claim they did not receive postcards and information pertaining to the GW Plan implementation. I find it worrisome that so many are not aware of the zoning amendments and what they all mean.
3. The postcard did not identify the zoning on the map. The information on the postcard is not transparent hence making it difficult for the community to understand without reading through pages of material on the website. The postcard is also very confusing. For one example it reads: Council will consider amendments to the zoning...rezone certain areas from RS-1...to RM-11, RM-11N RM12N or C2. It's unclear which one it will be and I'm afraid the city will decide on C2 without further notice. Will there be another hearing?
4. The development is not balanced and weighs heavily on the east side. What about the West? I'm afraid that 4, 5 and 6-storey buildings along Nanaimo's East side will look like a wall bordering the residential housing east of Nanaimo St. Walking through the ally behind the 4-storey building on 1st and Renfrew gave me a perspective of what it would look like from my street (1300 Kamloops St) and it was massive. I cannot even imagine this on 1300 block Nanaimo Street and a 6-storey would be monstrous in comparison and would not fit!
5. With a C-2 zoning, who will decide what kind of shops will go in? How can we secure that it won't be shops that don't reflect the needs of the community and not the city at large?
6. I am not against densification but I don't think it's necessary to build 4-6 storey buildings along Nanaimo's West Side between 1st and Hastings. The intent and implications of these zoning changes are not understood. I urge the ratification of the zoning by-laws be deferred until the community has had adequate consultation and input.

Sincerely,

Maria Freeman

s.22(1) Personal and Confidential

Dragnea, Irina

From: Suzan Gregg s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 12:32 PM
To: Public Hearing
Subject: Public Hearing Jun 26 6pm

June 25, 2018

From Suzan Gregg, owner and resident of s.22(1) Personal and Confidential

The following is in regard to submission item number 2, 1500 block Nanaimo Street, due before Council on Tuesday June 26, 2018 at 6 PM.

To the Mayor, the Council, and to the Zoning and Development Planners of the Grandview-Woodland Proposed Amendments to the Zoning and Development By-law to the 1500 block of Nanaimo Street in Vancouver, amendments to which I have objections.

There are 7 houses that are located on this block (between Graveley and Grant streets), 4 which have been sold to a developer by the name of James Evans, so I am told. There are 3 houses left on this block (south side) which are not selling, which includes my house, located right next to the new development going to be built.

Since I am restricted to the impossible task of presenting my case in only 5 minutes, I will start with the following:

I am asking council to give considerations and assurances to the following changes:

- 1) What I am asking for the city to consider, before any development starts, is to please consider changing the plans back to townhomes. The original plans to have townhouses on this block should remain. Why there was a change to bring stores on this block does not make sense, especially when you have 3 out of 7 remaining property owners on our block who are not going to sell out and will remain living here, suffering from the problems of having stores on our block, such as garbage, parking, noise, traffic and rat problems.
- 2) Side set backs: consider lowering the height of the new building so there is no shadowing over my house: To scale back the new property next to mine, so there is some view and more light left for me instead of just a wall blocking everything. This scaling back can be done in a graduated manner, such as scaling back the height of the new building wall right next to my house to 1 or 2 storeys high, and the next one to 2 or 3 storeys, and the one after to 3 or 4 storeys high; 4 storeys being the maximum height.
- 3) Please make sure that there will be no windows or balconies/terraces facing the side of my property, so that I can have privacy and less noise.
- 4) Please ensure that there can be no stores directly in front of the

property next to mine, to reduce the noise, traffic and garbage to my home.

5) To protect my trees, the big Lawson Cypress in the front of my property and the Persian Ironwood on the side of my property, both facing the new development, please implement all tree by-laws to protect the health and livelihood of the existing trees on my property next to the new development.

6) To scale back the new property away from my existing trees in the front and side of my property, so that no damage is caused from extreme digging and construction, including those for underground parking, on the property next to mine.

7) That the WCB Rules are carried out for proper removal of Asbestos in the 4 houses that are going to be demolished, so no contamination is filtered through out the neighborhood when they are being demolished.

8) To keep my father & I informed with city plans on this construction.

Now, back to my concerns before I listed the above 8 requests to you, some of which will be repeats:

I would like to mention that the houses s.22(1) Personal and Confidential are pre 1930's houses. All of these houses are unique & reflect the heritage & character of this community. All 5 houses are 1920's and to destroy the unique architecture of 4 of these buildings, when there is supposed to be retention of heritage and character homes in this city is baffling to me. To pick this certain block for re- development, which these houses have remained for 90 years. For a developer who is supposed to have a reputation for preserving character homes, and to purchase these homes and automatically give the okay to bulldoze them into the ground for the almighty dollar is, if you don't mind me saying, is hypocritical. This will be not ONE heritage house, but FOUR HERITAGE HOUSES DEMOLISHED.

Since I have no control over these houses being demolished, I do have great concern for my house s.22(1) Personal & what is going to happen in the future with the construction of this massive property next to my house, and with the massive digging for the underground parking. What is this building even going to look like? The remaining owners on this block are not even informed or have a say as to what this construction will even look like. I have voiced my opinion in letters to the city, objecting to changing the Grandview-Woodlands plan from townhomes to 4 storey mixed-use. I have been to your open house meetings in the past and have voiced my opinion about changing the plan back to townhomes. I know for a fact that the remaining owners who are not selling do not want stores on our block. Even the last owners to sell, at s.22(1) Personal and Confidential were okay with townhomes, but did not want to live next to a huge 4 storey building with stores.

As I mentioned before, I have great concern that this huge complex that is going to be built will over shadow my property. I will have no view, no privacy on the side of my house, if you will permit windows and balconies hovering over my house, 4 stories high. It will also be a fire hazard to my house, if say one of the condos on the higher level floors which over shadow my house caught fire. This building is too high to be put next to a one and half storey house, like mine.

There will be noise from the stores right next to my property. Including

traffic, continuous parking in front of my house. The garbage from these stores which will be all over the place. We have a 7-eleven store just a block up on Nanaimo by 1st Ave, and there is garbage all the time blowing down the street to our block. The 7-eleven never cleans the perimeter of their location, and we are always getting garbage from them. This is just a block up the street, imagine if there are stores right NEXT to my property; there will be litter everyday that I will have to clean up, including 7-eleven's. If there are stores, then there will have to be a dumpster in the back of the building, which will then cause a rat problem. Dumpsters are not always closed, and the smell of rotting food will not be enjoyable for any of the surrounding neighbours located at the back of Nanaimo and adjoining side streets.

My greater concern is the construction of this property. I am worried about the digging of an underground parking lot. The vibration which could cause cracks in the foundation of my house, it could also cause my house to lean if there is too much ground taken out. How close this building will be next to my property. We had a incident with the neighbours who just sold at s.22(1) Personal s.22(1) Personal and Confidential They wanted us to cut down our 90 year old Lawson Cypress tree, so they can get more money for their property. Then they offered us money from them & from the developer if we cut the tree down. They said that the developement will be built right up to the city sidewalk in front and the tree is in the way. They also said that when the construction starts, digging deep down next to the tree will damage the roots of the tree and kill it. My father had reminded them that the tree also belongs to the city, since a small part of the body of the tree is on city property in front. He also told them not to touch the tree or the city will also come after them. So I am very concerned with how close this building will be. I am also concerned for my tree since the developer was in on this about cutting the tree down, according to our neighbors. So please ensure that your tree people be informed about our concerns and keep an eye on all our trees on our north side.

Again, repeating my request at the beginning, what I am asking for the city to consider, before any developement starts is to please consider changing the plans back to townhomes. The original plans to have townhouses on this block should remain. Why there was a change to bring stores on this block does not make sense, especially when you have remaining property owners who are not going to sell out and will remain living here. If that is not a consideration, then at least on the last property at s.22(1) Personal and Confidential to scale down the height of the building, especially on the side facing my property.

Yours Truly,
Suzan Gregg.

Lauree Fay
John Dundee

s.22(1) Personal and Confidential

25 June 2018

City of Vancouver
City Clerk's Office
453 West 12th Avenue, Third Floor
Vancouver, BC V5Y 1V4

Vancouver City Council:

RE: Grandview –Woodland Community Plan Implementation

We are writing to express our concerns regarding the proposed zoning changes contained within the Grandview Woodland Community Plan, specifically those changes proposed along the east side of the Nanaimo sub-area.

We are residents of the Hastings-Sunrise community but we live adjacent to these proposed zoning changes. We are not opposed to moderate densification but we are opposed to the concentrated densification on the east side of Nanaimo Street. By concentrating densification on the east side of Nanaimo, it will negatively affect the residential communities of Hastings-Sunrise, not only in appearance but emotionally. The east side densification will have the physical appearance and feel of a wall and will divide the seamless residential neighbourhoods of Grandview Woodland and Hastings Sunrise. We feel the proposed density is too heavily concentrated on the east side of Nanaimo Street. Surely the density can be achieved by constructing the multi-story buildings on both sides of Nanaimo Street, thereby preserving at least some of the view corridors and the strong sense of community presently enjoyed by the residents of both neighbourhoods.

In addition to the proposed zoning of the Nanaimo sub-area, we are extremely concerned with the kind of design/architecture that will be approved. We live in an area (Kamloops and Kitchener) that once had design guidelines that maintained the character of our neighbourhood. These design guidelines were adhered to for a time but appear to have disappeared with zoning changes.

We feel, along with many of our neighbours that we have not been adequately consulted about these zoning changes nor have we been invited to participate in the planning process as affected residents. We require further information and input.

We urge you to reject the current proposed zoning changes along the Nanaimo sub-area and to re-formulate the plan to address the concerns of residents affected.

Yours truly,

s.22(1) Personal and Confidential

Lauree Fay
John Dundee

Ludwig, Nicole

From: Jack Gregg s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 3:05 PM
To: Public Hearing
Subject: Attention Nicole Item 2

June 26, 2018

From Jack Gregg, owner and resident of s.22(1) Personal and Confidential

To Mayor and to Council and to the Zoning and Development Planners.

Regarding your Proposed Amendments to the Zoning and Development By-law for the 1500 block Nanaimo Street in Vancouver where my home is located. Item number 2, I believe

I would like to add some to the excellent presentation by my daughter Suzan.

I am at a loss to understand the reasoning behind your changing the original proposal of permitting only townhomes on the 1500 block Nanaimo to your new proposal of allowing also stores and condos above. The only explanation I received from someone was that this was the result of pressure from the developer. I don't know whether this is true or not, I hope not.

I will remind you of the old saying by Confucius: 'Don't do unto others what you don't want others to do unto you.' I don't think that you would like others to place stores besides the house or houses where you live. Give us remaining on Nanaimo Street the same consideration that you would give yourselves. I hope that you revert back to your original proposal and permit only condos on my block, the 1500 block Nanaimo Street. There are already too many stores nearby, not all occupied, on the 1600 block, and more to come soon. Also full blocks of stores only close by on Nanaimo Street by Charles and William Streets.

But, in the event that our appeals to you fall on deaf ears, sort to speak, than I would like you to order for us, on s.22(1) Personal and Confidential, free owners only parking signs in front our property, the full 45' width.

Also, if you would, in order to protect our, and partially yours, Lawson Cypress tree from any harm, please order the immediate erection of protective barrier around that tree, even before construction starts.

I am running out of time, so I have to finish now.

Sincerely,
Jack Gregg.

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 3:13 PM
To: Public Hearing
Subject: Grandview-Woodland Community Plan Public Hearing June 26 ,2018

Vancouver City Council
Re: Grandview-Woodland Community Plan Implementation

As 20 year residents in our neighbourhood we have seen proposed zoning changes (building variances) on numerous occasions that have directly affected the quality of life for us and many of our neighbours. The rate of which the older homes are being bulldozed and thrown into dumpsters (virtually nothing being recycled) and the size and design of many of the new houses is frankly abhorrent. At one time there were design guidelines to maintain the character and integrity of our area but these have been obliterated with the surge of new home construction & redevelopment.

The proposed zoning changes for Grandview Woodlands seems to cross the boundaries into Hastings Sunrise with most of the concentration of the commercial and apartment plans on the east side of Nanaimo St, creeping further east onto Kamloops St. We fully support the city's intentions to create more affordable (attainable) housing and do not object to further densification with proper community consultation. Design standards that honour the look and feel of our neighbourhood are needed not the six story apartments proposed nor the huge ill conceived houses on 33 foot lots that are starting to surround us. There are many communities that have matched well built, well designed townhouse complexes with single family homes and small commercial zones but the proposed overhaul of our neighbourhood does not seem to fit any of this criteria.

Following the public discourse over time of the proposed zoning changes there is an underlying concern of our community that many of the plans have been pre-determined. Trying to follow the consultation process and some of the convoluted multi-layered plans that have been presented has been far from transparent. We are very aware of the real estate agents that are canvassing the neighbourhood looking to parcel properties to flip/sell to developers to apply for further rezoning which will only increase the cost of housing in our community.

In light of the pending civic election we respectfully request you reject the current proposed zoning changes along the Nanaimo St corridor and adjacent neighbourhood. We highly recommend council adjust these plans to reflect our concerns and goals to live in a well conceived and balanced neighbourhood.

Yours truly,

Mark DesRochers
Alice To

s.22(1) Personal and Confidential