

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: Emailing: LT PAC re 2001 W 10th Rezoning Final
Date: Monday, December 10, 2012 10:27:27 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

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

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:54 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Emailing: LT PAC re 2001 W 10th Rezoning Final

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.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

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

From: Chris s. 22(1) Personal and Confidential
Sent: Friday, December 07, 2012 7:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Emailing: LT PAC re 2001 W 10th Rezoning Final

To whom it may concern,

I am forwarding the attached letter in support of our neighbourhood school.

Thank you for taking the time to read and consider the issue.

Regards,

Chris Ansley
s. 22(1) Personal and Confidential

Lord Tennyson parent

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: 2001 West 10th ave
Date: Monday, December 10, 2012 10:26:16 AM

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:41 AM
To: Tim & Toni Botham
Subject: RE: 2001 West 10th ave

Thank you for your comments.

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Thank you.

From: Tim & Toni Botham s. 22(1) Personal and Confidential
Sent: Friday, December 07, 2012 10:32 PM
To: Correspondence Group, City Clerk's Office
Subject: 2001 West 10th ave

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-

zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

- The replacement by 2016 of an outside play structure valued at approximately \$125,000, and
- The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership/cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoorspace revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

Toni Botham

From: [Correspondence Group, City Clerk's Office](#)
To: [Boomhower, Pat](#); [Ludwig, Nicole](#)
Subject: Key Concerns, Brown C., Member of Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing Mtg, Tuesday, 2012 December 11th
Date: Monday, December 10, 2012 3:04:52 PM
Attachments: [Brown, Colin D.pdf](#)

This digital copy of a letter addressed to Mayor and Council and received on 2012 December 10th is forwarded for your action and/or information.

Colin D. Brown

s. 22(1) Personal and Confidential



December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

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this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

- The replacement by 2016 of an outside play structure valued at approximately \$125,000, and
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Not only are these crucial components of a successful school experience for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

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There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed

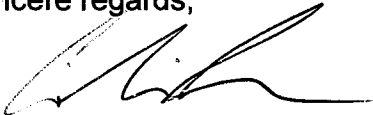
funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

A handwritten signature in black ink, appearing to read 'Colin D. Brown', with a stylized flourish at the end.

Colin D. Brown, Member of Lord Tennyson School Parent Advisory Council and Parent of Lord Tennyson School

From: [Correspondence Group, City Clerk's Office](#)
To: [Boomhower, Pat](#); [Ludwig, Nicole](#)
Subject: Key Concerns, Brown, F., Chair of Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing, Tuesday, 2012 December 10th
Date: Monday, December 10, 2012 3:08:34 PM
Attachments: [Brown, F.pdf](#)

This digital copy of a letter addressed to Mayor and Council and received on 2012 December 10th is forwarded for your action and/or information.

Fiona M. Davis Brown

s. 22(1) Personal and Confidential

December 8, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

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this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

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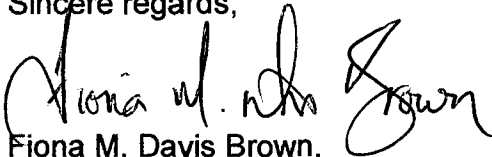
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Sincere regards,



Fiona M. Davis Brown,
Chair, Lord Tennyson School Parent Advisory Council and
Parent of Lord Tennyson School

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)
Date: Monday, December 10, 2012 10:26:29 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:44 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Thank you for your comments.

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Thank you.

From: Giovanna Chavez s. 22(1) Personal and Confidential
Sent: Saturday, December 08, 2012 9:57 AM
To: Correspondence Group, City Clerk's Office
Subject: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Giovanna Chavez

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [Boomhower, Pat](#); [Ludwig, Nicole](#)
Subject: Key Concerns, Crawford, J.M., Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing, Tuesday, 2012 December 10th
Date: Monday, December 10, 2012 3:14:01 PM
Attachments: [Crawford, JM.pdf](#)

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December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

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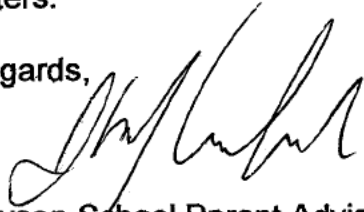
We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the

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We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,



Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Name:

J.M. CRAWFORD

Address: (including postal code)

s. 22(1) Personal and Confidential



Telephone Number:

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [Ludwig, Nicole](#); [Boomhower, Pat](#)
Subject: Key Concerns, Crummey, J., Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing, Tuesday, 2012 December 10th
Date: Monday, December 10, 2012 3:11:21 PM
Attachments: [Crummey, J.pdf](#)

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December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

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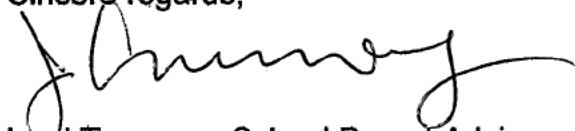
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Sincere regards,



Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Name: Jacqueline Crummey



Address: (including postal code)

s. 22(1) Personal and Confidential

Telephone Number:

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012
Date: Monday, December 10, 2012 11:10:02 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.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.

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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.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: s. 22(1) Personal and Confidential Tomi Eng
Sent: Sunday, December 09, 2012 11:30 PM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and City Council:

Please see the attached letter.

Thank you for your consideration,

Tomi Eng

s. 22(1) Personal and Confidential

[Redacted signature block]

[Redacted contact information]

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December
Date: Friday, December 07, 2012 1:12:52 PM
Attachments: [LT PAC re 2001 W 10th Rezoning J Howey.pdf](#)
Importance: High

Thank you for your comments.

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Thank you.

From: James Howey s. 22(1) Personal and Confidential
Sent: Friday, December 07, 2012 1:08 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December
Importance: High

Dear Mayor and Council,

Please find attached my personal concerns related to the above noted development. Thank you for your time reviewing my comments.

Best regards,

James



James Howey
Regional General Manager, Passenger Sales-
British Columbia/Chef de service general regional-Ventes
passages-Colombie-Britannique

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential



Best International Airline
in North America
Meilleur transporteur
aérien international
en Amérique du Nord

From: [Correspondence Group, City Clerk's Office](#)
To: [Boomhower, Pat](#); [Ludwig, Nicole](#)
Subject: Key Concerns, Guy, G., Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing, Tuesday, 2012 December 10th
Date: Monday, December 10, 2012 3:19:38 PM
Attachments: [Guy, G.pdf](#)

This digital copy of a letter addressed to Mayor and Council and received on 2012 December 10th is forwarded for your action and/or information.

December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

- The replacement by 2016 of an outside play structure valued at approximately \$125,000, and
- The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the

Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,



Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Name: George Guy

Address: (including postal code)

s. 22(1) Personal and Confidential



Telephone Number:

s. 22(1) Personal and Confidential



From: [Ludwig, Nicole](#)
To: [Ludwig, Nicole](#)
Subject: FW: Development application - 2001 West 10th - PH item 4
Date: Friday, December 07, 2012 10:02:16 AM

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

From: Correspondence Group, City Clerk's Office
Sent: Friday, December 07, 2012 9:38 AM
To: Richard Holt
Subject: RE: Development application - 2001 West 10th

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.

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Thank you.

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

From: Richard Holt s. 22(1) Personal and Confidential
Sent: Thursday, December 06, 2012 9:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Development application - 2001 West 10th

Mayor and Council of the City of Vancouver:

I would like to express my opposition to the development application at 2001 West 10th ave. and Maple, for which there is a public hearing on December 11th. The 6 and 7 storey residential buildings proposed in this application are not appropriate for this location. West 10th avenue is a bike route, and the development would be kitty corner to an elementary school that my two young children will one day attend. The additional traffic that this enormous residential building would bring will cause a safety hazard for children, cyclists, and other pedestrians in the neighbourhood. A building of this size is appropriate for Broadway, but not for a quiet street like W. 10th. If a residential development is granted, I recommend a series of low-rise townhouses or rowhouses that are more fitting with the density and look of the rest of the neighbourhood on West 10th and West 11th Avenues between Arbutus and Burrard.

Thank you,

Richard Holt
s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Boomhower, Pat](#); [Ludwig, Nicole](#)
Subject: Key Concerns, Hsieh, J., Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing, Tuesday, 2012 December 10th
Date: Monday, December 10, 2012 3:16:25 PM
Attachments: [Hsieh, J.pdf](#)

This digital copy of a letter addressed to Mayor and Council and received on 2012 December 10th is forwarded for your action and/or information.

December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

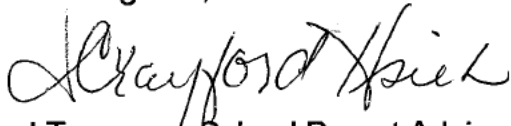
Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already

'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,



Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Jennifer Crayford Hsieh

s. 22(1) Personal and Confidential



From: [Boomhower, Pat](#)
To: [Ludwig, Nicole](#)
Subject: FW: Vancouver City Council - Frank Jameson - Rezoning 2001 W 10th, 20 Million Tons of Carbon Dioxide
Date: Friday, December 07, 2012 9:48:48 AM
Attachments: [Myth-of-a-Less-Car-Vancouver.doc](#)

From: Correspondence Group, City Clerk's Office
Sent: Friday, December 07, 2012 9:39 AM
To: Frank J21 s. 22(1) Personal and Confidential
Subject: FW: Vancouver City Council - Frank Jameson - Rezoning 2 0 0 1 W 10th 20 Million Tons of Carbon Dioxide

Thank you for your comments.

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Thank you.

From: Frank J21 s. 22(1) Personal and Confidential
Sent: Thursday, December 06, 2012 10:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Vancouver City Council - Frank Jameson - Rezoning 2 0 0 1 W 10th 20 Million Tons of Carbon Dioxide

Please see the attached calculation of how much CO2 this Council is adding to the hydrosphere and atmosphere by its policy that every new dwelling unit must have at least one car, even if it is virtually in a skytrain station, or at a B-Line stop.

Frank Jameson

s. 22(1) Personal and Confidential

November 27, 2012

20 Million Tons of Carbon Monoxide

That's the least amount that Vancouver City Council is putting into the atmosphere by adding 50,000 personal automobiles to the already saturated Vancouver streets.

275,000 tons is the amount of carbon dioxide emitted annually by 50,000 personal automobiles. 50,000 is the number of automobiles Vancouver Council is deliberately adding in the City over the next 10 years.

Simple math, an apartment building will stand for a century, 50,000 cars, 5.5 tons annually each $100 * 50,000 * 5.5 = 27,500,000$ tons of CO₂. "Greenest City"?

The 2001 census counted 250,000 motor vehicles in the City of Vancouver, traffic was bad. The 2011 census counts 300,000 motor vehicles, now traffic is much worse.

Vancouver Council is aggressively pursuing a policy of adding more automobiles with the apparent intention of achieving 350,000 by 2021, which will result in gridlock. ⁽¹⁾. This in direct contradiction to the platitudes in "Greenest City".

The potential of the Canada and expo lines to encourage people out of their automobiles and toward transit is being tossed in the dumpster. Upzonings at Canada line stations are being approved at a gold rush pace. Similarly for science world. All the choice parcels of land near stations, locations which are ideal for people who do not wish to own cars, are being built up, with at least one car per suite.

But any person who chooses not to own a car, who wishes to buy an apartment in one of these developments, will be forced to pay an additional \$35K for a parking place which they never intend to use. Isn't the appropriate place for those owning automobiles to live somewhere further away from skytrain stations, Broadway, and the downtown peninsula?

The land around rapid transit stations cannot be replaced! Once automobile ownership is concreted in it will be there for decades to come.

Every new development has a ratio of parking to dwelling units above 1, which is much higher than the existing residential ratio.

Not everybody living in Vancouver wants to own an automobile. 35,000 commute downtown daily by transit in peak time alone. 14,000 take the bus to UBC. in the peak. 20,000 prefer sharing cars to car ownership. Thousands choose to walk or cycle to where they are going. And there is a large taxi fleet.

Developers don't initiate the idea of underground parking. Each space costs \$35K, each underground floor adds to construction time, and what about changes in soil or the potential of underground water? But since bylaw 6059 says that there must be at least one car per apartment, and other upzonings are going through with that ratio, that's what they do. If the City changes the bylaw 6059, they can easily construct buildings to correspond, the engineering side would likely prefer to.

So in spite of all the talk about less cars in Vancouver. In spite of the City's 2040 transportation report supposedly aspiring toward reducing automobile usage, Council just keeps on adding more cars to streets which have no room for them.

It is not too late to stop this absurdity. The City has to change bylaw 6059 to achieve the acceptable increase in total automobiles in Vancouver. Notice has to be given to all prospective developers that there is a new standard. And for projects which have been approved, but which have not yet been excavated, the change to the new standard has to be made.

What is the new standard? Simple! Every construction project, however large or small, whether commercial or residential, must result in there being fewer parking places in the City, not more!

For every four new parking places, five existing ones must be eliminated. Those removed from the inventory would be in the same category: business, commercial or residential; and in the same zone: downtown peninsula, north of 16th, other.

Do this, and traffic in Vancouver will gradually improve, buses will move more quickly saving time and annoyance for passengers and chauffeurs, and money for Translink.

That's what it should be. In the interim however, any new apartment building at a skytrain station should have a parking ratio of about 1 per 8 suites. Enough for sharecars, wheelchairs, metered parking for visitors and sometimes for residents.

The City is in the drivers seat on this. It can simply insist that anyone requesting and upzoning must make the City greener by reducing parking. It has been done for green buildings with the City rewarding Leed or similar. It can be done for parking! Tobacco addiction is physical, and it is being beaten. Automobile addiction is not physical, it won't be as difficult to cure.

The existing automobiles in Vancouver are pumping a million tons of CO2 per year into the atmosphere. Let's stop the rampant increase first. Then we can move to correcting the embedded problem.

Of course, there are automobiles passing through the City, notably from lions gate to UBC, but that is a topic for another day, as is the fact that Burnaby are adding 30,000 cars at willingdon station on the millennium line.

Francis. Jameson

s. 22(1) Personal and Confidential

A large, irregular grey rectangular area redacting the text below the name and the redaction code.

¹ Upzonings for residential and commercial buildings are rolling through Council. The specific bylaws for new construction at the Canada line and expo line stations require at least one car per apartment. The commercial and residential buildings in the downtown core, even those which are virtually in skytrain stations have high automobile requirements. A proposal for a three storey car dealership includes 1,100 residential cars in the downtown peninsula. Oakridge, which is at a Canada line station and on the very busy 41 and 43 bus routes is proposing 6,000 cars, including commercial and residential. The existing bylaw 6059 for developments not requiring upzoning requires more than one car for every apartment. At this pace we may reach the goal of 350,000 well before 2021.

From: [Correspondence Group, City Clerk's Office](#)
To: leigh@inflatedideas.com
Subject: FW: Letter to the mayor
Date: Monday, December 10, 2012 11:02:34 AM
Attachments: [letter to the mayor.docx](#)

Thank you for your comments.

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Thank you.

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

From: Leigh Jones [<mailto:leigh@inflatedideas.com>]
Sent: Sunday, December 09, 2012 5:55 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter to the mayor

Dear Mayor Robertson & Council:

Please hear our voices and listen to our concerns.

Thank You,
Leigh Jones

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: CD-1 Rezoning 2001 West 10th Avenue
Date: Monday, December 10, 2012 10:27:18 AM

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:50 AM
To: Greg Kapetanakis
Subject: RE: CD-1 Rezoning 2001 West 10th Avenue

Thank you for your comments.

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In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

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Thank you.

From: Greg Kapetanakis s. 22(1) Personal and Confidential
Sent: Sunday, December 09, 2012 10:45 AM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning 2001 West 10th Avenue

December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent

neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

- The replacement by 2016 of an outside play structure valued at approximately \$125,000, and
- The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Greg Kapetanakis

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 162 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.

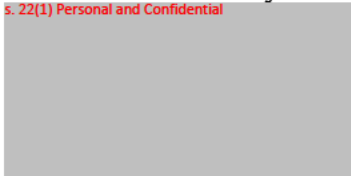
Sincerely,

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



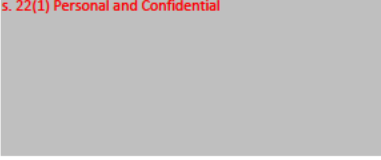
Dr. Desmond Berghofer and Dr. Geraldine Schwartz

s. 22(1) Personal and Confidential



Veronica Ross

s. 22(1) Personal and Confidential

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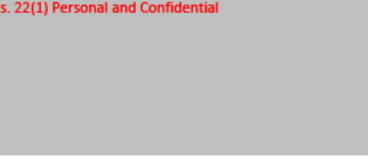
Adele Ritch

s. 22(1) Personal and Confidential

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Carrie Riches

s. 22(1) Personal and Confidential

A large grey rectangular redaction box covering the content of the email.

Cc: Mr. Brian Jackson, Mr. Kent Munro and Mr. Grant Miller

From: [Correspondence Group, City Clerk's Office](#)
To: [Boomhower, Pat](#); [Ludwig, Nicole](#)
Subject: Key Concerns, Kic, V., Lord Tennyson School Parent Advisory Council, Refers to Item No. 4, Public Hearing, Tuesday, 2012 December 10th
Date: Monday, December 10, 2012 3:22:03 PM
Attachments: [Kic, V.pdf](#)

This digital copy of a letter addressed to Mayor and Council and received on 2012 December 10th is forwarded for your action and/or information.

December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

- The replacement by 2016 of an outside play structure valued at approximately \$125,000, and
- The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

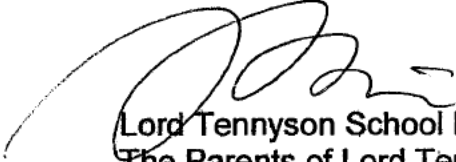
We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the

Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,



Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Name:

VESNA LIC

Address: (including postal code)

s. 22(1) Personal and Confidential



Telephone Number:

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012
Date: Friday, December 07, 2012 3:58:20 PM

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).

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Thank you.

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

From: Fiona Lam s. 22(1) Personal and Confidential
Sent: Friday, December 07, 2012 3:13 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

December 7, 2012

Attention: Mayor Robertson and City Council Via email:
<<mailto:mayorandcouncil@vancouver.ca>>mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

As a parent of Lord Tennyson Elementary School located at 1936 West 10th Ave, I have some concerns related to the above noted re-zoning application in its affect on my son's elementary school, Lord Tennyson School.

It's great there are some more daycare spaces--but twelve is an insufficient increase. Also, there is already terrible traffic congestion in and around the school. Please, please don't make it any worse--as it is dangerous for the kids. It's already worsened due to recent development--any more will make it impossible.

Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). Theproposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will clearly

put our kids at an even greater risk .

Furthermore, existing designated bike routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.


I use this bike path regularly, as do many others--and it's a struggle with the parents driving their kids to and from school anyways, and it's definitely worsened with the increased traffic from the new developments.

The school needs a new outside play structure (our wood structure is deteriorating) and a proper sports field (right now it is a lumpy bumpy pot-holed mess full of puddles--and used by people with dogs to do their business) that isn't working right now as a proper sports field because of its terrible condition. If more people move here, they will likely want to use the playground and the field.

Yours sincerely,

Fiona T. Lam

S. 22(1) Personal and Confidential



From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: Rezoning Application (2001 West 10th Avenue)
Date: Monday, December 10, 2012 10:26:59 AM

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:48 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Rezoning Application (2001 West 10th Avenue)

Thank you for your comments.

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Thank you.

From: Kereena Lock s. 22(1) Personal and Confidential
Sent: Sunday, December 09, 2012 10:17 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application (2001 West 10th Avenue)

December 7, 2012

Attention: Mayor Robertson and City Council
Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

*** We fully support this letter written by our Parent Council of Lord Tennyson. Not only would this effect the school that our son attends but we also live directly across the street from the proposed development ***

Simon & Kereena Lock

s. 22(1) Personal and Confidential

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development. We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

The replacement by 2016 of an outside play structure valued at approximately \$125,000, and

The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a

century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.


Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

Simon & Kereena Lock

s. 22(1) Personal and Confidential



Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: LT PAC letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)
Date: Friday, December 07, 2012 1:52:35 PM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

Thank you for your comments.

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Thank you.


From: Jackie Corlett [s. 22\(1\) Personal and Confidential](#)
Sent: Friday, December 07, 2012 1:47 PM
To: Correspondence Group, City Clerk's Office
Subject: LT PAC letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Dear Mayor Robertson and City Council,

Please see the attached letter which address concerns that I have at my daughter's school – Lord Tennyson.

Thank you,
Jackie Corlett

[s. 22\(1\) Personal and Confidential](#)



December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

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Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

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Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

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We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: Petition re: proposed rezoning at 2001 west 10 ave
Date: Monday, December 10, 2012 11:32:57 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)
[ATT4968061.htm](#)

Thank you for your comments.

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Thank you.

From: Maloney, Patrick [s. 22\(1\) Personal and Confidential](#)
Sent: Monday, December 10, 2012 11:04 AM
To: Correspondence Group, City Clerk's Office
Subject: Petition re: proposed rezoning at 2001 west 10 ave

Patrick Maloney, CA

[s. 22\(1\) Personal and Confidential](#)

[s. 22\(1\) Personal and Confidential](#)

This email may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference.

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From: [SUSAN MALONEY](#)
To: [Correspondence Group, City Clerk's Office](#)
Subject: Petition re: proposed rezoning at 2001 west 10 ave
Date: Friday, December 07, 2012 5:36:38 PM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

Submitted by:

Susan Maloney

s. 22(1) Personal and Confidential



Sent from my iPhone

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: Lord Tennyson elementary
Date: Monday, December 10, 2012 10:27:40 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:55 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Lord Tennyson elementary

Thank you for your comments.

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Thank you.

From: chris matisz s. 22(1) Personal and Confidential
Sent: Friday, December 07, 2012 11:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Lord Tennyson elementary

Thank you for reading the attached letter and considering the points raised in it.

Sincerely,

Diane Villanyi and Chris Matisz

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: CD-1 rezoning :at 2001 West 10th Ave.,
Date: Monday, December 10, 2012 10:27:08 AM

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:50 AM
To: Hideko Miyake
Subject: RE: CD-1 rezoning :at 2001 West 10th Ave.,

Thank you for your comments.

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Thank you.

From: Hideko Miyake s. 22(1) Personal and Confidential
Sent: Sunday, December 09, 2012 10:41 AM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 rezoning :at 2001 West 10th Ave.,

December 7, 2012

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

-
RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent

neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

- The replacement by 2016 of an outside play structure valued at approximately \$125,000, and
- The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience for our

children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated for 'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

Hideko Miyake

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Public Hearing Tuesday - Re: 2001 West 10th Avenue & Maple
Date: Friday, December 07, 2012 2:47:20 PM
Attachments: [page8image1016.png](#)

Thank you for your comments.

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Thank you.

From: Veronica Ross s. 22(1) Personal and Confidential
Sent: Friday, December 07, 2012 2:14 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony
Subject: Public Hearing Tuesday - Re: 2001 West 10th Avenue & Maple

Dear Mayor Robertson and City Council,

I do not feel I will be able to bring up all the points I would like to make at the Public Hearing within my 5 minute limit so I hope you will bare with me as I bring them up in my letter in point form for timeliness.

1. Below is page 4 and 5 of the BROADWAY-ARBUTUS C-3A AND 2000 BLOCK WEST 10TH AVENUE (NORTH SIDE) GUIDELINES (July 7, 2004), Section: 2.2.2. 2000 Block West 10th Avenue (North Side) Streetscape. This section is recommending a **4 storey** townhouse type of style for the north side of 10th Ave., not a 6 and 7 storey building as proposed by the CD-1 rezoning report.

2.2.2 2000 Block West 10th Avenue (North Side) Streetscape

West 10th Avenue is a designated City Bikeway and should have a strong residential character with:

1. (a) A 3.7 m setback to the principle building façade to provide for a townhouse building form

within the higher streetwall form with stairs, porches and front doors on the street as illustrated in Figure 4;

2. (b) A 1.8 m extension of the public realm within the setback to include a second row of trees set close to the property line with layered planting at the base of the building, raised patio or stepped planters (Figure 4);
3. (c) Grass boulevards with street trees and new sidewalks;
4. (d) Provision of bikeway standard furnishings and features such as lighting, benches, drinking fountain and drought resistant curb bulge landscaping; and
5. (e) Lobbies as noted in section 2.2.1(g).

Figure 4: Townhouse Building Form and Landscaped Setback

City of Vancouver July 2004 Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines Page 4

Figure 5: Desirable Townhouse Streetscape



2. Page 13 (below) refers to Section: **4.3 Height and Massing**, with regards Broadway and West 10th Ave.

It is apparent that these recommendations were extremely relaxed with regards the front side of Pinnacles Broadway development. Section (f) below was not upheld in any way or form facing Broadway and now we have to suffer the consequences by having our view scapes taken away see picture from playing field below (we use to be able to see our mountain tops).

Section (i) recommends, "limiting the heights to 13.7 m (45 ft) but relaxed up to 18.3 m (60 ft), if it can be shown that there will be minimal increases in overshadowing and overlook impacts to adjacent residential areas or reduction of views for surrounding neighbours, and a better scale relationship to adjacent buildings is created". The key element I would like to bring up is **"impacts on adjacent residential areas or reduction of views for surrounding neighbours, and a better scale relationship to adjacent buildings is created"**. This was clearly not adhered to in the first phase of Pinnacle - see play field picture again.

I believe Pinnacle has already benefited, to the detriment of its neighbours, by being given such large relaxations for its Broadway facing development that the Guidelines should be firmly adhered to with regards the development of the north side of 10th Avenue. I strongly recommend that the heights of any buildings developed on the north side of West 10th Avenue to not be any higher than it's neighbours facing the south side of West 10th Avenue. This way the equilibrium of the neighbourhood can be rescued and the new buildings can act as a visual transitioning to the already built (too tall) Pinnacle buildings facing Broadway.

Figure 12: Height and Massing (Page 13)

4. (d) On the north side of Broadway, higher massing should be located at the Broadway frontage and heights should step down to the north building edge to reduce shadowing and overlook impacts to adjacent RM-4 residential buildings. Massing at the lane should be reduced and landscaped setbacks should be provided to achieve a sensitive interface;
5. (e) At Arbutus on both sides of Broadway, where setbacks are provided for transit, the higher massing should provide a better sense of street enclosure on Broadway to compensate for the extra street width;
6. (f) Massing above 9.1 m should be articulated such that a monotonous and monolithic façade is not created, and on sites with frontages of 30.0 m or more, a significant articulation or breaking up of the massing should be provided;
7. (g) Upper massing should also be slimmer at the Broadway frontage;
8. (h) Blank sidewalls on developments should be avoided through setbacks and articulation.
9. (i) On the 2000 Block West 10th Avenue site generally limit heights to 13.7 m but relaxations up to 18.3 m should be considered to accommodate a day care, including required on-site play space, or to improve livability adjacent existing and future C-3A development, if it can be shown that there will be minimal increases in overshadowing and overlook impacts to adjacent residential areas or reduction of views for surrounding neighbours, and a better scale relationship to adjacent buildings is created.

Picture from Lord Tennyson's Playing Field



3. Facts about our neighbourhood

We are an unusual area in Vancouver - I have not been able to find any where else in Vancouver where you have 9 blocks surrounded by 4 arterials with a French Immersion Elementary school with over 400 students in the middle block.

The fact that it is an elementary school means the children are young between the ages of 5 and 12 years and therefore safety must be a consideration.

The fact the school is French immersion means the families come from different catchment areas and public transit or walking is not always an option, so many parents drive their children to school.

The fact the school is surrounded by residential blocks means residents need access to and from their homes and there is no way to traffic-calm more than what has already been done, without causing neighbours to drive further to get to their homes.

The fact that two (10th Ave and Cypress Street) of the four streets that surround the school are designated city wide bike routes.

The fact that the Vancouver Resource Society located on the south east corner of 10th and Maple, uses on average 10 Handydarts a day to drive their clientele, of approximately 50 mentally and physically disabled adults, to and from the centre.

New facts about our neighbourhood: In 2010 Pulse was built on the east side of Maple and Broadway with 74 residential dwelling and commercial at grade, and 120 parking spaces. In 2012 Pinnacle's first phase was built on the east side of Maple and Broadway with 134 residential dwellings and commercial at grade, and 282 parking spaces.

Within the last two years **402** (120 + 282) parking spaces have been built and will potentially be

used inside our neighbourhood. This is bringing more traffic and pollution to a neighbourhood that is already at the tipping point with respect to traffic congestion and safety issues.

I asked city staff if they could provide me with the number of dwellings within this 9-block nucleus. The answer was, I quote, "I apologize, we are not able to respond to data request such as this". So I googled Google-Earth for the 9 blocks and I counted the dwellings myself as best I could. Not counting the Pinnacles and the Pulses dwellings of 208 (74 + 134) there are approximately 377 dwellings within these 9 blocks. This means that our neighbourhood has increased by approximately 55% without consideration for the additional dwellings being proposed within the present rezoning application. Being such a sensitive neighbourhood and considering the facts I have mentioned above I implore you to think hard about how this new proposal of 125 dwelling and 183 parking spaces will affect our neighbourhood. If you add 183 cars to the 402 that can potentially drive through our neighbourhood now, we will have 585 cars! Traffic has been getting worse and worse as the years go by and now with all the new developments it has reached dangerous levels with regards the safety of the children at the school, the cyclists on the bike routes, and the community living with in the boundaries of the four arterials (Broadway, Burrard, West 12th Ave. and Arbutus).

4. Transferring of Montessori Daycare Society

As I mentioned in a past letter this is a big concern because our community is in such need for daycares. We need day care for pre-school aged children as well as school-aged children. I hope this will be a consideration and that both locations (this site as well as the present MDS location at 8th and Arbutus) will have designated childcare facilities on them.

I look forward to addressing these issues with you at the Public Hearing next Tuesday.

All the best,

Veronica Ross

5. 22(1) Personal and Confidential



From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: Mayor/Council re Rezoning Application (2001 West 10th Avenue)
Date: Monday, December 10, 2012 10:26:38 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:45 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Thank you for your comments.

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Thank you.

From: Ward Stirrat s. 22(1) Personal and Confidential
Sent: Saturday, December 08, 2012 11:53 AM
To: Correspondence Group, City Clerk's Office
Subject: Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Dear Major & Council,

I am the Past Chair of the Lord Tennyson Elementary School PAC & write to you to consider two key issues we as the school community have concerns about with the Rezoning Application for 2001 West 10th. Ave. immediately adjacent the the school.

The 2 key areas we are requesting the Mayor and Council to further consider are:

1. Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.
2. Public Space Improvement: There is potentially a unique opportunity for our school to receive the City's commitment and support for an outdoor space revitalization plan which would encompass the replacement of our playground structure (otherwise slated for demolition no later than July 2016) and redevelopment of our sports field. Further to point 2. Lord Tennyson Elementary recently celebrated it's 100th. Anniversary and while it is slated for seismic upgrades soon improvement to the surrounding grounds are not budgeted.

As the local community density increases there will be substantial increase in use of the school grounds will also increase. At present, the field is in rough shape and the school board has no funds to do anything to fix it.

Attached is a letter drafted by our PAC which expresses the issues & opportunities that exist with respect to the pending development.

Thank you for your time & consideration.

Yours truly,

Ward Stirrat (Past Chair LTE PAC)

S. 22(1) Personal and Confidential

A large grey rectangular redaction box covering the signature area.

From: [Correspondence Group, City Clerk's Office](#)
To: [Sarah Louise Turner](#)
Subject: RE: LT PAC letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)
Date: Monday, December 10, 2012 11:20:32 AM

Thank you for your comments.

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Thank you.

From: Sarah Louise Turner s. 22(1) Personal and Confidential
Sent: Monday, December 10, 2012 9:49 AM
To: Correspondence Group, City Clerk's Office
Subject: LT PAC letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

December 7, 2012

Attention: Mayor Robertson and City Council

From: Sarah Ford (Parent of Tennyson student, Griffin Ford)

s. 22(1) Personal and Confidential

RE: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street) December 11th, 2012

Dear Mayor Robertson and Council,

On behalf of the parents of Lord Tennyson Elementary School located at 1936 West 10th Ave, we are writing to you with some key concerns related to the above noted re-zoning application. Under the proposed development plan, no considerations have been made for the relationship this new development will have with its adjacent neighbour - Lord Tennyson School, and the effect on our recreational space on school grounds.

As parents, we generally support any progress toward more sustainable neighbourhoods, and we commend the City and the Developer for their level of social consciousness incorporated into the specific site plan, such as the inclusion of a daycare. Even so, this scope of consideration does not go far enough for the benefit of the greater community, netting only 12 additional daycare spots. As part of the re-zoning plan, we formally request the City and Applicant consider a broader, more impactful commitment to the community and include Lord Tennyson in this 'roadmap'.

In particular, we request consideration of our two key areas of concern:

Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.

We already have dangerous traffic issues because of Lord Tennyson's unique location. Our school is flanked by one block and four arterials (Arbutus, Broadway, Burrard and 12th Avenue). The recently developed commercial and residential sites (208 dwellings) built on Broadway at Maple have exacerbated this issue (402 parking spaces with consequential increase in vehicular traffic). We are very concerned that the proposed development, which is even closer to our school than the recently constructed Broadway/Maple sites and which contemplates 183 extra cars to enter this sensitive location, will put our children at an even greater risk than already exists.

Furthermore, existing designated bicycle routes run in front and behind our school (on 10th Avenue and Cypress Street). The addition of extra density into the area by virtue of the proposed redevelopment will only increase the already existing congestion we experience.

It is imperative that any allowed development properly address this issue to ensure all aspects of any increased traffic congestion are effectively managed. In addition to a pre-development traffic study, we also request a post-occupancy study which, depending on its findings, would require adequate measures to address any identified issues.

Public Spaces Improvement: Our PAC has been struggling to find adequate means to fund two key capital initiatives at the school that will need to be addressed in the near future:

-

The replacement by 2016 of an outside play structure valued at approximately \$125,000, and

-

The re-development of our sports field, estimated to be \$275,000.

Not only are these crucial components of a successful school experience

for our children, but in reality the play structure and sports field have been a 'destination' of sorts for local residents over several decades. As the closest green space to the proposed development, we can assume without question that once construction has been completed and new residences seek additional recreational amenities in the neighbourhood, they too will use our green space at Lord Tennyson.

Lord Tennyson as a school has a proud legacy in Vancouver stretching over 101 years. And while the community and social fabric around the school has evolved dramatically in a century, Tennyson has remained constant as an icon of the local landscape. Sadly though, funds to maintain the outside space have not been made available. The play structure has been deemed a safety risk and the soccer field is similarly in a poor state of repair and poses serious safety risks to any users.

There are many examples in recent past of successful public/private partnership cooperation around the city of Vancouver under CD-1 Re-zoning that has led to a positive net benefit to the immediate community. One such case is the Shangri La Hotel development in the downtown core whereby the developer committed funds to improve local neighbour facade, green space, and support the Arts. Results included the refurbishment of the Coastal Church on the same block as the hotel now stands, tree planting and more.

We strongly urge Council to adopt the same approach with the Lord Tennyson school grounds for the sake of all current and future students and residence of the neighbourhood, by allocating a portion of funding from this project in Trust to the Lord Tennyson School Parent Advisory Council. Between the City and the Applicant, the financial means certainly exist - \$5.8M has been allocated

for 'public benefit' under the proposed plan before Council. So be it through the Development Cost Levy (DCL), Public Arts Program, the Community Amenity Contribution (CAC) or even by way of a separate Endowment, as our elected members of Office we request your commitment and support of our outdoor space revitalization plan.

Under this scenario we firmly believe the Applicant (Pinnacle International) stands to gain much greater community acceptance of the project, the City remains committed to the ideals of its Community Plan, and the school is a benefactor for generations to come with dignified, functional recreation space for the community it serves.

We ask you Mayor Robertson and Council for your serious consideration on these matters.

Sincere regards,

Lord Tennyson School Parent Advisory Council, Executive Committee and
The Parents of Lord Tennyson School

From: [Hildebrandt, Tina](#)
To: [Ludwig, Nicole](#)
Subject: FW: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)
Date: Monday, December 10, 2012 10:26:46 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 10, 2012 9:47 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Thank you for your comments.

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Thank you.

From: jana williams s. 22(1) Personal and Confidential
Sent: Sunday, December 09, 2012 8:28 AM
To: Correspondence Group, City Clerk's Office
Subject: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Good Mayor Robertson & Council

Regarding the proposed rezoning at 2001 West 10th Ave., we have prepared the attached letter to you outlining parent concerns and suggestions that were raised and discussed at the PAC meeting earlier this week.

The 2 key areas we are requesting the Mayor and Council to further consider are:

- 1. Traffic Congestion: It is critical to ensure that the safety of Tennyson children will not be adversely impacted by the proposed development.**
- 2. Public Space Improvement: There is potentially a unique opportunity for our school to receive the City's commitment and support for an outdoor space revitalization plan which would encompass the replacement of our playground structure (otherwise slated for demolition no later than July 2016) and redevelopment of our sports field.**

We need your support, the livelihood of your children depends on it.

Thank you in advance for ensuring Lord Tennyson considerations regarding the proposed rezoning will be timely communicated to the Mayor and City Council.

Jana Williams - s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: Proposed rezoning 2001 W 10th Ave
Date: Friday, December 07, 2012 2:44:37 PM
Attachments: [image005.png](#)
[image006.png](#)
[LT PAC re 2001 W 10th Rezoning Final-Dec-7-2012.doc](#)

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Thank you.

From: Zeller, Dirk [s. 22\(1\) Personal and Confidential](#)
Sent: Friday, December 07, 2012 1:57 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed rezoning 2001 W 10th Ave

Dear Mayor Robertson and Council,

As a parent of a student at Lord Tennyson School, I am very concerned about the potential implications of intense densification of the area around the school. While I recognise and generally support the Council's aims for residential planning, I urge Council to consider and address the concerns identified and expressed by the Parent Advisory Council of Lord Tennyson School. Please see attached a letter that outlines our position, which I strongly support as a parent of a student at Lord Tennyson.

Best wishes

Dirk Zeller

Dr. Dirk Zeller

[s. 22\(1\) Personal and Confidential](#)

