

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: RE: Zoning and Development 1729-1735 East 33rd Ave
Date: Tuesday, March 12, 2013 4:07:55 PM

Thank you for your comments.

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Thank you.

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

From: Heather Lega s.22(1) Personal and Confidential
Sent: Tuesday, March 12, 2013 4:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Zoning and Development 1729-1735 East 33rd Ave

Dear Mayor and Council,

I write in regards to the re-zoning application for 1729-1735 East 33rd Ave. I first heard about the Co-Housing group and their desire to develop in our neighbourhood about a year ago via our community newspaper, the KCC Neighbour. I was intrigued and even excited to hear about their philosophy and approach to lifestyle. I felt our neighbourhood could be a good fit, and looked forward to hearing more. I walked past their proposed site frequently, as I live a few blocks east on 33rd, and envisioned a cool, small gathering of townhouses with shared spaces, maybe a courtyard, and what a spot with our coveted view. Months later, I was upset to hear that their development plans actually were very elaborate, with a very large number of units and at an unacceptable height. I feel this approach is absolutely at odds with the surrounding community, and should not be allowed to proceed.

Our neighbourhood is characterized largely by single family homes. Many many of us work extremely hard to live in, maintain and improve very old homes in order to afford Vancouver living. The very essence of being here for so many is the love of the view one gets from the area, and building to the height proposed, for such an expansive project threatens this. Not only will it clearly entirely obstruct views immediately opposite, but it will make too much of an impact on our street layout even from viewing blocks away. Photos and drawings I have seen online are misleading...you only need to walk down to the area to realize how completely it will overshadow and change the nature of the street.

The number of units in this development needs to be decreased and amenity space limited in order to respect the existing community residents.

Co-Housing literature suggests that they can add strength to our neighbourhood. In this community, we are already a strong family of citizens who care for one another. Instead of building an overheight, virtually self-contained "community", this group should consider a more modest amount of units and using up less valuable space for their joint recreational areas. We already have wonderful amenities like a community centre, library, lovely parks and meeting spaces for them to join us at.

Sincerely,

Heather Legal

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) [redacted]
Subject: RE: Vancouver Cohousing Proposal in Kensington-Cedar Cottage
Date: Tuesday, March 12, 2013 4:00:02 PM

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Thank you.

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

From: Steven Lum s.22(1) Personal and Confidential [redacted]
Sent: Tuesday, March 12, 2013 3:58 PM
To: Correspondence Group, City Clerk's Office; contact@vancouvercohousing.com
Subject: Vancouver Cohousing Proposal in Kensington-Cedar Cottage

To the Mayor of Vancouver and City Council

I am writing NOT support the proposed Vancouver Cohousing development in the Kensington-Cedar Cottage neighbourhood at 1729, 1733 and 1735 East 33rd Avenue.

I am concerned about affordable housing in Vancouver, and this project is not answers to affordability and isolation in Vancouver. It offers no parking for people who earn between \$21,500 and \$86,500 per year - a key target for the Mayor's Task Force on Housing Affordability.

The proposal is being put forward by people Who want to make money off the neighbourhood.

I ask that the Mayor and Council DO NOT give this project all the support.

--

Steven Lum
s.22(1) Personal and Confidential [redacted]

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1)
Subject: RE: rezoning of 1729_1733_1735 of East 33rd Ave
Date: Tuesday, March 12, 2013 2:49:45 PM

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Thank you.

From: Hazel Ng s.22(1) Personal and Confidential
Sent: Tuesday, March 12, 2013 2:48 PM
To: Correspondence Group, City Clerk's Office
Subject: ezoning of 1729_1733_1735 of East 33rd Ave

Objection - opinion from resident s.22(1) Personal and Confidential

To whom it may concern

1. Concerns for cohousing :

*These 3 lots are not suitable to build cohousing because

1. Too many traffic will be increased within this block, A Church / other buildings are at the back of the lane and 32nd Ave / Commercial street.

2. East 33rd is a corridor between East Vancouver / Burnaby and West side / Downtown therefore

traffic is busy. Whenever there is a traffic jam

or accident then East 32nd and back lanes will overflow with traffic.

3. They said there will be ONLY 27 underground car park for the cohousing, however will the cohousing

promise that they will not park any more cars outside of their lots front or back and or any where nearby our areas.

4. No one could tell when they must need an extra car to go to work and they don't have an extra underground car park.

Will they park the car outside of their lots or our areas?

5. Will they have visitors? All 27 units may have one or more than one visitors per unit and they all drive a car, will there be extra visitor car park area within their lot?

100% under this situation, traffic within these lots will increase because of this cohousing !!!

6. Will I allow my kids play by back lane or drive way when there is a chance of over 27 cars driving

through the back lane. Where is the safety to our existing people who live here?

Dangerous to us, safety is only for their cohousing people because they have a big common area not

for our kids.

7. One more big concerns, with 27 units cohousing shared many common facilities many conflicts may

aroused, people between people always is the most complicated matters / relationship among

families. Very sure with this cohousing, an additional Family welfare unit will require to

support

these people, will they pay more taxes because of that.

8. We totally disagree to have cohousing in our area or nearby.

9. In our neighbourhood is a quiet, safely and freindly enviroment always be single house and or single

house / lane house which is not a suitable site for multi-dwellings development in the middle of the

block.

10. We strongly oppose to this re-zoning of 1729, 1733 and 1735 of East 33rd Ave Vancouver BC

not only because of the above reasons plus this Cohousing body is trying to ripe off the future owners by the Land lords of 1729, 1733 and 1735 of East 33rd Ave Vancouver BC.

Simple calculation

From the Cohousing estimated selling price of each unit at \$480,000 for a 2 bedroom unit.

which means on the average the total selling price of all 27 units x \$480,000

equals to a total of \$12,960,000.00

i.e. Each lot will be worth of \$4,320,000.00

selling price after development.

If the land costs is 50% (just take a market average) of \$4,320,000.00

= \$2,160,000.00

The present selling price of each lot selling price will be about \$990,000.00

Estimated profit from one lot will be 1,170,000.00 just selling the Land not including sell the units, the Land lord already making

118.20% net profit.

Last but not the least, I talk to all our neighbours
none of them welcome this re-zoning.

Our family of 5 strongly against this project

Respectively submitted

Hazel

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: RE: Re-Zoning 1729-1735 East 33rd Ave
Date: Tuesday, March 12, 2013 10:16:19 AM

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Thank you.

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

From: Adrienne Buck s.22(1) Personal and Confidential
Sent: Monday, March 11, 2013 9:16 PM
To: Correspondence Group, City Clerk's Office
Subject: Re-zoning 1729-1735 East 33rd Ave

I attended the re-zoning public meeting for 1729-1735 East 33rd on March 6th. As someone who lives half a block away on 33rd I have not been keen on their building design as I don't think it blends in well with the neighbourhood.

Although they have changed their building design somewhat, I still feel it is barge like and industrial looking. One of the people promoting the site proudly declared that an architect designed this building in a couple of weeks after being inspired by Danish buildings of the 1970's.

I think the 1970's style boxes are not something we should aspire to. I see many 1970's buildings today being torn down and rightly so. Please, council, consider a design like the original condo plan put forth in 2011 by the previous group.

Sincerely, Adrienne Buck
s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [s.22\(1\) Personal and Confidential](#)
Subject: FW: my letter re rezoning east 33rd
Date: Tuesday, March 12, 2013 11:02:39 AM
Attachments: [letter_rezoning_East_33rd_avenue.pdf](#)
Importance: High

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Thank you.

From: Daniel Geddes [s.22\(1\) Personal and Confidential](#)
Sent: Tuesday, March 12, 2013 9:03 AM
To: Correspondence Group, City Clerk's Office; Mawani, Farhad
Subject: my letter re rezoning east 33rd
Importance: High

Farhad,

Please see attached, my letter in regards to the rezoning of East 33rd 1729-1735

Regards,

Daniel Geddes

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

s.22(1) Personal and Confidential



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March 11th, 2013

Daniel Geddes

s.22(1) Personal and Confidential

City Of Vancouver
453 West 12th Avenue
Vancouver
V5Y 1V4

To: The Mayor and Council

Re: CD-1 Rezoning: 1729-1735 East 33rd Avenue – RTS 9931

I would like to start off with my extreme displeasure of been given very little time to absorb the latest proposal presented at the community open house on Thursday March 7th 2013 and the public hearing Tuesday March 12th. Documents surrounding the current proposal were not made available until the afternoon of March 8th.

This is especially disheartening considering that the Mayors own task force on Housing Affordability, September 25th 2012, specifically recommended, item 4, to

"Streamline and create more clarity in the regulatory process and improve public engagement."

I struggle to see how providing plans for public review 2 business days before the public hearing creates more clarity and improves public engagement.

"Cedar Cottage Co-housing Society" in which I will refer to as the "developer" here on, due to the fact that there is nothing stopping the developer selling in the future at market value, creating a large windfall for themselves. It is human nature to take financial opportunity as it arises for the benefit of themselves and their families. There has not been any policy implemented over this development to "maintain" affordability, only start affordable.

The developer has had three attempts to provide proposal for development in which I do not think they have listened to neighbourhood opinion nor the "Urban Design Panel"

The massing does not fit an RS1 neighbourhood, and is driven by form proposed. this form has not changed much over the three proposals. It still creates a 100' long wall along 33rd avenue 35' high with no interruption. This has huge impact on views from southern neighbours including myself who have equity in property that will be reduced significantly.

Vancouver's interim rezoning policy states

"Form of Development/Location

Subject to urban design performance (including consideration of shadow analysis, view impacts....."

The design has not taken into consideration view impacts of the neighborhood and that this development contradicts Vancouver city policy.

interim rezoning policy goes on to state that

"..... ground oriented forms up to a maximum of 3.5 stories, which is generally sufficient height to include small house/cplexes, traditional row houses, stacked townhouses and courtyard row houses."

the type of building listed above has gaps between the roof lines which only block a small percentage of line of site through the property whereas the suggested massing blocks nearly 100% line of site up to 35 feet, very contrary to the heart of a RS1 neighborhood. An RS1 neighbourhood generally has gable end roofs or hip and valley. The proposed development does not in any way shape or form follow fit in with the surrounding neighbourhood.

Subheading mentions Location. Kensington park area has natural grade allowing every house some form of view of the north shore mountains no matter where they are located, over top of the north houses that are lower down. this is due to the fact that whilst everybody can build to 35 feet, FSR ratio does not allow so much massing in the last 1.5 stories that sight lines are only intermittently interrupted by roof peaks with lots of space in between.

Increased FSR (floor space ratio) completely destroys all line of site as the proposed massing is very top heavy. for this reason again I believe that it contradicts Vancouver's Interim Rezoning policy as the development is a poorly chosen "location". Land choice with this sort of massing should be located on flatter land as there would be minimal view impact. There are plenty of locations in Vancouver far more suited to this massing without interrupting neighbors view.

The proposed development is actually 4.5 stories high, the first cannot be considered a basement. it has a workshop, crafts room and guest room and is in complete contradiction of building bylaw. again after 3 attempts, there is still not a proposal in place that meets bylaws and policy.

Looking at the south elevations, the "fourth" story has vaulted ceilings approximately 14" high with celestial windows at expense of the neighbour's view. I struggle to see how vaulted ceilings even fit into the "affordable housing" mandate. higher heating costs, higher costs of construction.

It was suggested that an "east west" orientation would be better suited to the neighbourhood. again the third proposal is just a regurgitation of the last, not resolving any of the issues brought up by the design panel.

There has been a few catch phrases thrown around during the proposal:

"Neighbourhood and community"

The design has no distinct front entry on 33rd, revolving around a centre courtyard. neighbourhoods and communities extend past the border of the property. Instead the developer has chosen to internalise, creating "their own world" away from the neighbourhood. the front of the property is uninviting and very institutional. There is no front yard to speak of, no porch to knock on the front door of the neighbour. How is this supposed to reflect community?

"Solar ready"

I have been in construction all my life and never ever heard the term before so decided to Google it. all that is required is a roof to take the panels, some provision for piping and some space in the utility room. The perception of being green without being green? you either have solar power or you don't. The components that cost the money are missing from the equation, and there is no policy to force implementation at a later date. How can this be considered green construction?

The developer is not even prepared to create a *housing agreement to secure percentage of units as rental or targeted low income*, as per appendix 2, *Housing arrangements & ownership structure, as the affordability of cohousing makes this unnecessary*. Vancouver is required just to take their word for it? nothing legally binding? it goes on to say that the development is to be titled as strata.

There seems to be no policy in place to stop abuse of the proposed interim rezoning policy, allowing affordable housing to be on sold for market value once constructed, nor policy on the reduction in equity of neighbouring properties.

The proposed development

In short, I believe that the proposal has done nothing to address the needs of the immediate community and does everything to maximise their own return. I say immediate because the developer has plenty of support from those that live in Vancouver but are not directly affected by the development. I think it unwise to "fast track and streamline" rezoning proposals without proper consultation of the immediate community formally. An open house does in no way shape or form facilitate this.

I am completely opposed to the development as it stands, it does not suit the RS1 neighbourhood it is proposed in.

s 22(1) Personal and Confidential

Daniel Geddes

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1)
Subject: RE: Rezoning Proposal Concerns - 1729-1735 East 33rd Ave
Date: Tuesday, March 12, 2013 10:24:12 AM

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Thank you.

From: s.22(1) Personal and Confidential
Sent: Monday, March 11, 2013 11:34 PM
To: Mawani, Farhad
Cc: Correspondence Group, City Clerk's Office
Subject: Rezoning Proposal Concerns - 1729-1735 East 33rd Ave

Dear Mr. Mayor, Councillors, and Mr. Mawani,

I live in the 1700 block of East 32nd Avenue, in Vancouver. Several months ago, I learned of a proposed development of the three sites located directly behind my home (1729, 1733, and 1735 East 33rd Ave). In this time, there have been several amendments to the proposal. While I appreciate that the developer finally appears to be listening to the community, I still don't feel that this project quite fits in with the neighbourhood. My primary concerns are:

- Severe reduction of privacy;
- Large impact on views from surrounding properties; and,
- Huge shadows cast on surrounding yards, especially between September and March.

These concerns stem from the following:

- The height of the building, especially at the rear of the site: The newest proposal has the height of the roof at 31' 9", a full 11' over the maximum allowable for a laneway house (6.1 m, or about 20'). This includes a rooftop deck at approximately 20' above grade, and a full third story.

- Site coverage, especially at the East and West property lines: The proposed building extends almost the entire length of the East property line (for a total of 191' 3" of 209' 4"), with an average height of around 20-25'. The West side covers slightly less, but still over 50% of the length of the West property line, at approximately the same height. This creates a very imposing structure, and places the building far above the height of neighbouring yards.

- The number of suites: The building far exceeds the number of suites that would be permissible to other properties in the area (zoned RS-1). Given the regulations, the maximum number of suites that could normally be built on those lots is 9 in total (3 suites each, across three lots). The proposed building includes 3 times that amount.

- The location of the proposed suites: There are many windows overlooking the surrounding properties, a number of which are about 25' above grade.

- Finally, there is no building anywhere in the immediate area comparable to the size of the proposed building, nor are there sufficient services in place for such a building. The only multi-family, apartment-style buildings in the area are on Victoria, south of 32nd Ave, or on Kingsway; The majority of those buildings are also significantly smaller than the proposed building.

I've looked at the City Of Vancouver regulations regarding laneway housing, and I understand that they're in place to address privacy, shadowing, and impact on views of surrounding homes. However, this proposed building far exceeds all these regulations, even at the lane. Furthermore, the proposed building also exceeds any guidelines set out by the RS-1 schedule (the zoning of the surrounding homes). The building elevations available online also erroneously give the height limit of possible laneway garages at 31' (which is the maximum height of a building on an RS-1 property, not a garage).

Were the developer to reduce the size of the building to more closely resemble the surrounding area, I would be much more willing to accept it, namely: A reduction in the length of the building (and simultaneous reduction in number of suites) from the front of the property to more closely match the adjacent homes, and a reduction in height of the building at the lane to match the maximum allowable height of a laneway house (from 31' 9" to a maximum of 20', without a rooftop deck).

If you have any questions, feel free to contact me anytime. I can be reached either by email, or by phone at 604.788.6191. Thank you,

Filip Kosel

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) [REDACTED]
Subject: RE: rezoning of 1729_1733_1735 of East 33rd Ave
Date: Tuesday, March 12, 2013 10:23:38 AM

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Thank you.

From: William Wong s.22(1) Personal and Confidential [REDACTED]
Sent: Monday, March 11, 2013 11:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: rezoning of 1729_1733_1735 of East 33rd Ave

s.22(1) Personal and Confidential [REDACTED]

To whom it may concern

1. Concerns for cohousing :

*These 3 lots are not suitable to build cohousing because

1. Too many traffic will be increased within this block, A Church / other buildings are at the back of the lane and 32nd Ave / Commercial street.

2. East 33rd is a corridor between East Vancouver / Burnaby and West side / Downtown therefore traffic is busy. Whenever there is a traffic jam or accident then East 32nd and back lanes wil overflow with traffic.

3. They said there will be ONLY 27 underground car park for the

cohousing, however will the cohousing promise that they will not park any more cars outside of their lots front or back and or any where nearby our areas.

4. No one could tell when they will need an extra car to go to work.

Will they park the car outside of their lots or our areas?

5. Will they have visitors? All 27 units may have one or more than one visitors per unit and they might drive a car, will there be extra visitor car park area within their lot?

100% under this situation, traffic within these lots will increase because of this cohousing !!!

6. Will I allow my kids play by back lane or driveway when there is a chance of over 27 cars driving through the back lane.

Where is the safety for our existing people who live here?

Dangerous to us, safety is only for their cohousing people because they have a big common area not for our kids. They will say

" they welcome everyone to visit them

7. One more big concerns, with 27 units cohousing shared many common facilities many conflicts may aroused, people between people always is the most complicated matters / relationship among each person/families. More noises, more cars, more traffic, more unsafe factory to our area which are not accepted by us.

Very sure with this cohousing, an additional Family welfare unit will be required to support

these people, *will they pay more taxes because of that.*

8. We totally disagree to have cohousing in our area or nearby.

9. In our neighbor hood is a quiet, safely and freindly environment always be single house and or single house / lane house which is not a suitable site for multi-dwellings development in the middle of the block. They should go to find a corner block where main traffic

area as this Cohousing is a boarding school idea.

10. No matter how they change the design which is not a problem to us. But we strongly oppose to this re-zoning of 1729, 1733 and 1735 of East 33rd Ave Vancouver BC not only because of the above reasons plus this Cohousing body is trying to send out wrong messages to *others who is not living in this area but say " YES "*

The Cohousing people is telling a concept not agree by us as they are burning fires in other people's back door to cook their own benefits.

Last but not the least, I talk to all our neighbours none of them welcome this re-zoning.

Thanks,

L. Wong

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: 33rd Ave application
Date: Tuesday, March 12, 2013 10:27:57 AM

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Thank you.

From: Wong William s.22(1) Personal and Confidential
Sent: Tuesday, March 12, 2013 2:26 AM
To: Correspondence Group, City Clerk's Office
Subject: FW: 33rd Ave application

1729, 1733 and 1735 East 33rd ave rezoning

s.22(1) Personal and Confidential

