

From: Liana Evans s.22(1) Personal and Confidential

Date: April 8, 2013 7:31:21 AM PDT

To: mayorandcouncil@vancouver.ca

Cc: Liana Evans s.22(1) Personal and Confidential

Subject: Comments regarding proposed rezoning of 2220 Kingsway

Hello,

Please find attached a letter to Mayor and Council regarding my opposition to the proposed rezoning of 2220 Kingsway.

Sincerely,

Liana Evans

s.22(1) Personal and Confidential

April 5th, 2013

Mayor & Council
City of Vancouver

Dear Mayor Robertson and Vancouver City Councilors,

I am writing to express my absolute opposition to the 2220 Kingsway rezoning application now before council. I urge you to reject the application and let the existing C-2 zoning stand. The current C-2 zoning provides an adequate ability to improve on the current land-use for the site and add density and street life to the area. As a Norquay Area resident, and near neighbour of the site in question, I offer the following as reasons for my opposition and why I believe you should also oppose and reject the rezoning application:

- Building heights over 8 stories are not appropriate for areas outside the downtown core, and this area was identified in the Norquay Area plan as the “Kingsway mid-rise” area, notwithstanding the unfortunate re-zoning precedents on sites at Kingsway & Knight and Kingsway & Nanaimo.
- As proposed, the plans for the site offer very little in the way of benefit to the area or neighbouring properties – the “public benefit” comparison of building under current zoning versus the proposed zoning is misleading as most of those benefits are unallocated and will likely be spent on “public benefits” that do not impact Norquay area residents.
- Furthermore, much of the amenity promised by the applicant emphasizes a future “grocery store” tenant which is unlikely to materialize given the location of the Price Smart Foods store less than 2 km down the road, and the unabsorbed retail/commercial space at the King Edward Village and at the 2300 Kingsway (old Eldorado Hotel) development.
- Bringing density to the neighbourhood can be accomplished in a way that responds sensitively to the existing built form, but this is not that type of development. The current zoning would adequately meet the intent of the Norquay Area plan.
- Built form should move away from the tower/podium configuration used ad nauseum downtown and propose something more innovative and truly sustainable over the long-term. There are a number of smaller scale low to mid-rise infill developments happening along Kingsway between Fraser and Rupert and the City should insist on a similar built form “fit” for this site.

Finally, in speaking with several of my neighbours, it became crystal clear to me why developers are targeting East Vancouver neighbourhoods for these hugely profitable rezonings.

Opposition to these plans will largely go unheard because my neighbours either view it as a fait accompli, or because as immigrants, retirees, and working class families there is neither the time nor the resources available to pursue an active involvement in the planning of their neighbourhood. This is a much different reality than the development community encounters west of Fraser Street.

I implore you, as representatives elected to serve the interests of all the citizens of the City of Vancouver, not just the most vocal and well organized, to reject the rezoning of 2220 Kingsway.

Respectfully,

Liana Evans

Homeowner and Norquay Area Resident

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