

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 9:23 AM
To: Bill Cooksley
Subject: RE: Rezoning Application: 4533 – 4591 Cambie St. and 510 W. 29th Avenue

Thank you for your comments.

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Thank you.

From: Bill Cooksley s.22(1) Personal and Confidential
Sent: Wednesday, March 13, 2013 10:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application: 4533 – 4591 Cambie St. and 510 W. 29th Avenue

Mayor and Councilors:

RE: Rezoning Application: 4533 – 4591 Cambie St. and 510 W. 29th Avenue

I am writing this letter to voice my opposition to this rezoning application, and to City's staff's recommendation to proceed. My opposition is based on the following:

- 1.) **Density Targets and Sensitive Transition Zones:** The Cambie Corridor Phase 2 plan recommends a target FSR for the area in question from 1.5 – 2.0, which was one of lowest FSRs in the Cambie Corridor and was the lowest for a reason – to keep the "Openness" due to street curvature. City staff have concluded in their report that "the openness between buildings and the setbacks and massing onsite, the 2.5 FSR can be achieved in this particular instance.". This is not the case at all. The "wrapping" of the six story buildings on W. 29th and 30th Ave to the back lane townhouse will create a "boxed-in" construct for the townhomes. Secondly, the spirit of the Cambie Corridor plan was to ensure sensitive transitions zones for adjacent single family properties. Six story structures must maintain adequate setbacks from the laneway facing townhouses in order to afford the appropriate sensitive transitions. The proposed plan does not achieve this goal.
- 2.) **Public Benefits:** Instead of providing affordable rental housing, the developer has offered a cash CAC of \$6.5M of which \$3.5M is targeted for the Affordable Housing Fund. This is a paltry and inadequate sum and in no way addresses the City's long term goals for affordable housing.
- 3.) **Section 11.2.3 of the Cambie Corridor Phase 2 plan** requires a review in the rezoning application process that demonstrates how the development implements the public realm framework and a description of any specific public realm improvements that are proposed. I saw no such review or improvements in the rezoning applications documents.

I request that City Council reject this rezoning application as submitted, and request the developer to resubmit with the following modifications:

- a.) A plan that meets the Cambie Corridor Phase 2 plan area density guidelines of FSR 1.5 – 2.0
- b.) Elimination of the six story building “wrapping” on to W. 29th and 30th Avenues with clear setbacks from the lane facing townhouses
- c.) A plan that includes some affordable rental housing in the development proposal
- d.) A public realm improvements plan

The Cambie Corridor Phase 2 plan was a divisive within the community and contrary to the community plans that were already in place. I'd submit that for these initial rezoning proposals in the Cambie corridor, Mayor and Council should attempt to hold developers to within the spirit of the Cambie Corridor Phase 2, and not begin deviating substantially from day one. It is the right thing to do for the long standing residents of the Cambie community.

Sincerely,

Bill Cooksley

5.22(1) Personal and
Confidential

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 9:24 AM
To: Eunice Gall
Subject: RE: 4533-4591 Cambie St and 510 West 29th Avenue

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Thank you.

From: Eunice Gall s.22(1) Personal and Confidential
Sent: Wednesday, March 13, 2013 10:49 PM
To: Correspondence Group, City Clerk's Office
Subject: 4533-4591 Cambie St and 510 West 29th Avenue

Hi Mayor and Council

I strongly oppose to the current development plan of Intergulf in the captioned address.

Firstly, I feel cheated by the City by putting the "recommended" or "suggested" FSR in the Cambie Corridor Plan document. The suggested FSR was 1.5-2.0, but the current development has a FSR of 2.5. I feel that right there in the Cambie Corridor Plan, you have given room / loopholes for the developers to play around. That explained why the lots on Cambie Corridor could be sold at a ridiculous price, because the developers KNEW BEFOREHAND that the FSR could be increased to maintain their profit margin. Now, as residents in the neighbourhood, we are in a LOSE position. Who gained? The sellers, the developers, the REALTORS (some of whom apparently have connections with the City), BUT the residents in the neighbourhood. I want to remind you that you have put a FSR "RANGE" in the document, you did not put in a precise figure, but a RANGE, so there was already room for the developers to adjust their development. What's the point of putting a RANGE there when in the end the developers could go over that RANGE so easily?!?!?!?!?! What's the point of putting together the whole Cambie Corridor Plan document when developers can just do whatever they want????????

Secondly, the current building structure is NOT a "sensitive transition" to the neighbourhood. The main buildings on Cambie St WRAP AROUND the corners on 29th and 30th and continue to the lane. This needs to be fixed by the architects of the developer.

Thirdly, there are too many 1 bedroom units in the building. Our neighbourhood is very family oriented, and we do not like to see short-term renters move in and out of this area. Ever since the sky train stations are in use, the crime rate in our neighbourhood has already increased. We do not want to see the situation to worsen.

Fourthly, the current plan has insufficient parking space for the residents and their visitors. This needs to be fixed as well.

From what I can see right now, the HIGH FSR is the BIGGEST problem and I strongly oppose to it. It has to be reduced. I know the developers needs to maintain their profit margin but it SHOULD NOT be at the expense of RESIDENTS in the neighbourhood. If they paid too much for the lots, it's THEIR problem, not OUR problem.

I do not know if it is a waste of time for me to write this email to you, but I HAVE TO WRITE THIS EMAIL TO PROTECT MY NEIGHBOURHOOD. I hope the mayor and councillor will REALLY LISTEN to our concerns and not just do all these for formality purpose.

Thanks

Eunice

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 9:25 AM
To: Derek Soong
Subject: RE: 4535-4591 Cambie St & 510 West 29th ave

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Thank you.

From: Derek Soong s.22(1) Personal and Confidential
Sent: Thursday, March 14, 2013 7:59 AM
To: Correspondence Group, City Clerk's Office
Subject: 4535-4591 Cambie St & 510 West 29th ave

Dear Mayor and Council

I am a resident s.22(1) Personal and Confidential

I do not agree with the development of 4535-4591 Cambie Street and 510 West 29th ave.

I feel that the development is to large scale for this area.

The FSR the company is asking for is beyond the Cambie corridor plans.

Please consider asking the developer to replan the development with a lower FSR.

Please do not allow this development to go forward until they lower the FSR.

Thank you,
Derek

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 9:49 AM
To: s.22(1) Personal and Confidential
Subject: FW: ...re: 4533-4591 Cambie St and 510 West 29th Avenue

Thank you for your comments.

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Thank you.

From: mike boyle s.22(1) Personal and Confidential
Sent: Thursday, March 14, 2013 9:41 AM
To: Correspondence Group, City Clerk's Office
Subject: ...re: 4533-4591 Cambie St and 510 West 29th Avenue

Good morning

I attach an email from Cambie residents, I am in agreement with their sentiments

I must say that I do not believe the rezoning process or the individual property developments are in keeping with are. These decisions are permanently altering a beautiful liveable area of Vancouver and many residents disapprove.

Densification is reasonable in certain situations but it should, in my opinion, be gradual and selective and in harmony with the area.

I wish to register my disapproval of this rezoning.

I do not believe that my views will matter that much - they have not been considered in a meaningful way throughout the whole rezoning process of the Cambie area.

James Boyle

s.22(1) Personal and Confidential

Begin forwarded message:

From: Carey Murphy and Clive Bottomley s.22(1) Personal and Confidential
Date: March 13, 2013 8:08:07 PM PDT (CA)
To: Carey Murphy s.22(1) Personal and Confidential
Subject: You still have time ...re: 4533-4591 Cambie St and 510 West 29th Avenue

Hi again neighbours,

It is not too late to send in comments- even if you are reading this on Thursday- (for the rezoning public hearing Thursday March 14th at 6pm). If you have already sent your comment in, thank you!

A couple of bad things about the rezoning at 4533-4591 Cambie and 510 W 29th:

1) FSR (floor space ratio) or this rezoning is 2.5. However, the Cambie Corridor Plan calls for FSR in the 1.5 - 2.0 range. The FSR is too high and needs to be reduced and fall within the range.

(you might be asking...what is this FSR you refer to? FSR is short for Floor Space Ratio. It is a ratio used to express the density of the development on the site size. It is calculated by dividing the total building square footage over the site square footage. eg. 20,000 build sq. ft. /10,000 site sq. ft. = 2.0FSR. Or another way to look at it is this way, the FSR for single family zoned properties, as many of us live in now is 0.6. This ratio a barometer of how massive the building is in relation to the size of the lot it sits on. The higher the ratio, the bigger the building has to be to achieve the density. You may be surprised at how low the FSR may be for the Little Mountain Site....see below for more details).

2) The main buildings on Cambie St actually wrap around the corners on 29th and 30th and continue to the lane. However, the Cambie Corridor Plan shows 6 storey buildings on Cambie St and 2 storey townhouses along the lane and open space between these 2 building types. There is no depiction or illustration showing buildings that WRAP AROUND the corners onto the avenues and side streets in the Cambie Corridor Plan. This rezoning needs to be changed to remove the wrap around and keep the 2 building types separate and distinct from each other. This is the "sensitive transition" to the existing neighbourhood that the planning department repeatedly told us would happen.

(This "wrap around" effect is showing up in other rezoning applications in our area that are yet to go to public hearing. I believe it is important to speak out about this now as it will no doubt set a precedent for future developments).

Send your comments to mayorandcouncil@vancouver.ca.

To register to speak, please call the Public Hearing Information Line, at 604.829.4238 or email publichearing@vancouver.ca

Thank you,
Carey

...but if you are still interested in more information about this rezoning application such as The "voluntary amenity contribution" by Intergulf (the applicant) of \$6.5 Million and how it will be used? read on...

Some background first though...The developer of this site is Intergulf and the original rezoning application had FSR at 2.62. They have reduced the ask to 2.5 (still outside of the range of 1.5-2.0 though). However it is interesting to compare the FSR to the site to Little Mountain...

"The [Little Mountain Community Advisory Group] does not support increasing density beyond 2.3 FSR [on the Little Mountain site] in order to achieve these or additional amenities. If density at 2.2 - 2.3 FSR does not provide sufficient funding to provide the amenities outlined in the Little Mountain Policy Statement, the [advisory group] advises that the QE Park Improvements are of lowest priority, as they may be achieved over time through other means". (excerpt from a Little Mountain draft policy comment document that I found online).

Seems to imply that there is a connection between the \$\$ community amenity contribution \$\$ and FSR, doesn't it?

What is the community amenity contribution that Intergulf is making for this rezoning on Cambie St?

From the report to city council by planning staff: *"After review by Real Estate Services staff, the applicant has offered a cash CAC [community amenity contribution] of \$6,500,000...and will be allocated to the affordable housing fund (\$3,500,000), cycling infrastructure (\$1,500,000) and Queen Elizabeth Park upgrades (\$1,500,000). Approval and timing of specific projects will be brought forward as part of the Capital Budget process."*

Looks to me like Integulf is being rewarded with extra FSR in return for the 6.5 Million, doesn't it? Are YOU happy to take on even MORE density (that is higher "FSR" than what is stated in the Cambie Corridor plan) in return for these community amenities?

That's all folks, thanks for reading!

CM

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 2:11 PM
To: Clive Bottomley
Subject: RE: 4533-4591 and 510 W 29th Avenue and the Public Hearing March 14 2013

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Thank you.

From: Clive Bottomley s.22(1) Personal and Confidential
Sent: Thursday, March 14, 2013 12:58 PM
To: Correspondence Group, City Clerk's Office
Subject: 4533-4591 and 510 W 29th Avenue and the Public Hearing March 14 2013

With respect to the rezoning at 4533-4591 and 510 W 29th Avenue and the Public Hearing this evening.

Dear Mayor and Council,

I am writing to register my objections to the rezoning. In numerous ways, this rezoning is not consistent with the "Cambie Corridor Planning (CCP)". Specifically, my areas of concern are:

FSR: the range in the CCP is 1.5-2.0. This application was originally submitted at 2.62 and then reduced to 2.5. The reasons for an FSR in the range of 1.5-2.0 can be found on page 39 of the CCP. I request that the rezoning application be rejected as it is and that Intergulf revise it in order to achieve a FSR in the range of 1.5-2.0.

Built Form: The rezoning application drawings show 3 main buildings, 2 of which 'wrap around' the corners of W 29th and W 30th and continue along to the lane with townhouses attached at the lane side. The massing of these 'wrap around' buildings is too great and completely out of line with the spirit of the CCP. The CCP talks about "primary" buildings and "laneway buildings". All illustrations and drawings in the CCP show a primary building on Cambie and laneway buildings on the lane side. There is open space between the 2. The wrap around of the primary buildings onto the avenues and then stepping these down to townhouses is not the same thing at all. I ask you to look at CCP page 71 section 5.1.14 titled "courtyards". It states "for projects that include laneway buildings, the space between the primary fronting buildings and the lane buildings- the courtyard- needs to be large enough to ensure the livability of all units. A minimum 24ft depth is suggested."

The small drawing on this page 71 shows a primary building and a laneway building. Also on page 74 of the CCP there is more on laneway buildings. 5.3.1 speaks to "scale" and it is written that "lanes should be edged with smaller scale residential buildings". The Intergulf application does have 6 detached laneway buildings in the lane, however at the avenue ends the primary buildings wrap around to the townhouse and it is not detached. Also, the rental building in the center spans from Cambie back to the lane without a break. Again, no detached Laneway building and therefore no courtyard in the center of this complex. The overall massing of this development is not nearly sensitive enough to the single family residential houses across the lane from it. I request that the rezoning application be rejected as it is and that Intergulf revise the application and keep all primary and laneway buildings separate from each other with a separation of 24 ft. as suggested in the CCP.

Built form, building frontages: CCP states a max building frontage of 120 ft. for this piece of the CCP which is across from QE Park (150 ft. for the rest of the corridor). Yet the frontages of 2 of the primary buildings (the same ones that wrap around the corners) are 173 and 152 ft. Both exceed the CCP. I request that the rezoning application be rejected and that Intergulf revise their plans to respect the frontages as given in the CCP.

In summary, I request:

- I request that the rezoning application be rejected as it is and that Intergulf revise it in order to achieve a FSR in the range of 1.5-2.0.
- I request that the rezoning application be rejected as it is and that Intergulf revise the application and keep all primary and laneway buildings separate from each other with a separation of 24 ft. as suggested in the CCP.
- I request that the rezoning application be rejected and that Intergulf revise their plans to respect the max 120 ft. frontages as given in the CCP.

As a resident in the single family neighbourhood that is adjacent to CCP phase 2 area, I am very concerned about rezonings that exceed the maximum values in the CCP. All of the rezonings will be a significant change to the neighbourhood (from single family to 6 storeys, from 0.6 to 2.0 FSR). I have clear recollections of the planning department reassuring the single family property owners and residents during the CCP process that there would be a "sensitive transition" to the existing neighbourhood. The maximum values (height, FSR, frontages) and built form guidelines of "primary" and "laneway" buildings ALL go to the "sensitive transition" and need to be respected. In this application, Intergulf has the entire block to work with. There are no limitations that would necessitate deviations from the Cambie Corridor Plan. The CCP already goes far beyond what our Riley Park South Cambie Community Plan ever contemplated, and the RAV line was factored into the RPSC plan, so to go beyond the CCP would be a further slap in the face to our neighbourhood.

Clive Bottomley

5.22(1) Personal and Confidential

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 2:12 PM
To: A C
Subject: RE: Rezoning Application: 4533 – 4591 Cambie St. and 510 W. 29th Avenue

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Thank you.

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

From: A C 5.22(1) Personal and Confidential
Sent: Thursday, March 14, 2013 1:17 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application: 4533 – 4591 Cambie St. and 510 W. 29th Avenue

Mayor and Councilors,

I'm writing to request that you reject the rezoning application as submitted for 4533-4591 Cambie Street and 510 West 29th Avenue.

There are three major areas of the Policy Report - Jan. 29, 2013 from the General Manager of Planning Development Services that need to be reviewed and reworked:

1. The 2.5 FSR is significantly higher than the 1.5 - 2.0 FSR stated in the Cambie Corridor Plan (Section 4.3.2). The recommended lower FSR in the Cambie Corridor Plan was done for a reason, "this unique location should acknowledge the 'openness' that results from the current rhythm of existing houses."
2. The sensitive transition between the two main buildings and the townhomes does not exist, as the two buildings wrap around on West 29th Avenue and West 30th Avenue.

3. Where is the affordable housing in this development? Allowing developers to opt out and contribute to the Affordable Housing Fund while staff continues to develop options and policies, and align strategies does not meet the Diverse Housing as outlined in the Cambie Corridor Plan.

My concern is this will set precedence for future zoning application, so I ask you to please take the time to get it right and to respect the longtime residents of this area.

Sincerely,
Alison Chilton

s.22(1) Personal and Confidential



Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 14, 2013 2:51 PM
To: Carey Murphy
Subject: RE: 4533-4591 and 510 W29th Avenue = Public Hearing

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Thank you.

From: Carey Murphy s.22(1) Personal and Confidential
Sent: Thursday, March 14, 2013 2:47 PM
To: Correspondence Group, City Clerk's Office
Subject: 4533-4591 and 510 W29th Avenue = Public Hearing

With respect to the rezoning at 4533-4591 and 510 W 29th Avenue and the Public Hearing this evening.

Dear Mayor and Council,

I am writing to register my objections to the rezoning. This is a rezoning in the QE Park region of the Cambie Corridor Planning (CCP).

At this time, I'd like to ask a few simple questions. Why are deviations or concessions **even** being considered? Intergulf has an entire block assembly. This is a developer's dream. At a minimum the values of the CCP CAN and SHOULD be adhered to.

Why is the FSR up to 2.5 when the max value is 2.0 for this site? What necessitates the increase? I know CCP planners are going to say that the FSR in CCP is a range and not a MAXIMUM. However, in the case of an entire block being available for development what bonafide reason is there to approve an FSR that is 25% above the MAX in the CCP range? And what is the point of establishing a range in the CCP if a developer can exceed it by 25% and it is ok? It's beyond my and many people's comprehension. (Adding insult to injury is that the original application had FSR at 2.62. Was the reason for that higher figure only to be able to reduce it to 2.5 and be patted on the back for the reduction?)

Why are the primary buildings wrapping around the corners and onto the avenue and attached to the laneway buildings. Why is the open space being eliminated? All of the illustrations, drawings, descriptions in the CCP clearly show that the intent is for “primary” buildings on Cambie St, and “laneway buildings” on the lane side, and OPEN SPACE between these 2 building types. I urge you to look at Page 74 of CCP and under “building frontage” it states “in order to balance sensitive transitions to evolving neighbourhoods, laneway buildings should convey a smaller, neighbourhood feel”. The wrap around effect goes against this principle. It creates a massing that is neither necessary nor a sensitive transition to the existing neighbourhood. It blocks sun and sky to the existing neighbourhood. It creates a visual “building clutter” where there should be open space. Please...ask what necessitates wrapping the building around the corners and eliminating the open space that should exist between the primary and laneway buildings? The single family homes on north side of 29th and south side of 30th will be faced with increased building clutter, reduced sky and sun because of the wrap around. Yes, Intergulf would like to do this but there is no reason for mayor and council to approve it.

Why are building frontages along Cambie St allowed to exceed the max of 120 ft. Not only exceed, but significantly exceed? One primary building is 173 ft. and another primary building is 152 ft.? Again, what better conditions exist for Intergulf than an entire city block to work with? What would necessitate deviating from the CCP?

The General Manager of Planning and Development Services prepared a Policy report dated January 29 2013 regarding this rezoning. Section 3 with the heading of Density includes the following

“the proposed density of 2.5 FSR **exceeds** the 1.5 to 2.0 FSR range. ...FSR may be higher **as long as the built form guidelines** have been successfully achieved”

“the 3 main **buildings generally follow...CCP, with a few exceptions**”

“the length of the buildings adjacent 29th and 30th avenue is **greater than the recommended** [in the CCP]”

“the west side (the lane side) generally follow the form of development in the CCP. **Notable exceptions occur in 3 places.** The end buildings have higher portion along 29th and 30th avenue where the additional height has less effect”. This is the “wrap around” effect that I am speaking of and I feel strongly that the additional massing DOES have a greater effect than staff understands. How can it not? And why is it being allowed?

Despite the deviations and exceptions from the CCP, the report concludes it is consistent with the CCP. I could not disagree more and I hope that I have explained sufficiently in my email why I can not agree.

In summary, I request:

I request that the rezoning application be rejected as it is and that Intergulf

- revise it in order to achieve a FSR in the range of 1.5-2.0.
- revise the application and keep all primary and laneway buildings separate from each other with a separation of 24 ft. as suggested in the CCP
- revise their plans to respect the max 120 ft. frontages as given in the CCP.

I am a resident in the QE Park area of the Cambie Corridor. Luckily I saw the little advertisement in the Vancouver Courier about the Phase 2 planning open house back in May 2010. I was totally unaware of any planning that had already taken place such as Phase 1. During the walkabout in the King Edward Station area

late June 2010, I recall the planner leading my section telling us that ***“this is not a rezoning, the developer will still have to rezone. This is just policy”***. Of course, it was **very important policy** that enables and facilitates rezoning. Statements such as that one made by the planner downplay the importance of this policy. Statements like this leave the resident with the sense that they will have some control or say over the rezoning at the time of rezoning. However, in the recent rezoning for Mosaic (near 33rd and Cambie) a speaker spoke and a councillor asked “are you speaking against the CCP policy or against the rezoning? Did you come out and speak to the policy when that was being voted on?” Zing!! However, the policy was not the subject of a public hearing, was not advertised by huge placards to inform the public. The planning and environment meeting that had the CCP on the agenda was a 2pm meeting. The CCP policy should have been treated the same way as a rezoning, as it essentially pre-zoned the area. Epic consultative fail? or strategy to pre-zone a single family area without hopefully too much issue?

So here we are speaking at the rezoning, just like the planners said we could and just like former councillor Chow said we could when he represented vision Vancouver at a community based open house held a few days after the CCP passed.

I am very concerned about rezonings that exceed the maximum values in the CCP. All of the rezonings will be a significant change to the neighbourhood (from single family to 6 storeys, from 0.6 to 2.0 FSR). I have clear recollections of the planning department reassuring the single family properties during the CCP process that there would be a “sensitive transition” to the existing neighbourhood. The maximum values (height, FSR, frontages) and built form guidelines of “primary” and “laneway” buildings ALL go to the “sensitive transition” and need to be respected. In this application, Intergulf has the entire block to work with. There are no limitations that would necessitate deviations from the CCP.

Carey Murphy

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