

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 10, 2012 11:56 AM  
**To:** g&m owen  
**Subject:** RE: Rezoning Application Feedback: 1870 East 1st Avenue and 1723 Victoria Drive

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, comments will be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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**From:** g&m owen s. 22(1) Personal and Confidential  
**Sent:** Saturday, April 07, 2012 5:04 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application Feedback: 1870 East 1st Avenue and 1723 Victoria Drive

I would like to register my opposition to this rezoning application based on:

- Height of proposed building is far too high, and way out of step with the neighborhood. I do not believe that 5ft (per Director of Planning) is sufficient.
- No mention of increased traffic in laneways, there is an existing problem with laneway traffic & parking, this will exacerbate the situation.
- I have no problem at all having supportive housing on this site, but this building is far too big.

However, per the report from the Director of Planning, is opposed by 39% of people who responded. I think it is safe to assume that a significant % of the people in favour are affiliated with the church, and would suggest to you that this project does not have majority approval from the residents of this area.

Make this building 2 - 2 1/2 stories high and I think the City and SCS will find that neighborhood opposition will evaporate.

Thanks for your attention.

Gary Owen & Family

s. 22(1) Personal and Confidential

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, April 05, 2012 1:58 PM  
**To:** Marc Robillard  
**Subject:** RE: 1870 E 1st Ave 1723 Victoria  
Thank you for your comments.

Your comments must include your name. All public comments, including the name of the writer, will be distributed to members of Council for their consideration in reaching a decision. In addition, comments will be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)). Please note that your contact information will be removed with the exception of your name.

If you wish to submit further comments to Council during the Public Hearing - including graphics and videos, the comments must be submitted no later than 15 minutes after the close of the speakers list. The comments must not exceed 1500 words.

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Thank you.

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**From:** Marc Robillard s. 22(1) Personal and Confidential  
**Sent:** Thursday, April 05, 2012 1:57 PM  
**To:** Correspondence Group, City Clerk's Office; Mary Ann Murray; Marc Robillard  
**Subject:** 1870 E 1st Ave 1723 Victoria

I have serious concerns about the development on 1<sup>st</sup> Ave and Victoria; 1870 East 1<sup>st</sup> Ave.

Some programs in the neighbourhood work really well to help people in need and those are all ran on a small scale with a lot of attention brought to the individuals in need.

The neighbourhood has suffered a lot from the out in the cold program ran by the Baptist church. The Baptist church wants to build and operate a large institution on 1<sup>st</sup> and Victoria. The programs they want to run according to the paraphernalia they have sent us are very similar to what they were doing with the out in the out in the cold program. Multiple occupants very low supervision. People are helped for a couple of hours and left in large groups to wonder around and generate lots of trouble.

The neighbourhood then has to suffer the consequences: Back yard break ins, drunkenness to a stupor, arson, littering, aggressive behaviour are all problems we are left to deal with once the supervision quits.

We have the right to be safe in our neighbourhood. Please help those in need by finding them good help. One on one attention and homes to live in is what they need. Not a church institution ran by nurse Ratchet like in One Flew Over The Cuckoo s nest. Do we want an other Woodland or Riverview? We could have people like my neighbour who takes care of two mentally handicapped person. I believe she loves them and takes care of them like her own daughters.

Thank you  
Marc Robillard

PS: I would love to be there and talk at the hearing on the 16 April but will be working out of town. Marc

s. 22(1)  
Personal and  
Confidential

[Redacted]

**From:** Correspondence Group, City Clerk's Office

**Sent:** Wednesday, April 04, 2012 3:28 PM

**To:** Janna Sylvest

**Subject:** RE: Comments 1870 East 1st Avenue & 1723 Victoria Drive Proposed Zoning Change

Thank you for your comments.

Your comments must include your name. All public comments, including the name of the writer, will be distributed to members of Council for their consideration in reaching a decision. In addition, comments will be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)). Please note that your contact information will be removed with the exception of your name.

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Thank you.

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**From:** Janna Sylvest s. 22(1) Personal and Confidential

**Sent:** Wednesday, April 04, 2012 3:08 PM

**To:** Correspondence Group, City Clerk's Office

**Subject:** Comments 1870 East 1st Avenue & 1723 Victoria Drive Proposed Zoning Change

Mayor and Council

In the strongest terms, I object to the proposed amendments to the Zoning and Development By-law with respect to 1870 East 1 st. Avenue & 1723 Victoria Drive.

I object because the proposal for change to CD-1 Comprehensive Development District:

1. Is an aberrant use of the Zoning By-law that will irreversibly alter the historical character of the Grandview-Woodlands area.

2. Discourages the maintenance of the family, community emphasis of the existing residential community.

3. There is nothing neighbourly about the scale and placement of the proposal.

## ABERRANT SITE USE

From an overview of the City of Vancouver Zoning Map it's evident that it would be highly unusual to insert a CD-1 development within the midst of an RT-5 district. So unusual, that it's fair to say this would be an aberrant outcome of the zoning and development process and guidelines.

Near-by pockets of CD-1 zoning are correctly concentrated on the Broadway corridor: a four-lane route with street parking and access to transit. Victoria Drive is a two-lane residential street.

The intersection of Victoria Drive and 1 st. Avenue is a heavily used pedestrian connector for

neighbourhood access to parks, schools, library and community centers, transit, and the commercial (and employment) hub of Commercial Drive.

Inserting a CD-1 site in this hub would be an abrupt and inexplicable act of misuse of the development process.

## OUT OF CHARACTER WITH THE HISTORICAL AREA AND RESIDENTIAL COMMUNITY

A CD-1 proposal is in conflict with the road use, neighbourhood standard, and property use of the area. A CD-1 conversion should not be permitted on a residential street, on a property nestled amongst residential only dwellings, in a neighbourhood with a catchment area primary school, City Park and children's playground.

The size of this proposed development is far out of proportion to

the properties to its East, West, North and South. These properties are all either single-family dwellings or duplex, two to three stories high with front, side, and back yards. A change to CD-1 will result in a building that is too high, occupies too much of the lot, and contains too many dwelling units, with too many resident-vehicles using the lane-way and residential streets.

CD-1 Zoning requires NO front yard, side yards nor setbacks and requires minimal rear yard setbacks. This absence of yard and set backs of a CD-1 is at odds to the extreme with an RT 5 neighbourhood.

## UNACCEPTABLE SCALE AND PLACEMENT WITHIN EXISTING NEIGHBOURHOOD

The height, bulk and location of the building and its effects on the surrounding homes, streets, and existing views are unacceptable.

The effect on neighbouring sites due to height, shadow, open space and landscaping loss is unacceptable, with a CD-1 change equating to excesses of two-times the permissible result in an RT 5 environment.

For example:

• The maximum height of 15.27 meters is almost 45% above the RT 5 threshold of 10.7 m.

• The maximum floor space ratio is completely off the scale for the neighbourhood. The proposed FSR of 1.50 is more than double the RT 5 FSR of 0.60. It's even two-times above the threshold of RT 5 multiple dwellings for seniors supportive or assisted housing of 0.75 FSR.

• Parking (and therefor pedestrian, lane-way, and sidewalk infrastructure impact) of 19 spaces is more than two-times the RT 5 threshold. The parking and

loading facilities required to accommodate a CD-1 will tax the existing infrastructure beyond its ability to reasonably accommodate.

• The proposed 18-20 units of one-bedroom dwellings is three-times above the RT 5 requirement that 50 percent of the dwelling units contain two or more bedrooms.

• The maximum site coverage of a CD-1 building exceeds that for buildings in RT 5 zoning at 45%. This is crucial to lines of sight for pedestrians and drivers, family/community use of boulevards, sidewalks, and lane-ways, enhancement of pedestrian access and safety at intersections and in lane-ways.

Victoria Drive is a neighbourhood connector, part of a successful joint initiative with the Commercial Drive Business Society and Grandview Woodlands resident community to obtain a Pedestrian First designation for our region. Traffic calming infrastructure was installed to support this objective. It makes no sense to approve a zoning change in conflict with these residential initiatives and infrastructure investments.

The Grandview Woodlands residents and Commercial Drive businesses suffered a road-use conversion in 1986—under the pretense of an "Expo 86 only" promise—that has cut the community in half ever since. The 1980's removal of street parking and transit on East 1st Avenue had the effect of converting a quiet residential street into a freeway connector.

If this juncture is converted to CD-1 at least 19 resident-vehicles will feed onto the lane-way and out on to the residential street at East 2<sup>nd</sup>.

But the lane-way to the South of East 1<sup>st</sup> has become the de facto pedestrian corridor. It cannot bear the brunt of 19 vehicles feeding out of a CD-1 complex. The intersection at Victoria and 1<sup>st</sup> is already a challenge. Pedestrian safety cannot bear the brunt of a tall, dense FSR scale CD-1 complex at that juncture. Inserting a CD-1 hub at this juncture is a classic act of "adding insult to injury" in so far as the community is concerned, with the as of yet only intermittently remediated redress to the loss of 1<sup>st</sup> Avenue.

In considering the effect of the conversion on adjacent properties and the character of the area, it's indisputable that a CD-1 conversion fails on a sound, reasoned application of the Zoning Bylaws. It's an act that is incongruous with the configuration of the neighbourhood. It cannot be permitted. The precedential impact would be too damaging to our neighbourhood.

I would support a three story, four to six residential dwelling units with RT-5 two-bedroom ratios, front, side and back set backs, and three vehicle parking underground on these lots.

Anything beyond these parameters violates basic planning principles for the area, location, and neighbourhood.

Janna L. Sylvest,

Resident s. 22(1) Personal and Confidential s. 22(1) Person I d

Pedestrian-first Committee Chair, Commercial Drive Business Society