

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: Tuesday, December 11, 2012 2:09:01 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.

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Thank you.

From: Samantha Banks [s.22\(1\) Personal and Confidential](#)
Sent: Tuesday, December 11, 2012 1:01 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

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

Attention: Mayor Robertson and City Council

Via email: mayorandcouncil@vancouver.ca

<<mailto:mayorandcouncil@vancouver.ca>>

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

Dear Mayor Robertson and Council,

I am writing an addition to the following letter drafted by the PAC of Lord Tennyson Elementary School, which I heartily support.

I am in a unique position to speak to the issue of traffic congestion already present in the area as we live [s.22\(1\) Personal and Confidential](#)

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

attending Lord Tennyson. As we s.22(1) Personal and Confidential from their school, one would think that by this, my s.22(1) Personal and Confidential at the school, they ought to be able to walk to school s.22(1) Personal and Confidential. I would have them do so but for the issue of the traffic on the corner of Cypress and 10th and its mini-roundabout. It is not safe.

As Lord Tennyson is an immersion school of 400+ students and therefore draws from a bigger catchment than an English language community school, and as there are no VSB buses to bring students to and from school, there is much more traffic from parents and students arriving and departing from Tennyson than an average school.

Combine that traffic at peak times with: the regularly busy traffic of the two crossing bike lanes, regular neighbourhood traffic and delivery trucks and few who seem to understand the right of way rules for the roundabout and you have a dangerous situation. I regularly hear the altercations and near-misses of drivers, cyclists and pedestrians on this corner.

This is exacerbated by parents' frustration when trying to find parking in the mornings or afternoons in order to drop off or pick up their children. Parking in the neighbourhood is difficult for most of the day. This would only be made more so by the additional residents and visitors of the proposed development and most especially by the additional parents dropping off at the proposed daycare.

The community usage of the school field and play structures is also of great concern as stated in the Pac letter following. This need for green space used for and paid for by all is most noticeable with dog owners who regularly use the school's field at all times of day and evening; generally disregarding the multitude of posted signs asking them: to remain off the field during school hours, to keep dogs leashed at all times, and to pick up after their dogs bowel movements. 125 new residences in Vancouver will most likely mean numerous new dogs and owners in the area adding that strain as well as those of new families to the park.

Please take in to consideration all of the strains that even higher density will place on this community and include ways to lessen that strain. We have already absorbed not only the new development mentioned below along West Broadway, but also those along the Arbutus corridor (which also has the new Ridge development pending) and the 11th Avenue greenway.

Sincerely,

Samantha Banks

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,

Samantha Banks

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: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)
Date: Tuesday, December 11, 2012 9:54:03 AM
Attachments: [LT PAC re 2001 W 10th Rezoning Final.doc](#)

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Thank you.

From: Borja Fisher Brown s.22(1) Personal and Confidential
Sent: Monday, December 10, 2012 8:38 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter to Mayor/Council re Rezoning Application (2001 West 10th Avenue)

Kindly read the attached letter concerning the development application for 2001 West 10th Ave.
Thank you

Borja Fisher Brown
s.22(1) Personal and Confidential

Note from City Clerk's
Department: Attachment was
letter from Lord Tennyson
PAC

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)/Public Hearing on Tuesday, December 11th at 7:30 PM
Date: Tuesday, December 11, 2012 9:48:00 AM
Attachments: [FMDB - LT PAC re 2001 W 10th Rezoning Final.pdf](#)
Importance: High

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Thank you.

From: Fiona & Colin s.22(1) Personal and Confidential
Sent: Monday, December 10, 2012 6:25 PM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)/Public Hearing on Tuesday, December 11th at 7:30 PM
Importance: High

Dear Mayor and Council,

Please find attached a letter regarding the above noted proposed rezoning and development for your consideration. The public hearing regarding this matter is scheduled for Tuesday, December 11, 2012 at 7:30 PM. The original, signed letter was hand delivered today.

Thank you in advance for your time to review this letter.

Regards,

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

Note from City Clerk's Department: the attachment is the letter from the Lord Tennyson PAC which was previously distributed

From: [Correspondence Group, City Clerk's Office](#)
To: §.22(1) Personal and Confidential
Subject: FW: Rezoning - 2001 West 10th Avenue
Date: Tuesday, December 11, 2012 9:51:12 AM
Attachments: [LT PAC re 2001 W 10th Rezoning.doc](#)

Thank you for your comments.

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Thank you.

From: Shauna Farrell [§.22(1) Personal and Confidential]
Sent: Monday, December 10, 2012 8:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning - 2001 West 10th Avenue

Hello,

Please find attached a letter regarding the concerns of the Lord Tennyson Elementary School parent community, including myself, with regards to the rezoning of 2001 W. 10th Ave.

Regards,
Shauna Farrell

Note From City Clerk's Department: the letter from the Lord Tennyson PAC was previously distributed.

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)
Date: Tuesday, December 11, 2012 10:20:20 AM

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Thank you.

From: Olivia Hourcade s.22(1) Personal and Confidential
Sent: Tuesday, December 11, 2012 8:36 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

I support what KARA says below.

Olivia Hourcade,
a concerned Kitsilano resident.

| Kitsilano-Arbutus Residents Association (KARA)
s.22(1) Personal and Confidential

November 16th, 2012
Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and City Council,

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

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

express a number of concerns relating to the development proposal that you are considering.

1. Form of Development

(a) Height and Massing

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

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

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

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

2. Use

(a) Child Day-care

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

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

(b) Residential

Due to the location of this site we feel that four and five stories of residential is an

appropriate density. More density will detract from the livability of the neighborhood and cause a safety concern for the children of Lord Tennyson Elementary and the daycare. The sole parking entrance is located on the alley of Maple Street, which the children of Lord Tennyson cross on their way to and from school.

3. Local Traffic Plan

a) Vehicular

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

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

b) Bike Route

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

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

4. Public Consultation

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

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

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

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

We look forward to hearing from you.

Sincerely,

Diana Davidson, Mark Battersby, Dr. Geraldine Schwartz, Dr. Desmond Berghofer,
Veronica Ross, Adele Ritch and Carrie Riches
Representatives for the Kitsilano-Arbutus Residents Association (KARA)
Information regarding this matter should be sent to:
Dr. Mark E. Battersby

s.22(1) Personal and Confidential



Dr. Desmond Berghofer and Dr. Geraldine Schwartz

s.22(1) Personal and Confidential



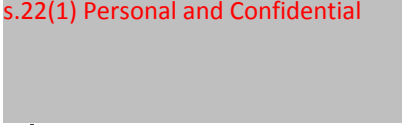
Veronica Ross

s.22(1) Personal and Confidential



Adele Ritch

s.22(1) Personal and Confidential



Carrie Riches

s.22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: Proposed rezoning at 2001 West 10th Ave
Date: Monday, December 10, 2012 5:30:00 PM
Attachments: [LT PAC rezoning.doc](#)

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Thank you.

From: Walter Hsieh & Jennifer Crayford Hsieh s.22(1) Personal and Confidential
Sent: Monday, December 10, 2012 5:16 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Proposed rezoning at 2001 West 10th Ave

Note from City Clerk's Department: This email contained an attachment which was the Lord Tennyson PAC letter (Previously distributed)

From: [Correspondence Group, City Clerk's Office](#)
To: [Lisa Martyn](#)
Subject: RE: 2001 West 10th Avenue/Maple Street
Date: Tuesday, December 11, 2012 9:55:15 AM

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Thank you.

From: Lisa Martyn [s.22(1) Personal and Confidential]
Sent: Monday, December 10, 2012 8:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: 2001 West 10th Avenue/Maple Street

Lisa Martyn
[s.22(1) Personal and Confidential]

December 10, 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)

As a resident of this area I have noticed the development is being rezoned to a CD-1 zoning policy and would like you to further consider the the effect of the proposed buildings on surrounding buildings and streets and neighboring residential areas before approval. My concerns include height - 74.5 feet is far too massive for this area. It is near a school, a bike route and this is a calm, quiet neighbourhood that should not be subject to this kind of development. Five storeys should be an absolute maximum height for this area.

Another major concern is parking. There is already a considerable amount of vehicular activity in the area and the proposed development causes significant safety concerns. There have already been numerous accidents involving cyclists in this area (I have personally witnessed 5 bicycle accidents involving motorists this past summer) and this development threatens to make it less safe. The safety of the school children of Lord Tennyson should also be considered.

I am opposed to the development and hope you reconsider allowing it to progress as it is currently structured.

I look forward to hearing from you.

Sincerely,

Lisa Martyn

s.22(1) Personal and
Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: 2001 west 10th ave development
Date: Tuesday, December 11, 2012 11:06:50 AM

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Thank you.

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

From: Marlene Moretti s.22(1) Personal and Confidential
Sent: Tuesday, December 11, 2012 11:05 AM
To: Correspondence Group, City Clerk's Office
Subject: 2001 west 10th ave development

I reside two blocks south of the proposed development. We have already accepted very significant increases in density in our neighborhood. There is insufficient infrastructure to support this level of density including insufficient parking, congested traffic and overcrowding. The proposal to increase zoning to allow even greater density is absolutely unacceptable and unnecessary. I strongly oppose this proposal and I would like to point out that it is inappropriate to schedule such meetings when you clearly know that many families are busy or away on holidays.

Dr. Marlene M Moretti

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: A Letter to the City from KARA Re: Rezoning on W.10th Ave
Date: Monday, December 10, 2012 4:59:11 PM

Thank you for your comments.

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Thank you.

From: Lisa Pham s.22(1) Personal and Confidential
Sent: Monday, December 10, 2012 4:52 PM
To: Correspondence Group, City Clerk's Office
Subject: A Letter to the City from KARA Re: Rezoning on W.10th Ave

Dear Mayor Robertson and City Council:

Please see below, the letter written by KARA. I have forwarded this letter in support of the concerns outlined by KARA below. As an owner in this wonderful neighborhood, I agree with the concerns listed below, in how the proposed rezoning will affect not only the aesthetics, but the safety concerns of the children in the area.

Kind regards,

Lisa Pham
Owner in s.22(1) Personal and Confidential

| Kitsilano-Arbutus Residents Association (KARA)
s.22(1) Personal and Confidential

November 16th, 2012
Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and City Council,

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

Street)

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

1. Form of Development

(a) Height and Massing

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

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

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

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

2. Use

(a) Child Day-care

We are very supportive of the proposed daycare. However, we feel that the Montessori Daycare Society should remain where it is with its 25 spaces, and that 37 new spaces should become

available for families. Day Care is needed in this area and should not just be transferred from one location to another. This location could facilitate for two types of daycare. For the younger preschool ages, two and a half to five years of age, and for the much needed before and after school childcare ages of five to twelve. Our community is in huge need of before and after school childcare. And being so close to Lord Tennyson this location is perfect to accommodate those families in need of before and after school childcare.

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

(b) Residential

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

3. Local Traffic Plan

a) Vehicular

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

People in the neighborhood who have young children advise us that the traffic is already at dangerous levels and near misses

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

b) Bike Route

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

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

4. Public Consultation

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

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

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

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

We look forward to hearing from you.

Sincerely,
Diana Davidson, Mark Battersby, Dr. Geraldine Schwartz, Dr.

Desmond Berghofer, Veronica Ross, Adele Ritch and Carrie Riches
Representatives for the Kitsilano-Arbutus Residents Association (KARA)

Information regarding this matter should be sent to:

Dr. Mark E. Battersby

s.22(1) Personal and Confidential

Dr. Desmond Berghofer and Dr. Geraldine Schwartz

s.22(1) Personal and Confidential

Veronica Ross

s.22(1) Personal and Confidential

Adele Ritch

s.22(1) Personal and Confidential

Carrie Riches

s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: letter for Tues evenings meeting re: rezoning of 2001 W. 10th Ave
Date: Tuesday, December 11, 2012 10:19:29 AM
Attachments: [re-zoning_2001_W_10th_Ave- School field playground.pdf](#)

Thank you for your comments.

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

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

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

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

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

Thank you.

From: Eric Rallison s.22(1) Personal and Confidential
Sent: Tuesday, December 11, 2012 12:12 AM
To: Correspondence Group, City Clerk's Office
Subject: letter for Tues evenings meeting re: rezoning of 2001 W. 10th Ave

Dear Mayor Robertson and Vancouver City Council,

Please see attached .PDF letter in which we suggest one way that the city and developer can make a positive impact on the green space around 2001 West 10th Avenue.

Also attached are 5 photographs of our school's grass field.... which sits kitty-corner to the proposed development.... and is very much in need of improvement... as discussed in our letter.

Thank you for your time in considering our proposal.

Sincerely,

Eric Rallison and Karen Davies

s.22(1) Personal and Confidential











December 10, 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,

We are parents of a student at the public Lord Tennyson Elementary School located at 1936 West 10th Ave. We live in the area and ride our bikes to school daily, passing nearby the proposed development. We are members of the Parental Advisory Council (PAC) for the school and fully support the PAC's recent proposal to the city, sent separately in a letter dated December 7th.

We are not here to challenge the right of the developer to develop. But with development also comes the need for more green space. Our school has a good-sized green space kitty-corner to the proposed development, representing the closest grass field to such development and most likely destination for future residents seeking green space. Sadly, however, our field is not so green anymore. Funding has not been available from the city, school board, province or any other source to improve this green space. The current state of the field is very poor. Photos are attached to demonstrate the poor quality of the field.

We have also been put on notice by the school board that the playground will be removed due to safety concerns in 2016, and the parents will have to pay for a new playground. We have been told this is standard procedure. As new parents, we are learning all kinds of interesting things. We find it hard to swallow, although we will if we have to, that with all the excess around us, much of it created with public money, that playgrounds and grass fields for elementary school students are not a priority. So it is that we come to you today. We are asking for help.

The proposed re-development at 2001 W. 10th Avenue represents a fantastic opportunity for the developer and city to partner with the school to improve this green space which is used by 400+ students and the public.

If you accept our invitation to assist in improving this green space, we as parents and local residents, will be extremely thankful. At the same time, the developer and the city can be proud that they are encouraging 400 plus elementary school children to get out and exercise during recess and lunch.

Please consider allocating a small portion of the \$5M funds proposed for public benefit to the improvement of our grass field and playground.

Our request, as included in a separate letter from the PAC, is:

- 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.

In order to ensure money is spent as intended, our Parental Advisory Council, which we are members, will put in place any cost and accountability controls that the city and developer desire.

The city and developer, by accepting our request, will receive outstanding value for money-- if a green space the size of our field was to be created from scratch, it would cost a tremendous amount more. The school already has the land, the most costly component of developing a green space. Your contribution will be very significant as this field is grossly underutilized today due to the poor state it is in.

We sincerely hope that you give this request serious consideration.

Sincerely,

s.22(1) Personal and Confidential
[Redacted Signature]

s.22(1) Personal and Confidential
[Redacted Signature]

Eric Rallison and Karen Davies
Lord Tennyson School Parent Advisory Council members

s.22(1) Personal and Confidential

[Redacted Content]

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)
Date: Tuesday, December 11, 2012 9:49:15 AM
Attachments: [Dear Mayor Robertson and City Council.docx](#)

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

Thank you.

From: Ann Milligan [[s.22\(1\) Personal and Confidential](#)]
Sent: Monday, December 10, 2012 6:43 PM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning: 2001 West 10th Avenue (2555 Maple Street)

Please find my attached letter in opposition to the rezoning.

A Milligan

Note from City Clerk's Department: The attachment was the letter from the Lord Tennyson PAC which was previously distributed