

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Rod Raglin](#)  
**Subject:** RE: Rezoning application 1729, 1733, 1735 East 33rd Ave.  
**Date:** Monday, February 18, 2013 11:30:50 AM

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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, the comments will be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)). Please note that 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](http://vancouver.ca/publichearings).

Thank you

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**From:** Rod Raglin s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2013 12:45 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning application 1729, 1733, 1735 East 33rd Ave.

February 15, 2013

Dear Mayor Robertson and Counselors,

**Re: Rezoning application for 1729, 1733, 1735 East 33rd Ave.**

I live across the street from the proposed development and have attended three public information meetings where my neighbours and I have been encouraged to submit our opinions on the project.

All meetings have been well attended and, it is my opinion, local residents are overwhelmingly opposed to the project.

Personally, I was prepared to give the developer an opportunity to demonstrate how a project of this type would enhance or benefit my neighbourhood.

At the initial meeting held on the site the co-housing developer presented a plan for 27 units (which is still on the sign at the site). They seemed to think the co-housing lifestyle was such an 'enlightened' way of living and would be such an asset to the neighbourhood the established residents should allow them to build whatever they liked.

They didn't seem concerned that the design was similar to that of a warehouse or institution, that the mass of the project would cast shadows on the neighbour's gardens and block views, or the inappropriateness of plunking a three and half story, 27-unit condominium in the middle of single family residences.

But it was the design that first made me apprehensive since no apartment entrances opened onto the street. It seemed to reflect the developer's intent to live as a 'communal society', looking in on themselves and turning their backsides to their neighbours.

At a subsequent meeting I was surprised to see the number units had increased to 29 and the design, though slightly different, certainly did not address the issues of mass, height and appearance and was in no way an improvement from a neighbourhood standpoint.

Again, the opposition from those attending was vocal and negative.

At the last meeting, Dec. 3, 2012, the society/developer presented a plan that had 31 units and the only design change was to *increase* the height.

The co-housing representatives talk about cooperation, consensus, and caring yet they not only totally disregard the concerns of their potential neighbours, their non-responsiveness conveys an attitude of arrogance and disrespect.

Is this working with the neighbourhood? Is this trying to find a consensus?

One has to wonder if something else is also at work here.

My neighbourhood is about eighty percent immigrants; mostly Chinese, Filipino, and some South Asian families. Almost all of the adults have English as a second language, some speak very little English, a few none at all. Though the City Planning Department has provided translation it still is daunting for them to draft a letter or respond similarly to express their opposition.

Furthermore, many come from a cultural background where you didn't challenge government or their bureaucrats.

These cultural and language barriers may have prevented them from voicing their opposition in an effective manner, but for anyone that has attended these meetings their feelings are obvious.

The attitude of the co-housing development society seems to be they know what's best for the neighbourhood. This smacks of elitism and maybe something even more repugnant.

Initially, I was concerned about the design of the development. I still am. But now I have growing concerns that the type of people proposing this development are not right for a multicultural, tolerant, and egalitarian neighbourhood such as ours.

Sincerely  
Rod Raglin

s. 22(1) Personal and Confidential

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Rod Raglin](#)  
**Subject:** RE: Rezoning application for 1729, 1733, 1735 East 33rd Ave.  
**Date:** Wednesday, February 27, 2013 10:19:23 AM

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Thank you for your comments.

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Thank you.

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**From:** Rod Raglin s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 26, 2013 11:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Rezoning application for 1729, 1733, 1735 East 33rd Ave.

February 26, 2013

Dear Mayor Robertson and Counselors,

Re: Rezoning application for 1729, 1733, 1735 East 33rd Ave.

*This is not a form letter generated from a website by a third party who lives outside of 'the notification area'. This is an original, unique, and relevant comment by a resident that lives across the street from the proposed development.*

**Valuable heritage house at risk**

Two years ago another developer sought rezoning of these same three single-family lots for a development that entailed about the same number of units.

His plan included retaining and refurbishing the house at 1735 East 33rd for it's significant heritage value. Records show that the house was built before 1910.

Local residents were more receptive to this proposal as it took into consideration the character and history of the neighbourhood. Height, mass and overall appearance were far more appealing.

The developer abandoned the project for some reason but perhaps if current applicant, the Cedar Cottage Co-housing Society, made some attempt to take the heritage, history and character of the neighbourhood into consideration they might receive a better reception.

This new proposal will see this interesting old house demolished in place of a warehouse like structure with no architectural appeal whatsoever.

Sincerely

Rod Raglin

s. 22(1) Personal and Confidential

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