

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 05, 2012 9:58 AM
To: kbegic s. 22(1) Personal and Confidential
Subject: FW: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Kris Begic s. 22(1) Personal and Confidential
Sent: Wednesday, December 05, 2012 8:58 AM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

Dear Mayor Robertson and City Council,

I have attached a form letter below from the Kitsilano-Arbutus Residents Association. Although I do support densification in the city the scale of this particular development poses some unique issues in respect to the proximity of Lord Tennyson School and dangers posed by increased traffic congestion amongst other things. I would urge you to reconsider the current development and take into consideration the points raised by the residents association below.

Sincerely,

Kris Begic
VP, Corporate Development

s.22(1) Personal and Confidential

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed. The message may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are

Re: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

KARA is a residents association representing neighbors in the area located between Broadway and 16th Avenue, and Burrard and Larch Streets in Kitsilano. As this development is being rezoned to fit a CD-1 zoning policy we find it imperative that the opinions of property owners and tenants should be taken into account when a proponent makes application under regulations that are conditional in nature, rather than outright. Additionally, the effect of the design of the proposed buildings on surrounding buildings and streets, and neighboring residential areas should be taken into account before approval. As such, our organization KARA, would like to express a number of concerns relating to the development proposal that you are considering.

1. Form of Development

(a) Height and Massing

The two buildings being proposed is a significant departure in terms of monolithic scale and form of development from the other commercial and residential buildings facing this proposal on West 10th. Seventy-four and a half feet is too tall for this site. We feel this site should represent a transitioning of heights from what is consistent in the present neighborhood 2 ½ - 5 storeys to the newly developing neighborhood of 7 storeys on Broadway.

The design character is also not consistent with projects that have previously been approved in rezoned Arbutus Industrial Lands rezoning's. There should be more use of brick and exterior metal cladding, materials that have been used very successfully in other Arbutus Lands developments. The proposed architectural expression is typical of commercial/residential projects approved on Broadway, and it would be inappropriate to have a block-long repeat of the "Pinnacle on Broadway" on the subject site. This site very definitely should have a different architectural expression.

A consideration should also be given to the position of slope this site is on. This property is on the highest point of land and its height will be amplified causing increased over shadowing to its neighbors including the school playground. As well, the overshadowing on West 10th Avenue will make for a very unpleasant pedestrian and cycling experience.

We think the easterly building should have the daycare on the ground floor with only four stories of residential on top, and that the westerly building should have only five storeys of residential in total. Given the nature of this location we feel this would be more appropriate for this site.

2. Use

(a) Child Day-care

We are very supportive of the proposed daycare. However, we feel that the Montessori Daycare Society should remain where it is with its 25 spaces, and that 37 new spaces should become available for families. Day Care is needed in this area and should not just be transferred from one location to another. This location could facilitate for two types of daycare. For the younger preschool ages, two and a half to five years of age, and for the much needed before and after school childcare ages of five to twelve. Our community is in huge need of before and after school childcare. And being so close to Lord Tennyson this location is perfect to accommodate those families in need of before and after school childcare.

If the Montessori Daycare Society on 8th and Arbutus is in need of an upgrade, this site could temporarily facilitate them until their present site is rebuilt and perhaps made larger to accommodate more young children within the two and half to five year's age group. Once rebuilt the Montessori Daycare Society should then move back into their original location and this site should become available for both types of childcare. We already have long waiting lists for childcare in our neighborhood, and now with the hundreds of additional units added to our community from the recently developed sites on Broadway and Maple those wait lists are getting even longer. We also need to consider the additional impact this sites additional families will have on the need for daycare. We ask the City to please facilitate in the addition of childcare units

not just the transferring of them. The Community Amenity Contribution (CAC) and the Arbutus Development Cost Levy Reserve could be used towards this goal.

(b) Residential

Due to the location of this site we feel that four and five stories of residential is an appropriate density. More density will detract from the livability of the neighborhood and cause a safety concern for the children of Lord Tennyson Elementary and the daycare. The sole parking entrance is located on the alley of Maple Street, which the children of Lord Tennyson cross on their way to and from school.

3. Local Traffic Plan

a) Vehicular

The neighborhood has strong concerns about the amount of vehicular traffic that will attend this proposed development. We note that 10th Avenue and Cypress Street are designated citywide bicycle routes, and that Lord Tennyson School needs to be protected from traffic pressures and vehicular shortcutting through the neighborhood. The proposed Maple Street alley access to a parkade for 183 cars is not acceptable from the point of view of child safety. Students of Lord Tennyson School cross this alley to reach their school and should not have to compete with motor vehicles.

People in the neighborhood who have young children advise us that the traffic is already at dangerous levels and near misses are a frequent experience as things are now. Whatever is developed on the proposed site will have an adverse affect because of increased density and traffic and thus increased risk to the children not only from being hit, but also from increased air pollution.

b) Bike Route

Tenth Avenue is a high traffic dedicated bike route. The street is narrow, especially when cars are parked on one side. This must form part of the considerations concerning the proposed development. The road would have to be widened in order to give cyclists the necessary room they need for safety.

We would like to see a Local Area Traffic Plan developed before any approval for this project is given. There has been a significant increase in traffic due to the increased density in the two newly developed sites on Broadway at Maple and this needs to be addressed before more traffic is added.

4. Public Consultation

KARA wants to be involved in the process of this development. We want our concerns to be on the table from the get go and for our representatives to be as involved in the planning as the developers representatives will be.

The process that occurred September 30th, 2010 was poorly attended, people were confused as to what site was at issue as recorded in the policy report for this site. That meeting does not constitute appropriate or any citizen involvement. We do not want a repeat of the recent Arbutus-Ridge Cressey Development catastrophe in which the neighborhood was given only a token opportunity to input and that token involvement was after most of the decisions had long been made.

Given the changes in the neighborhood over the last two years we believe the developer, with the City's guidance, should hold another Open House for this proposal. Two years is too long of a time lapse. Families who have moved into the neighborhood within the last two years deserve to see what is in the plans. As well, the drawings of this report are hard to see on-line and they come out very faded and unreadable when printed on paper. An Open House would be appropriate in allowing us to see what is being proposed here.

We hope the City will ensure that the new development complements the existing neighborhood rather than acting as a neighborhood busting event with the result that the existing neighborhood is essentially destroyed.

We look forward to hearing from you.

Sincerely,

Diana Davidson, Mark Battersby, Dr. Geraldine Schwartz, Dr. Desmond Berghofer, Veronica Ross, Adele Ritch and Carrie Riches

Representatives for the Kitsilano-Arbutus Residents Association (KARA)


Information regarding this matter should be sent to:

Dr. Mark E. Battersby

s.22(1) Personal and Confidential



s. 22(1) Personal and Confidential




Dr. Desmond Berghofer and Dr. Geraldine Schwartz

s.22(1) Personal and Confidential




Veronica Ross

s.22(1) Personal and Confidential



Adele Ritch

s.22(1) Personal and Confidential



Carrie Riches

s.22(1) Personal and Confidential

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

Kris Begic
VP, Corporate Development

Platinum Group Metals Ltd.

s. 22(1) Personal and Confidential

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed. The message may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you receive this email in error, please advise us by return email immediately. Please also disregard the contents of the email, delete it and destroy any copies immediately.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 05, 2012 11:51 AM
To: s.22(1) Personal and Confidential
Subject: FW: CD-1 Rezoning
Attachments: Pac Meeting 2.doc

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Teresa E [s.22(1) Personal and Confidential]
Sent: Wednesday, December 05, 2012 11:45 AM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning

I am sending you the attached letter so you will know how the neighbours feel in our area.
Teresa Evans

December 5, 2012

Mayor and City Council

City of Vancouver

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Dear Mayor Robertson and City Council:

Re: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

I am a resident who has lived here for 45 years, and a member of KARA which is a residents association representing neighbors in the area located between Broadway and 16th Avenue, and Burrard and Larch Streets in Kitsilano. As this development is being rezoned to fit a CD-1 zoning policy we find it imperative that the opinions of property owners and tenants should be taken into account when a proponent makes application under regulations that are conditional in nature, rather than outright. Additionally, the effect of the design of the proposed buildings on surrounding buildings and streets, and neighboring residential areas should be taken into account before approval. As such, our organization KARA, would like to express a number of concerns relating to the development proposal that you are considering.

1. Form of Development

(a) Height and Massing

The two buildings being proposed is a significant departure in terms of monolithic scale and form of development from the other commercial and residential buildings facing this proposal on West 10th. Seventy-four and a half feet is too tall for this site. We feel this site should represent a transitioning of heights from what is consistent in the present neighborhood 2 ½ - 5 storeys to the newly developing neighborhood of 7 storeys on Broadway.

The design character is also not consistent with projects that have previously been approved in rezoned Arbutus Industrial Lands rezoning's. There should be more use of brick and exterior metal cladding, materials that have been used very successfully in other Arbutus Lands developments. The proposed architectural expression is typical of commercial/residential projects approved on Broadway, and it would be inappropriate to have a block-long repeat of the "Pinnacle on Broadway" on the subject site. This site very definitely should have a different architectural expression.

A consideration should also be given to the position of slope this site is on. This property is on the highest point of land and its height will be amplified causing increased over shadowing to its neighbors including the school playground. As well, the overshadowing on West 10th Avenue will make for a very unpleasant pedestrian and cycling experience.

We think the easterly building should have the daycare on the ground floor with only four stories of residential on top, and that the westerly building should have only five storeys of residential in total. Given the nature of this location we feel this would be more appropriate for this site.

2. Use

(a) Child Day-care

We are very supportive of the proposed daycare. However, we feel that the Montessori Daycare Society should remain where it is with its 25 spaces, and that 37 new spaces should become available for families. Day Care is needed in this area and should not just be transferred from one location to another. This location could facilitate for two types of daycare. For the younger preschool ages, two and a half to five years of age, and for the much needed before and after school childcare ages of five to twelve. Our community is in huge need of before and after school childcare. And being so close to Lord Tennyson this location is perfect to accommodate those families in need of before and after school childcare.

If the Montessori Daycare Society on 8th and Arbutus is in need of an upgrade, this site could temporarily facilitate them until their present site is rebuilt and perhaps made larger to accommodate more young children within the two and half to five year's age group. Once rebuilt the Montessori Daycare Society should then move back into their original location and this site should become available for both types of childcare. We already have long waiting lists for childcare in our neighborhood, and now with the hundreds of additional units added to our community from the recently developed sites on Broadway and Maple those wait lists are getting even longer. We also need to consider the additional impact this sites additional families will have on the need for daycare. We ask the City to please facilitate in the addition of childcare units not just the transferring of them. The Community Amenity Contribution (CAC) and the Arbutus Development Cost Levy Reserve could be used towards this goal.

(b) Residential

Due to the location of this site we feel that four and five stories of residential is an appropriate density. More density will detract from the livability of the neighborhood and cause a safety concern for the children of Lord Tennyson Elementary and the daycare. The sole parking entrance is located on the alley of Maple Street, which the children of Lord Tennyson cross on their way to and from school.

3. Local Traffic Plan

a) Vehicular

The neighborhood has strong concerns about the amount of vehicular traffic that will attend this proposed development. We note that 10th Avenue and Cypress Street are designated citywide bicycle routes, and that Lord Tennyson School needs to be protected from traffic pressures and vehicular shortcutting through the neighborhood. The proposed Maple Street alley access to a parkade for 183 cars is not acceptable from the point of view of child safety. Students of Lord Tennyson School cross this alley to reach their school and should not have to compete with motor vehicles.

People in the neighborhood who have young children advise us that the traffic is already at

dangerous levels and near misses are a frequent experience as things are now. Whatever is developed on the proposed site will have an adverse affect because of increased density and traffic and thus increased risk to the children not only from being hit, but also from increased air pollution.

b) Bike Route

Tenth Avenue is a high traffic dedicated bike route. The street is narrow, especially when cars are parked on one side. This must form part of the considerations concerning the proposed development. The road would have to be widened in order to give cyclists the necessary room they need for safety.

We would like to see a Local Area Traffic Plan developed before any approval for this project is given. There has been a significant increase in traffic due to the increased density in the two newly developed sites on Broadway at Maple and this needs to be addressed before more traffic is added.

4. Public Consultation

KARA wants to be involved in the process of this development. We want our concerns to be on the table from the get go and for our representatives to be as involved in the planning as the developers representatives will be.

The process that occurred September 30th, 2010 was poorly attended, people were confused as to what site was at issue as recorded in the policy report for this site. That meeting does not constitute appropriate or any citizen involvement. We do not want a repeat of the recent Arbutus-Ridge Cressey Development catastrophe in which the neighborhood was given only a token opportunity to input and that token involvement was after most of the decisions had long been made.

Given the changes in the neighborhood over the last two years we believe the developer, with the City's guidance, should hold another Open House for this proposal. Two years is too long of a time lapse. Families who have moved into the neighborhood within the last two years deserve to see what is in the plans. As well, the drawings of this report are hard to see on-line and they come out very faded and unreadable when printed on paper. An Open House would be appropriate in allowing us to see what is being proposed here.

We hope the City will ensure that the new development complements the existing neighborhood rather than acting as a neighborhood busting event with the result that the existing neighborhood is essentially destroyed.

We look forward to hearing from you.

Sincerely,

Teresa Evans

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 05, 2012 9:38 AM
To: s.22(1) Personal and Confidential
Subject: FW: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple street)

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Ian Galsworthy [s.22(1) Personal and Confidential]
Sent: Tuesday, December 04, 2012 9:17 PM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple street)

Dear Mayor and Council

I wish to object to the proposed rezoning and development at the above site, as I believe the height and density are not appropriate for the location.

A new six-story building at 10th and Maple will be too imposing within the context of our neighbourhood. I believe the height should be limited to four stories to fit with the existing buildings along West 10th Ave and provide a transition from the height of the new buildings along Broadway. Also, the shadows caused by such a high building will be intrusive and detract from the attractiveness of the school playing field for use by the Community.

I am concerned that the increased density will overload the already stretched transit system along the Arbutus and Broadway corridors. I commute each day by bus and in the morning and evening rush hours bus drivers often have to refuse entry to buses because they are over crowded. The increased density of this development will further overload the transit system with no apparent improvements anticipated in the future.

Please do not let this developer spoil our neighbourhood by constructing a building that is too high with an inappropriate FSR. I would support the proponent's application if the height were restricted to 18.3m and density to 2.25 FSR in accordance with the Broadway-Arbutus Policy.

Yours sincerely

=Ub ; U gkcf h\m

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, November 26, 2012 9:50 AM
To: Jane Gardiner
Subject: RE: rezoning 2001 West 10th Avenue (2555 Maple Street)

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Jane Gardiner [s.22(1) Personal and Confidential]
Sent: Saturday, November 24, 2012 10:38 PM
To: Correspondence Group, City Clerk's Office
Cc: Robertson, Gregor; Affleck, George; Correspondence Group, City Clerk's Office; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony
Subject: rezoning 2001 West 10th Avenue (2555 Maple Street)

Dear Mayor Robertson

I am writing to express my concern over the proposed rezoning to allow the development at 2001 W 10th Ave.

I have children who attend Lord Tennyson School, just kitty corner to this proposed development. Also, we live in the neighborhood at 13th and Arbutus.

We have already seen tremendous density go into this area. The south east corner of Broadway and Maple was developed, followed by the recent development on the south west corner. This has already impacted out school, making the traffic busier and more hazardous for our young children. It has also taken away parking for the parents, who were allowed to use the former IGA lot for drop-offs and picking up children. Our school is French Immersion, with a large catchment and walking or public transit are not always an option. I fear this additional development will just compound the issue. Our school is closely bounded by 4 large busy streets (Burrard, Arbutus, W12th, Broadway) - not a great environment for our students and not a safe area for them to walk. More density in the neighborhood will just make this worse.

I know it is unrealistic for me to think you would cancel the development and put in a lovely park. However, perhaps your council could reconsider the high density and height of this proposed development. Also, while I understand a childcare is being included, the number of additional spaces does not address the childcare crisis in the neighborhood, particularly with the increase in the number of people moving in. There will also be a need

for increased green space to accommodate the needs of all these new residents. Could this be worked into the development or could funds from the development be used to upgrade nearby existing green spaces (ie at our school, other nearby parks)? The current parks already get quite crowded.

All we are asking for is to create a safe environment for our children and a livable neighborhood for it's residents.

Thanks for your consideration.

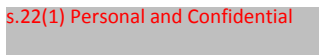
Sincerely
Jane Gardiner and family

Jane Gardiner

s.22(1) Personal and Confidential

A large rectangular grey box redacting the signature and contact information of Jane Gardiner.

s.22(1) Personal and Confidential

A small rectangular grey box redacting a line of text.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, December 06, 2012 1:14 PM
To: Patricia Oswald
Subject: RE: 2001 West 10th Avenue (2555 Maple Street)

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Patricia Oswald [redacted]
Sent: Thursday, December 06, 2012 12:01 PM
To: Correspondence Group, City Clerk's Office
Subject: 2001 West 10th Avenue (2555 Maple Street)

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

December 6th, 2012

Dear Mayor Robertson and City Council,

Re: 2001 West 10th Avenue (2555 Maple Street)

As president of Stablecott Properties Ltd., which has tenants residing in several residential properties on Cypress Street between West 10th Avenue and West 11th Avenue, I am concerned about the proposed rezoning of the backside of the old IGA site at 2001 West 10th Avenue. The height and density of the proposed new development are not compatible with the current neighbours to the east and south. In the last 2 years the two newly developed sites on Broadway and Maple included parking for 402 cars (Pinnacle on Broadway 282 parking spaces and The Pulse 120 parking space). Adding 183 parking spaces could potentially bring **585** cars to park in this sensitive and already very congested area. This would seriously diminish the livability for my tenants and their enjoyment of their surroundings.

Sincerely,
Rcvtkc Quy crf

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 05, 2012 10:00 AM
To: s. 22(1) Personal and Confidential
Subject: FW: A Letter to the City from KARA Re: Rezoning on W.10th Ave

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Carrie Riches s. 22(1) Personal and Confidential
Sent: Wednesday, December 05, 2012 9:19 AM
To: Correspondence Group, City Clerk's Office
Subject: A Letter to the City from KARA Re: Rezoning on W.10th Ave

Kitsilano-Arbutus Residents Association (KARA)

s.22(1) Personal and Confidential

November 16th, 2012

Mayor and Council

City of Vancouver

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Dear Mayor Robertson and City Council,

Re: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

KARA is a residents association representing neighbors in the area located between Broadway and 16th Avenue, and Burrard and Larch Streets in Kitsilano. As this development is being rezoned to fit a CD-1 zoning policy we find it imperative that the opinions of property owners and tenants should be taken into account when a proponent makes application under regulations that are conditional in nature, rather than outright. Additionally, the effect of the design of the proposed buildings on surrounding buildings and streets, and neighboring residential areas should be taken into account before approval. As such, our organization KARA, would like to express a number of concerns relating to the development proposal that you are considering.

1. Form of Development

(a) Height and Massing

The two buildings being proposed is a significant departure in terms of monolithic scale and form of development from the other commercial and residential buildings facing this proposal on West 10th. Seventy-four and a half feet is too tall for this site. We feel this site should represent a transitioning of heights from what is consistent in the present neighborhood 2 ½ - 5 storeys to the newly developing neighborhood of 7 storeys on Broadway.

The design character is also not consistent with projects that have previously been approved in rezoned Arbutus Industrial Lands rezoning's. There should be more use of brick and exterior metal cladding, materials that have been used very successfully in other Arbutus Lands developments. The proposed architectural expression is typical of commercial/residential projects approved on Broadway, and it would be inappropriate to have a block-long repeat of the "Pinnacle on Broadway" on the subject site. This site very definitely should have a different architectural expression.

A consideration should also be given to the position of slope this site is on. This property is on the highest point of land and its height will be amplified causing increased over shadowing to its neighbors including the school playground. As well, the overshadowing on West 10th Avenue will make for a very unpleasant pedestrian and cycling experience.

We think the easterly building should have the daycare on the ground floor with only four stories of residential on top, and that the westerly building should have only five storeys of residential in total. Given the nature of this location we feel this would be more appropriate for this site.

2. Use

(a) Child Day-care

We are very supportive of the proposed daycare. However, we feel that the Montessori Daycare Society should remain where it is with its 25 spaces, and that 37 new spaces should become available for families. Day Care is needed in this area and should not just be transferred from one location to another. This location could facilitate for two types of daycare. For the younger preschool ages, two and a half to five years of age, and for the much needed before and after school childcare ages of five to twelve. Our community is in huge need of before and after school childcare. And being so close to Lord Tennyson this location is perfect to accommodate those families in need of before and after school childcare.

If the Montessori Daycare Society on 8th and Arbutus is in need of an upgrade, this site could temporarily facilitate them until their present site is rebuilt and perhaps made larger to accommodate more young children within the two and half to five year's age group. Once rebuilt the Montessori Daycare Society should then move back into their original location and this site should become available for both types of childcare. We already have long waiting lists for childcare in our neighborhood, and now with the hundreds of additional units added to our community from the recently developed sites on Broadway and Maple those wait lists are getting even longer. We also need to consider the additional impact this sites additional families will have on the need for daycare. We ask the City to please facilitate in the addition of childcare units not just the transferring of them. The Community Amenity Contribution (CAC) and the Arbutus Development Cost Levy Reserve could be used towards this goal.

(b) Residential

Due to the location of this site we feel that four and five stories of residential is an appropriate density. More density will detract from the livability of the neighborhood and cause a safety concern for the children of Lord Tennyson Elementary and the daycare. The sole parking entrance is located on the alley of Maple Street, which the children of Lord Tennyson cross on their way to and from school.

3. Local Traffic Plan

a) Vehicular

The neighborhood has strong concerns about the amount of vehicular traffic that will attend this proposed development. We note that 10th Avenue and Cypress Street are designated citywide bicycle routes, and that Lord Tennyson School needs to be protected from traffic pressures and vehicular shortcutting through the neighborhood. The proposed Maple Street alley access to a parkade for 183 cars is not acceptable from the point of view of child safety. Students of Lord Tennyson School cross this alley to reach their school and should not have to compete with motor vehicles.

People in the neighborhood who have young children advise us that the traffic is already at dangerous levels and near misses are a frequent experience as things are now. Whatever is developed on the proposed site will have an adverse affect because of increased density and traffic and thus increased risk to the children not only from being hit, but also from increased air pollution.

I add my own personal experience, having children who attended Lord Tennyson for 3 years—traffic makes this is a very DANGEROUS location, and it was with great relief that we changed schools PRIOR to the development at the IGA taking place. I am truly frightened at the prospect of this increased density and ask the Mayor and Councillors to consider a drive-by at 3 pm OR 9 am to see for themselves exactly what DANGER you will put our children in.

b) Bike Route

Tenth Avenue is a high traffic dedicated bike route. The street is narrow, especially when cars are parked on one side. This must form part of the considerations concerning the proposed development. The road would have to be widened in order to give cyclists the necessary room they need for safety. **Once again, I add that this development with its vehicular impact will create a grave environment for cyclists.**

We would like to see a Local Area Traffic Plan developed before any approval for this project is given. There has been a significant increase in traffic due to the increased density in the two newly developed sites on Broadway at Maple and this needs to be addressed before more traffic is added.

4. Public Consultation

KARA wants to be involved in the process of this development. We want our concerns to be on the table from the get go and for our representatives to be as involved in the planning as the developers representatives will be.

The process that occurred September 30th, 2010 was poorly attended, people were confused as to what site was at issue as recorded in the policy report for this site. That meeting does not constitute appropriate or any citizen involvement. We do not want a repeat of the recent Arbutus-Ridge Cressey Development catastrophe in which the neighborhood was given only a token opportunity to input and that token involvement was after most of the decisions had long been made.

Given the changes in the neighborhood over the last two years we believe the developer, with the City's guidance, should hold another Open House for this proposal. Two years is too long of a time lapse. Families who have moved into the neighborhood within the last two years deserve to see what is in the plans. As well, the drawings of this report are hard to see on-line and they come out very faded and unreadable when printed on paper. An Open House would be appropriate in allowing us to see what is being proposed here.

We hope the City will ensure that the new development complements the existing neighborhood rather than acting as a neighborhood busting event with the result that the existing neighborhood is essentially destroyed.

We look forward to hearing from you.

Sincerely,

Carrie Riches

T: 778.893.5100

s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 05, 2012 4:46 PM
To: Edna Riches
Subject: RE: A Letter to the City from KARA Re: Rezoning on W.10th Ave - Please Cut, Paste and Send if you Agree

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Edna Riches [s.22(1) Personal and Confidential]
Sent: Wednesday, December 05, 2012 4:34 PM
To: Correspondence Group, City Clerk's Office
Subject: A Letter to the City from KARA Re: Rezoning on W.10th Ave - Please Cut, Paste and Send if you Agree

From: Veronica Ross [s.22(1) Personal and Confidential]
Sent: December-05-12 8:26 AM
To: Veronica Ross
Subject: A Letter to the City from KARA Re: Rezoning on W.10th Ave - Please Cut, Paste and Send if you Agree

Kitsilano-Arbutus Residents Association (KARA)

s.22(1) Personal and Confidential

November 16th, 2012

Mayor and Council

City of Vancouver

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Dear Mayor Robertson and City Council,

Re: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

KARA is a residents association representing neighbors in the area located between Broadway and 16th Avenue, and Burrard and Larch Streets in Kitsilano. As this development is being rezoned to fit a CD-1 zoning policy we find it imperative that the opinions of property owners and tenants should be taken into account when a proponent makes application under regulations that are conditional in nature, rather than outright. Additionally, the effect of the design of the proposed buildings on surrounding buildings and streets, and neighboring residential areas should be taken into account before approval. As such, our organization KARA, would like to express a number of concerns relating to the development proposal that you are considering.

1. Form of Development

(a) Height and Massing

The two buildings being proposed is a significant departure in terms of monolithic scale and form of development from the other commercial and residential buildings facing this proposal on West 10th. Seventy-four and a half feet is too tall for this site. We feel this site should represent a transitioning of heights from what is consistent in the present neighborhood 2 ½ - 5 storeys to the newly developing neighborhood of 7 storeys on Broadway.

The design character is also not consistent with projects that have previously been approved in rezoned Arbutus Industrial Lands rezoning's. There should be more use of brick and exterior metal cladding, materials that have been used very successfully in other Arbutus Lands developments. The proposed architectural expression is typical of commercial/residential projects approved on Broadway, and it would be inappropriate to have a block-long repeat of the "Pinnacle on Broadway" on the subject site. This site very definitely should have a different architectural expression.

A consideration should also be given to the position of slope this site is on. This property is on the highest point of land and its height will be amplified causing increased over shadowing to its neighbors including the school playground. As well, the overshadowing on West 10th Avenue will make for a very unpleasant pedestrian and cycling experience.

We think the easterly building should have the daycare on the ground floor with only four stories of residential on top, and that the westerly building should have only five storeys of residential in total. Given the nature of this location we feel this would be more appropriate for this site.

2. Use

(a) Child Day-care

We are very supportive of the proposed daycare. However, we feel that the Montessori Daycare Society should remain where it is with its 25 spaces, and that 37 new spaces should become available for families. Day Care is needed in this area and should not just be transferred from one location to another. This location could facilitate for two types of daycare. For the younger preschool ages, two and a half to five years of age, and for the much needed before and after school childcare ages of five to twelve. Our community is in huge need of before and after school childcare. And being so close to Lord Tennyson this location is perfect to accommodate those families in need of before and after school childcare.

If the Montessori Daycare Society on 8th and Arbutus is in need of an upgrade, this site could temporarily facilitate them until their present site is rebuilt and perhaps made larger to accommodate more young children within the two and half to five year's age group. Once rebuilt the Montessori Daycare Society should then move back into their original location and this site should become available for both types of childcare. We already have long waiting lists for childcare in our neighborhood, and now with the hundreds of additional units added to our community from the recently developed sites on Broadway and Maple those wait lists are getting even longer. We also need to consider the additional impact this sites additional families will have on the need for daycare. We ask the City to please facilitate in the addition of childcare

units not just the transferring of them. The Community Amenity Contribution (CAC) and the Arbutus Development Cost Levy Reserve could be used towards this goal.

(b) Residential

Due to the location of this site we feel that four and five stories of residential is an appropriate density. More density will detract from the livability of the neighborhood and cause a safety concern for the children of Lord Tennyson Elementary and the daycare. The sole parking entrance is located on the alley of Maple Street, which the children of Lord Tennyson cross on their way to and from school.

3. Local Traffic Plan

a) Vehicular

The neighborhood has strong concerns about the amount of vehicular traffic that will attend this proposed development. We note that 10th Avenue and Cypress Street are designated citywide bicycle routes, and that Lord Tennyson School needs to be protected from traffic pressures and vehicular shortcutting through the neighborhood. The proposed Maple Street alley access to a parkade for 183 cars is not acceptable from the point of view of child safety. Students of Lord Tennyson School cross this alley to reach their school and should not have to compete with motor vehicles.

People in the neighborhood who have young children advise us that the traffic is already at dangerous levels and near misses are a frequent experience as things are now. Whatever is developed on the proposed site will have an adverse affect because of increased density and traffic and thus increased risk to the children not only from being hit, but also from increased air pollution.

b) Bike Route

Tenth Avenue is a high traffic dedicated bike route. The street is narrow, especially when cars are parked on one side. This must form part of the considerations concerning the proposed development. The road would have to be widened in order to give cyclists the necessary room they need for safety.

We would like to see a Local Area Traffic Plan developed before any approval for this project is given. There has been a significant increase in traffic due to the increased density in the two newly developed sites on Broadway at Maple and this needs to be addressed before more traffic is added.

4. Public Consultation

KARA wants to be involved in the process of this development. We want our concerns to be on the table from the get go and for our representatives to be as involved in the planning as the developers representatives will be.

The process that occurred September 30th, 2010 was poorly attended, people were confused as to what site was at issue as recorded in the policy report for this site. That meeting does not constitute appropriate or any citizen involvement. We do not want a repeat of the recent Arbutus-Ridge Cressey Development catastrophe in which the neighborhood was given only a token opportunity to input and that token involvement was after most of the decisions had long been made.

Given the changes in the neighborhood over the last two years we believe the developer, with the City's guidance, should hold another Open House for this proposal. Two years is too long of a time lapse. Families who have moved into the neighborhood within the last two years deserve to see what is in the plans. As well, the drawings of this report are hard to see on-line and they come out very faded and unreadable when printed on paper. An Open House would be appropriate in allowing us to see what is being proposed here.

We hope the City will ensure that the new development complements the existing neighborhood rather than acting as a neighborhood busting event with the result that the existing neighborhood is essentially destroyed.

We look forward to hearing from you.

Sincerely,

Diana Davidson, Mark Battersby, Dr. Geraldine Schwartz, Dr. Desmond Berghofer, Veronica Ross, Adele Ritch and Carrie Riches

Representatives for the Kitsilano-Arbutus Residents Association (KARA)

Information regarding this matter should be sent to:

Dr. Mark E. Battersby

s.22(1) Personal and Confidential



s. 22(1) Personal and Confidential



Dr. Desmond Berghofer and Dr. Geraldine Schwartz

s.22(1) Personal and Confidential



Veronica Ross

s.22(1) Personal and Confidential



Adele Ritch

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential

Carrie Riches

s.22(1) Personal and Confidential

s. 22(1) Personal and Confidential

Edna Riches

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 04, 2012 9:33 AM
To: John Ross
Subject: RE: 2001 West 10th Avenue (2555 Maple Street)

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, these public comments will also be posted on the City's website (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.

Thank you.

From: John Ross s.22(1) Personal and Confidential
Sent: Tuesday, December 04, 2012 12:40 AM
To: Correspondence Group, City Clerk's Office
Subject: 2001 West 10th Avenue (2555 Maple Street)

Dear Mayor and Council,

I would like to address several concerns I have over the present rezoning proposal of 2001 West 10th Avenue (2555 Maple Street).

The density and scale of the development is unfitting for the neighbourhood. Not only is the massing and height of the development that Pinnacle has built on Broadway completely out of character for our neighbourhood but to put that height and style of architecture on the backside of the site facing 10th Avenue is completely inappropriate for this area. The architecture of the residential dwellings known as The Sydney and The Maples, located one block south on Maple Street, are very good examples of style and character which does fit in well with our neighbourhood. I hope the city planners will encourage the developer to look at these examples, as well as other good examples located on the redeveloped O'Keefe Brewery lands now known as the Arbutus Lands where a desirable architectural character has also been achieved.

Too much density has already been built in this location without any regard for consequences. The Pinnacle on Broadway has 134 residential units and the building beside it known as the green spiral stairs building has 74 residential dwellings. That's 208 new residential dwellings adding extra traffic congestion into our already very congested neighbourhood. The tipping point has been

reached with regards density and the livability within our very sensitive neighbourhood. There is no other nine block area in Vancouver which encompasses a French immersion school in the middle block, has two designated bike routes running east-west and north-south flanking the school, has a day facility (the Vancouver Resource Society) for approximately 50 mentally and or physically disabled adults on one corner, and is surrounded by four arterials. There is no way to further traffic-calm the area without causing major inconveniences to those of us who live here. The school being French immersion accommodates many families from outside the catchment area, who therefore, need to drive their children to school; as well there are many working parents who drive their children to school on their way to work. The Vancouver Resource Society, which is located on the southeast corner of 10th and Maple (directly in front of the proposed site) uses the services provided by Handydart to drop off and pick up its clients an average of 10 times a day.

Needless to say this southeast corner of 10th Avenue and Maple is a very busy and sensitive corner. Between 8:30 am and 9:00 am you have cyclist riding east and west on 10th Avenue heading for work, you have parents dropping off their children by car, as well as those families who walk their children to school, you have Handydarts parked outside the VRS entrance and you have local neighbourhood traffic trying to get to the different arterials. It can also be very dangerous when it's pouring with rain and children are trying to cross the street to get to their school. I hope all these issues will be considered and that the density proposed for this site will be reduced accordingly.

I would also like to address your mandate for affordable housing in Vancouver with regards to this 9-block nucleus. All the properties on Cypress between 10th and 11th Avenue are rental properties. These rentals are affordable mainly due to the older buildings they are in. When you allow developers to purchase older properties and redevelop them into new high-end market homes it decreases the number of affordable rental homes that could be available. By allowing such high density on this particular site it sends a message to developers that other areas, even those located in primarily low rise residential, can come up for redevelopment. And this in turn depletes the number of affordable rental units available to lower income families.

With regards to the transferring of the Montessori Daycare Society to this new location. I believe the childcare crisis is too great a crisis and that both locations need to be designated childcare facilities. The present location (Arbutus and 8th Avenue) should be upgraded to facilitate a larger number of younger aged children and the newly proposed location should accommodate families who need before and after school care as well as preschool aged children.

Please consider the above issues before you approve the proposed CD-1 By-Law provisions for this site.

Yours sincerely,

John Ross

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Public Hearing
Sent: Monday, December 03, 2012 11:24 AM
To: Veronica Ross s.22(1) Personal and Confidential
Subject: FW: Tell us what you think: Budget 2013

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, these public comments will also be posted on the City's website (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.

Thank you.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

----- Original Message -----

From: Louie, Raymond
Sent: Friday, November 30, 2012 10:35 AM
To: Veronica Ross s.22(1) Personal and Confidential ; MacKenzie, Janice
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Meggs, Geoff; Reimer, Andrea; Robertson, Gregor; Stevenson, Tim; Tang, Tony
Subject: RE: Tell us what you think: Budget 2013

Dear Ms Ross,

Thank you for your email regarding the 2013 CoV Budget.

In regards to the rezoning application I will forward you email on to the city clerk for formal inclusion into the public hearing process. Once an application has been referred to Public Hearing council should not receive or communicate with the public outside of the formal public hearing process.

Sincerely,
Raymond Louie

Councillor

From: Veronica Ross [s.22(1) Personal and Confidential]

Sent: November 30, 2012 8:50 AM

To: Louie, Raymond

Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Meggs, Geoff; Reimer, Andrea; Robertson, Gregor; Stevenson, Tim; Tang, Tony

Subject: Fwd: Tell us what you think: Budget 2013

Hello Councillor Louie,

Thank you for your request for input. As you are aware we here in the Kitsilano-Arbutus area have undergone huge densification at Broadway and Maple. 208 residential dwellings have already been erected and now we are coming up to a Public Hearing on December 11th to discuss a proposal that will rezone the same piece of property so that 125 more units can be added. This proposal has no public green space, it is proposing a transfer of 12 daycare spaces (which will do little to help the childcare crisis), and it has added huge amounts of extra traffic into our already busy streets. Council's mission: "to create a great city of communities that cares about its people, its environment, and the opportunities to live, work, and prosper," is exactly what we want but you need to really understand each and every neighbourhood before you subject that neighbourhood to over densification and the consequences of too many people living in one place.

We have an elementary school kitty corner to this proposal that will greatly be affected, the Vancouver Resource Centre next door will greatly be affected, the residents living on the south side of 10th Avenue will greatly be affected. My family and I are already greatly affected - it's dangerous to walk across the street to get to school because of so many more cars travelling through our streets due to short cutting that understandably cannot be prevented. The reason the short cutting cannot be prevented is because we all need to be able to get to and from the four arterials that flank the four sides of our neighbourhood. Please consider our livability needs before you pass rezoning proposals that will diminish the livability of our neighbourhoods. All I am asking is that you and council clearly understand the idiosyncrasies of our neighbourhood. We all want to keep Vancouver beautiful, livable and safe for generations to come!!!

Kind regards,

Veronica Ross

s.22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 04, 2012 2:08 PM
To: Stickney, Don
Subject: RE: Rezoning Application - 2001 West 10th Avenue

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, these public comments will also be posted on the City's website (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.

Thank you.

From: Stickney, Don [s.22(1) Personal and Confidential]]
Sent: Tuesday, December 04, 2012 12:07 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 2001 West 10th Avenue

Dear Mayor Robertson and Council:

I am a resident / owner in the [s.22(1) Personal and Confidential] W. 10th I am writing to you to express my concern with the current scope of the design planned for 2001 W. 10th. I am content with 6 and 7 storey design of the building along W. Broadway but feel it is important to maintain the same height for buildings along W. 10th. Currently, no building along W. 10th exceeds a five storey design, in fact most buildings are considerable smaller. I am worried that the building as it is currently being proposed would detract from the existing buildings and features along w. 10th.

Thank you for taking these comments into consideration while you review the application by Bingham Hill architects.

Regards,

Don Stickney

[s.22(1) Personal and Confidential]