

From: [Correspondence Group, City Clerk's Office](#)
To: [Pat Dobie](#)
Subject: RE: Proposed Rezoning 1729-1735 East 33rd Ave.
Date: Wednesday, March 13, 2013 4:13:12 PM

Thank you for your comments.

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Thank you.

From: Pat Dobie s.22(1) Personal and
Sent: Wednesday, March 13, 2013 3:52 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: Proposed Rezoning 1729-1735 East 33rd Ave.

Dear Mayor and Councillors:

I live 3 blocks south of this proposed zoning change, and just heard about it today.

Several of my neighbours, who live on 33rd, 34th, and 37th, in the 1600 and 1700-blocks, brought it to my attention. Why didn't I receive any letter from the City?

The idea of building a walled compound with 31 units and a rec centre (if that's what the kitchen, gym and playroom are) on a street that's already sorely congested, with one lane of traffic in each direction, often backed up all the way from Victoria to Knight, is ill-conceived. It's the wrong structure for the location, so they either need to find another location, or change the structure.

If it's about sustainability, don't throw up some huge edifice in the middle of a quiet neighbourhood like ours. We all worked hard to live here and we welcome newcomers, but not with a terrible plan that quite literally turns its back on the community.

Co-housing is a good idea so if the people who own the land, or the developer, or the proposed buyers (not sure if these are all different groups, or one group) had decent plans with a reasonable structure that fit with the existing single-family housing, I'd be all for it. Many of these single-family houses hold two or three families, so it's not density I object to, it's the structure itself, and the proposed rezoning that would be needed for it.

Can you please include my block on any future notices about this development? We would use the same services, transit and traffic routes, being so close to the group, and would like to be included in any community consultation.

Yours truly,
Pat Dobie

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the bottom portion of the signature block, obscuring the name and any other identifying information.

From: [Correspondence Group, City Clerk's Office](#)
To: [janice douglas](#)
Subject: RE: ve
Date: Wednesday, March 13, 2013 4:15:44 PM

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Thank you.

From: janice douglas.22(1) Personal and Confidential
Sent: Wednesday, March 13, 2013 4:12 PM
To: Correspondence Group, City Clerk's Office
Subject: ve

As Residents of the 500 block West 30th Avenue for 34 years and a family of Vancouverites for 5 generations we strongly object to the proposal for increased densification and the wrap around plan for the development of the 4500 block Cambie St.

COMMUNITY AMENITIES

At previous Council meetings we have spoken about the impact of such density on the neighbourhood community and the inadequate community amenities to support such densification. One Vancouver planner said there would be a community vision released in the fall of 2012 but so far we have heard nothing. Current amenities are almost at capacity BEFORE such increases as proposed. The original Riley Park/South Cambie Community Vision at least considered the whole area taking amenities into account. The Cambie Corridor Plan does not. We have mentioned this before and say it again now.

PARKING

This current project needs to have more underground parking spaces. When new residents realize bus and subway transit is difficult, to say the least,(the Canada line is not family friendly at rush hour and bus service is infrequent.) and return to their cars, parking on our streets will be impossible for our own families and friends as additional cars from the inadequate underground parking spills out onto 29th and 30th Avenues and beyond plus into QE Park. Already automobile commuters are parking in Queen Elizabeth Park for the day.

PHASE THREE

The Corridor plan places phase 3 (rezoning of the side streets) some time in the future. By placing entrances to two of the new condo buildings on 29th Avenue and 30th Avenue for two of the three buildings, it is in effect setting a precedent for phase three's increased taxation and densification for our streets, not to mention adding additional intrusions of traffic and noise on top of the noise and traffic turning the quiet lanes into streets. Not all of us want rezoning. We have been very happy living where we are.

CONFORMITY TO CAMBIE CORRIDOR PLAN

When we have asked to have LESS densification regarding the plan, we are always told by Council and planners, that is not a reasonable request since "it is in the plan". Well in the plan it also states that frontage for future developments is to be on Cambie Street and the recommended FSR is 1.5-2.00 fsr, not 2.5, providing increases of between 67 and 25 % higher than the recommendation. In the cambie corridor plan frontage is recommended at no more than 120 feet but the length of the buildings adjacent to 29th and 30th Avenues are proposed at 52.7 m (173 ft.) and 46.3 m (152 ft.) respectively, which is greater than the recommended 36.5 m (120 ft.), an increase of between 30 and 50%!!! Do we have a Cambie Corridor plan or not? Why is it that the residents, the taxpayers, cannot persuade Council to build to less than the maximum in the plan and now cannot even get Council to stick to the plan at all.

ACCOUNTABILITY

With the former Riley Park/South Cambie Community Vision Plan simply tossed out the window in favour of the Cambie Corridor plan and now the Corridor plan altered at whim, where is the transparency of the whole planning process? How can there be any trust that all this is for the benefit of Vancouver. It certainly doesn't benefit the neighbourhoods.

We commend the developers on taking into account some of the recommendations of the Guidelines for High Density for Children and Families. To the best of our knowledge this is the only development in the last 3 years that has made any attempt at all and the only one on the corridor. Nevertheless, it is not enough to mitigate the egregious exclusions to the plan that they request.

For the sake of accountability alone, we urge you to reject this proposal for one that conforms to the Cambie Corridor Guidelines as set out in the Cambie Corridor Plan.

Janice and Grant Douglas

s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: **s.22(1) Personal**
Subject: FW: Vancouver Cohousing Rezoning application - follow up with additional comments.
Date: Wednesday, March 13, 2013 4:53:42 PM
Attachments: [download-1363216655833.docx](#)

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Thank you.

From: Robert Graziotto **s.22(1) Personal and Confidential**
Sent: Wednesday, March 13, 2013 4:39 PM
To: Correspondence Group, City Clerk's Office
Cc: Mawani, Farhad; McLean, Ann (CSG)
Subject: Vancouver Cohousing Rezoning application - follow up with additional comments.

Mr. Mayor and Vancouver Councilors,

Thank you again for the opportunity to voice our concerns last night in council chambers. I have attached a transcript from our 5 minute presentation. Given that I was not able to squeeze it all in to the 5 mins allowed, we would appreciate if you could view the last 4 paragraphs as part of your due diligence.

After speaking with the architect and planning department, there has been further clarification on the setbacks and heights. While they are some what more acceptable, we would need to understand what the actual shadow impact would be prior providing our support for this development.

One of the important point that I feel was lost in last nights dialogue is the fact that we are not completely opposed to a redevelopment of the property. We simply feel that what has been presented is not keeping in character with the existing neighborhood. If you take the development at Main St. and 33rd Ave as an example of a good redevelopment, the structure may be somewhat larger, but still retains the consistent look and feel of single family homes. This is an example of how this project could work.

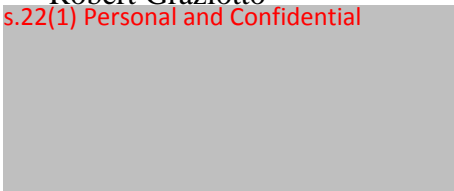
We hope you will make sound decisions on this rezoning based on its ability to fit in the neighbourhood and to create affordable housing (which it has still yet to do).

Thank you again and please do not hesitate to call or email with any questions you may have.

Regards,

Robert Graziotto

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the lower portion of the signature block, obscuring the sender's contact information and any other text that might have been present.

Angelo & Anna Spinelli

s.22(1) Personal and Confidential

City of Vancouver Planning Department
C/o Farhad Mawani – Rezoning Planner; Mayor and City Councilors
453 W 12th Ave.,
Vancouver B.C., V5Y 1V4

Re: Vancouver Cohousing Rezoning Application

Dear Farhad, Mayor and City Councilors,

Good Evening, my name is Robert Graziotto and I am speaking to you on the behalf of Mr. and Mrs. Angelo and Anna Spinelli. Mr. and Mrs. Spinelli are the homeowners of s.22(1) Personal and Confidential. Their property is directly adjacent to 1729, 1733, and 1735 E. 33rd. I am their son in-law and assisting them with understanding the process and impact of the rezoning application. Mr. and Mrs. Spinelli have owned and lived in their home for 39 years.

Given that their property is directly adjacent to the property in which the rezoning application is intended for, they have a significant amount of concern with the application as it stands today. While not opposed to a redevelopment of the property, they, in conjunction with other neighbors of the property feel that what is currently being proposed is not in the best interests of the neighborhood.

The proposal is asking for significant variances in height, setback, and density compared to what is currently allowed. In addition to this, the proposed design is completely out of character with existing structures. The building offers no transition from larger scale higher density to single family properties. The inward focus of this proposal creates a community within the community and does not interact with others in the neighborhood.

The current homes on the block are at various heights ranging from 22' to approximately 28'. The variance is asking for a maximum allowable height of 35.1'. As you can well imagine, this would create a building far greater in height than what exists today. From a back lane perspective, they are applying for a maximum height of 28.5'. The current structures are a maximum of 15 and 18ft. This would significantly impact the view from the 1749 property.

The current homes are setback at 45'. The proposed building is setback in the conceptual drawings at 20'. This would again create a building that dominates and dwarfs the existing homes. While the densification is a noble goal to strive for, we have seen nothing in terms of a study on the impact of the additional persons on services (public schooling as an example) and if those services are currently under, at, over capacity at this time.

The sheer height and setback of the proposal will dominate and dwarf the existing homes on the block. This will not only impact the views of adjacent homes, but homes on the opposite side of 33rd avenue and some on 32nd avenue. While the view carries a fair amount of importance to The Spinelli's, the greater impact will be on the amount of shadowing cast on their property. The shadowing analysis depicted in the proposal is inaccurate and we feel designed to illustrate the shadows in favor of the development and not the actual impact on existing homes.

The significantly higher design of the building will cast far greater shadows than shown and block out almost 100% of the sunlight at noon and beyond. Mr. and Mrs. Spinelli are avid gardeners growing the majority of their vegetables in their garden for the family's consumption. Eliminating that sunlight will carry a significant amount of impact on their garden and ability to enjoy their property. Mrs. Spinelli spends a majority amount of time in her yard and garden and feels she should not bear the adverse effects of additional shadowing. Mr. and Mrs. Spinelli have a considerable view of downtown and the north shore mountains. The elimination of their view will not only impact their ability to enjoy their property, but potentially detract from any ability to divest them of the property in the future.

The illustration shows equal setbacks of all properties, however the setback required in the development is 20' less than existing homes. This will not only cast significant additional shadowing, but will also "box" their home in on the property and not be as visible to the street. Mrs. Spinelli has been known in the neighborhood to distribute her mature flowers that she grows to passerbies and people who frequent the street. For those lucky enough, they get tomatoes and vegetables.

The design aesthetic is completely out of character with the remainder of the neighborhood. The neighborhood consists of primarily traditional gable roof designs and are all consistent with each other. The proposal is placing a significantly larger building that has a commercial look and feel. It has no consistency with what is currently there in any way shape or form. A project of this size and scope would be better suited for Knight, Victoria or Nanaimo St. These routes all offer exponentially better access to mass transit and shopping, while assimilating into the taller commercial building scheme.

This property is not convenient in any way to mass transit. While there is a bus stop 300m away, the Skytrain station the development would like to take advantage of is more than 3km away and would not be utilized.

When considering the value proposition of more affordable housing, we ask you to evaluate the projected pricing of the cohousing plan. Current cost of a 2400 square foot home, given at \$1.15M, equates to ~\$480 per square foot. The current proposal calls for \$480,000 for 875 square feet, translating into \$548 per square foot. This clearly negates an argument for "affordable" housing. The City of Vancouver's Housing Task Force Report states that your focus is on the addition of rental stock to create affordable housing options. Cohousing is not mentioned nor considered part of the plan. The Interim Rezoning policy adopted on October 3rd 2012 states that affordability must address the viability and ability by offering units at 20% below the market value. Clearly the math shows that they are far from meeting that requirement. In this case, CoHousing is a term being promoted to secure a rezoning permit. It's trying to create an image for sustainability. This development is strata titled housing that offers nothing more than a condominium would. It is subject to ebb and flow of market conditions. They are free to sell at a profit same as anyone else. This does nothing to secure affordable housing.

From a sustainability standpoint, they are not reducing the amount of water and electricity. Each unit will have their own dining prep areas. One could say they are increasing the amount of water and electricity consumed. The Leed requirement for units to have their own natural light in zero sum argument. Mr. and Mrs. Spinelli would lose their natural light to serve the desires of others. This equation would be the same for all neighboring properties.

The cohousing developments in both North Vancouver and Burnaby that are being used as examples need to be looked at very closely. Both of these developments are much closer to shopping, transit and in higher density neighborhoods. These crucial points mak

e those developments much more desirable for owners, while taking advantage of the services in reasonable proximity. The Windsongs Langley development has very different floor space ratio that offers different amenities that would not be possible on this development.

In summary, we ask that Mr. Mayor and councilors evaluate the size and scope of the structure and how it would fit and look in this neighborhood. This project will appear to be completely out of place and detract from the neighborhood. The elimination of the sunlight is of the utmost concern for not only The Spinelli's, but the other properties on the block. We would also ask that Mr. Mayor and councilors perform a review of the public services that are in close proximity of this development and if those services could accommodate the densification. While we as homeowners are not opposed to a redevelopment of the property, we feel that as voters and taxpayers, our properties should not have to bear the negative impacts of a building that is out of character with the neighborhood.

Thank you all for your time and affording us the opportunity to voice our concerns. I would be happy to answer any question you may have.

Regards,

Robert Graziotto for Mr. Angelo and Mrs. Anna Spinelli.

From: [Correspondence Group, City Clerk's Office](#)
To: [s.22\(1\) Personal and Confidential](#)
Subject: FW: *IMPORTANT* RE: REZONING - 1729-1735 East 33rd Avenue
Date: Wednesday, March 13, 2013 9:40:31 AM
Importance: High

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Thank you.

From: Kathy Husar [s.22\(1\) Personal and Confidential](#)
Sent: Wednesday, March 13, 2013 9:14 AM
To: Correspondence Group, City Clerk's Office; Mawani, Farhad
Subject: *IMPORTANT* RE: REZONING - 1729-1735 East 33rd Avenue
Importance: High

Attention: Mayor and Council Members

Due to two overriding concerns that arose from being in attendance at last night's Public Hearing into the Rezoning Application for 1729-1735 East 33rd Avenue, I believe that this email to the Mayor and Council is necessary. These concerns are both:

- 1) The Public Hearing being **held in camera**
- 2) First hand witnessing (No. 2 on the docket) the necessity of a Council vote, and unanimously favour changes, in order to implement **changes of wording to 'Policy'**

In order to launch into the proceedings of the Public Hearing into docket No. 3 for The Rezoning Application for 1729-1735 East 33rd Avenue, the Mayor and Councilors were presented with a summary presentation of the aforementioned application by Farhad Mawani (Rezoning Planner). Within the body of this presentation, Mr. Mawani presented slides highlighting the *Interim Rezoning on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods* yet, **it is through these slides that the Mayor and Council as well as those streaming the Public Hearing (also to be made available online at a future date) may have been lead astray by misinterpretation.**

Mr. Mawani indicated that under the 'Affordability' criteria, established by Council, **that it was necessary that applicant(s) meet only ONE of the four criteria outlined** (this was even highlighted for emphasis using a different type colour within the body of the slide). Attached, please find a photograph of the display board that the City of Vancouver supplied to the community open house held at Kensington Community Centre (Thursday March 7th, 2013) on which the Policy as well as a direct copy paste from the City of Vancouver website referencing this particular criteria – see below.

- I believe that this particular board in question is available for council to view within the reference material supplied for this Public Hearing alongside council seating

Nowhere on either of these documentations of the 'Policy' does it state that adherence to a singular criteria exempts adherence to the other three. The supply of this opening interpretation of the 'Policy' contradicts that which was outlined as factual by a City Rezoning Planner and may lead to the Mayor & Council steering their decision(s) in regards to whether the application regarding the 'Affordability' criteria which in conjunction with the 'Form of Development/Location' (AND not an OR for overall eligibility to qualify) distinctly shows the inability of this application to meet with the Interim Zoning Policy as it currently stands. Also, misinterpretation at a Public Hearing of this nature, may lead to further applications being submitted by the public based on a false notion of qualification.

As the originally booked public hearing was adjourned for the evening and will continue this evening (Wednesday March 13th, 2013), I believe that both Mayor and Council should be 'Publicly', as they were incorrectly notified previously, made aware of the error in presentation by Mr. Mawani so that no undue bias can be seen to have swayed judgment based on the interpretation of the 'Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods' from a singular individual. If in fact this is the way that the Interim Rezoning Policy should be interpreted, then it needs to go through City Council for a re-draft to include the wording **ONE**.

Thank you in advance for your time and consideration of the above mentioned error that occurred during the Public Hearing into the Rezoning Application for 1729-1735 East 33rd Avenue. I trust that this matter will be addressed in an appropriate manner during this evenings carry over public hearing session.

Sincerely,

Kathy Husar - A concerned constituent and resident directly affected by the application in consideration

Affordability

Projects must demonstrate an enhanced level of affordability beyond that provided through the delivery of a generally more affordable housing type alone. You will be expected to demonstrate your ability to maximise the level of affordability in the project.

Projects that would be considered:

- 100% of the residential floor space is rental housing.
- Units are sold for at least 20% below market value and include a secure mechanism for maintaining that level of affordability over time (e.g. resale covenant, 2nd mortgage, etc.).
- Include innovative housing models and forms of tenure, such as co-housing, when they can demonstrate enhanced affordability as determined by the City.
- A Community Land Trust model is employed to secure increasing affordability over time.

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Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods

On October 3, 2012, City Council approved an Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of ground-oriented affordable housing types to be tested for potential wider application that will provide on-going housing opportunities. This policy will demonstrate the "transition zone" concept identified by the Task Force, where ground-oriented affordable housing types provide a transition between higher density arterial streets and single family areas.

Criteria Established by City Council

Rezoning applications will be considered when the following criteria regarding affordability and form of development are met:

Affordability

Projects must demonstrate an enhanced level of affordability beyond that provided through the delivery of a generally more affordable housing type alone. Applicants will be expected to demonstrate their ability to maximise the level of affordability in the project. Projects that would be considered are:

- where 100% of the residential floor space is rental housing;
- where units are sold for at least 20% below market value and include a secure mechanism for maintaining that level of affordability over time (e.g. resale covenant, 2nd mortgage, etc.);
- innovative housing models and forms of tenure such as co-housing, when they can demonstrate enhanced affordability as determined by the City;
- where a Community Land Trust model is employed to secure increasing affordability over time.

Form of Development/Location

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, projects that would be considered are:

- Within approximately 100 metres of an arterial street (i.e. 1.5 blocks), ground-oriented forms up to a maximum of 3.5 storeys, which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses;
- Fronting on arterials that are well served by transit and within close proximity (i.e. a five minute walk or 500 metres) of identified neighbourhood centres and local shopping areas, mid-rise forms up to a maximum of 6 storeys.

From: [Correspondence Group, City Clerk's Office](#)
To: [Henry Kong](#)
Subject: RE: COMMENTS for Rezoning application - 1729, 1733 and 1735 East 33rd Ave.
Date: Wednesday, March 13, 2013 11:07:16 AM

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Thank you.

From: Henry Kong s.22(1) Personal and
Sent: Wednesday, March 13, 2013 10:00 AM
To: Correspondence Group, City Clerk's Office
Subject: COMMENTS for Rezoning application - 1729, 1733 and 1735 East 33rd Ave.

To whom it may concern:

I would not support this rezoning with the following comments:

- 1) We already have lots of traffic jam and lack of parking spaces in my neighborhood now. If we have another 31 units in the neighborhood, we would be extremely packed on the streets around this project. As now, 33rd is always jam in traffic hours. This project would add more load in our area. Secondly, we could not find any more parking in my property at night which I have to park my car at least one / two street away.
- 2) Since the neighborhood is more density with existing new condo, apartment, and house, we already have higher break-in rate. My neighbor got break-in and lost his laptop but he still could see the signal from his laptop so which means the thief is within our neighbor. I lived in this address for more than twenty years and we have a lot more break in than before. Therefore, I would not willing to see higher density in this area.
- 3) Furthermore, the tall three-storey level will reduce our privates due to the height of the building.
- 4) This project claims it's affordable housing but it still require \$440,000 for a 800 square foot but we already have lots of housing around this neighborhood which could be \$100,000 less compare to this project.

Note: I tried to do the public hearing tonight but I could not stay from 6pm - 11pm. I waited until 8pm and it still did not reach our section yet. I tried to return into the building around 10pm but I could not access in. May I ask how I could access back in again?

Regards,
Henry Kong, residence of Kensington s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Heather](#)
Subject: RE: Re zoning for 1729-1735 east 33rd ave
Date: Wednesday, March 13, 2013 9:41:35 AM

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Thank you.

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

From: Heather s.22(1) Personal and Confidential
Sent: Tuesday, March 12, 2013 9:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Re zoning for 1729-1735 east 33rd ave

CoHousing seems to be a good concept, but what needs to be addressed is that a already strong, vibrant community may suffer from this zoning change. There is the assumption that isolation is a characteristic of this neighbourhood...this area is a hidden gem of east Vancouver. We have block parties, watch each others children, and come together to build playgrounds at the local school...I welcome people who share the spirit of community building to our neighbourhood. I do take issue with such a large, self-contained complex taking over the single family household area and its character. We need to respect the residents of the area in order for such a change to be beneficial. Yes, change is inevitable. But to ignore the importance of neighbors, and to assume that the joy of the newcomers (because there are so many of them) is more important than the comfort of those who have lived and worked so hard to build community here is unwise. Of course they want to move here...it is a wonderful place. We know because we made it that way. Loving and maintaining old homes, sometimes renovating them painstakingly to stay in Vancouver.

Heather Legal
Community Resident

Sent from my iPhone

From: [Correspondence Group, City Clerk's Office](#)
To: [Elaine Ma](#)
Subject: RE: Rezoning application for 1729, 1733, 1735 East 33rd Ave.
Date: Wednesday, March 13, 2013 11:06:35 AM

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Thank you.

From: Elaine Ma s.22(1) Personal and
Sent: Wednesday, March 13, 2013 9:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: Rezoning application for 1729, 1733, 1735 East 33rd Ave.

Dear Mayor Robertson and Counselors,

I am writing to oppose the proposed Vancouver Cohousing development in the Kensington-Cedar Cottage neighbourhood at 1729, 1733 and 1735 East 33rd Avenue.

I live in the Kensington neighbourhood, and from my understanding, local residents are strongly opposing the project. My major concerns are:

Traffic on E. 33rd Avenue – Even with just single housing right now, the traffic on E. 33rd Avenue between Victoria Drive and Knight Street is generally busy though out the day. It's much worse during rush hours. You can see cars backed up for a block, and drivers would have to wait couple traffic lights in order to turn left Westward from E. 33rd Avenue into Knight Street.

Incompatibility of the E. 33rd Avenue façade - With only single lane traffic (and heavy traffic), E. 33rd Avenue is not compatibility to sustain the mass and population of cohousing.

Parking on local residential streets – With the cost of housings in Vancouver so high, many of the houses rent out their basement. Thus, parking is sacred on local residential streets, as we already have a lot of local tenants parking their parks in front of their houses. With the increase of mass and density from cohousing, you will probably see people competing or, worse, 'fighting,' for local street parking every day. This will negatively disturb the neighbourhood.

Is it truly affordable? – The Cedar Cottage Cohousing Corporation advised itself

as “affordable” housing alternative. However, according to their website, their Units in the Vancouver Cohousing project will cost approximately \$550/sq ft, which means that an 800 sq ft unit will cost roughly \$440,000, whereas the two newly built condo and high-rise on Kingsway a block from the Cedar Cottage Cohousing site cost much less.

Privacy & views of Residents – The Kensington neighbourhood has always been a single-housing area. With the Cohousing as high as 3 storey, some views from local private residents will be blocked, and their privacy in their own backyard will be invaded.

I ask that the Mayor and Council seriously consider the voices of local residents in the affected area, as we’re the ones that are directly impacted by this project. Please reject this proposal of the rezoning application for 1729, 1733, 1735 East 33rd Avenue.

Sincerely,
Elaine Ma
Resident of the Kensington neighbourhood

s.22(1) Personal and
Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Meagher, Kirsten](#)
Subject: RE: Proposed rezoning at 1729-1735 East 33rd
Date: Wednesday, March 13, 2013 4:54:34 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).

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: Meagher, Kirsten [s.22(1) Personal and Confidential]
Sent: Wednesday, March 13, 2013 4:54 PM
To: Mawani, Farhad; Correspondence Group, City Clerk's Office
Subject: Proposed rezoning at 1729-1735 East 33rd

I am writing to express my objection to the proposed rezoning at 1729-1735 East 33rd Ave. I have lived and owned a house in the neighbourhood for 12 years. It is my home and my husband and I are raising our children here. We love the neighbourhood and are active volunteers at the local schools and with the local sport clubs.

Like many of my neighbours I was intrigued by the cohousing model and recognize that home ownership is increasingly challenging in Vancouver. This specific proposal, however, is a poor fit for the neighbourhood. We are area of single family homes only. There are no duplexes or apartments in the neighbourhood. This proposal is too dense, too large and would not in any way blend into the fabric of our area. East 33rd avenue is single lane and already very backed up during peak driving hours. This development would only further add to traffic congestion.

Please also be aware that many of the residents in the area have English as a second language and/or work two or more jobs to afford their houses. Their silence should not be taken as approval. I am one of a minority with language skills and time to raise objections.

Please do not approve this project. It is a poor fit for the location and will permanently, negatively alter the neighbourhood.

Sincerely,

s.22(1) Personal and
Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Phi](#)
Subject: RE: Rezone Application - 1729, 1733, and 1735 East 35rd
Date: Wednesday, March 13, 2013 9:41:11 AM

Thank you for your comments.

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Thank you.

From: Phi s.22(1) Personal and
Sent: Tuesday, March 12, 2013 10:28 PM
To: Correspondence Group, City Clerk's Office
Cc: dphi@telus.net
Subject: Rezone Application - 1729, 1733, and 1735 East 35rd

Hi,

Please **halt** the rezone of application – 1929, 1733 and 1735 east 33rd avenue

Here is the reason why?

1) Traffic nightmare on 33rd avenue:

The daily busy hours on 33rd avenue is already havoc long delay, traffic stall to standing still from Night street back to Victoria street . It takes a long time just to move a few blocks during busy hours. By adding 31 suites, a potential of 62 vehicles plus services vehicles to these suites on 33rd just does not make any sense to the current already congested traffic of 33rd avenue during busy hour. Parking will be an other major headaches in this area.

2) Affect/shorten seniors life span

This area is RS-1 zoned. Most families live here are single family, seniors in their 70's who enjoy the quite neighbourhood. I was told they are our war veteran. It's their way of life. By adding such large number of population (from single family to 31 families, rental units) in this small area in such sudden, the stress alone will shorten the life span of everyone who is living here, especially our seniors as they are the most vulnerable to these kinds of environmental changes.

3) Parking nightmare:

The current new lane way houses have already caused a shortage of parking in the area. If there are 62 more vehicles, plus their guest and service vehicles, there will be no parking left at any time in this neighbourhood.

4) Overcrowding current local schools

5) Extra Cost to tax payer- as city has to upgrade all current underground facilities to support the high usage due to dense population

I was at the city hall at 6:00 P:M today waiting for a chance to speak up. My number is #28. I have waited for two plus hours. City councils still had not gotten to this application. I have to leave due to small child in the family.

All the people I talked to in this neighbourhood are opposing this rezoning. It served no purpose. This location is not close to sky train or local transportation which I was led to believe it is the fundamental requirement for cohousing community. The only few, handful people who benefit this rezone are land owner, developers and sales agents who certainly will not be here to feel the pain after this quite neighbourhood is destroyed.

I beg you all to NOT pass this rezone application as this will damage the current neighbourhood and the life of many citizens living here.

Sincerely,
Dan Phi

From: [Correspondence Group, City Clerk's Office](#)
To: [Rod Raglin](#)
Subject: RE: Rezoning Application for 1729-1735 East 33rd Avenue
Date: Wednesday, March 13, 2013 1:09:14 PM

Thank you for your comments.

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Thank you.

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

From: Rod Raglin [s.22(1) Personal and
Sent: Wednesday, March 13, 2013 12:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1729-1735 East 33rd Avenue

I would like to address some of Council's issues in response to what I heard at the presentations regarding the proposed rezoning of 1729, 1733, 1735 East 33rd Avenue.

First of all, I mistakenly said that the amenities package included in the design of the proposed co-housing building was 1800 sq.ft. It is, indeed, 20 percent of the project or 6,000 sq. ft.

Some councilors seemed to be under the impression there is no other location in the city suitable for co-housing. My understanding is this type of project could be built tomorrow in one of the many available RM zoned areas within the city.

On the issue of affordability, it is not fair to suggest there is no other alternative for co-housing proponents than to purchase a single family residence. Council should compare apples to apples a co-housing condominium to a similar free market condominium. The price of a similar free market condo is significantly less expensive notwithstanding the amount co-housing members might save on the bulk purchase of groceries.

As far as the co-housing people suggesting they can downsize their accommodations and save money, the same is true for anyone and can be appreciated without moving into a co-housing project.

Residents of Kensington, and indeed, the entire city of Vancouver, pay a premium to live here. Is it not fair to ask co-housing proponents to do the same? Why should they be afforded special treatment

realized in a windfall savings¹ in rezoning residential property that will negatively impact our neighbourhood.

Another project that was proposed for this site was more aesthetically pleasing and took into consideration the character of the neighbourhood. It had appropriate set backs that presented a more appealing street front and didn't cast shadows on neighbours the majority of the day. It also included peaked roofs that did not obliterate views or invade privacy.

That design, and designs similar to it already existing in the neighbourhood, would not detract from our quality of life and, hopefully, still meet the aspirations of the co-housing.

The message sent last night from the community of Kensington was clear this issue is not about the concept of co-housing, it's about the design and inappropriate location of a big, ugly, 31-unit condominium being plunked down in the middle of a single family residential neighbourhood.

Surely, there is some other solution than the one being presented by the developer.

Rod Raglin

s.22(1) Personal and
Confidential