



304 E 28th

17th December 2013-12-17

Mayor Robertson and Council,

Thank you for the opportunity to speak about this proposed subdivision and redevelopment at the corners of Sophia St., 28th avenue, and Walden St. A very desirable and prominent corner lot at a challenging intersection in Vancouver.

I am opposed to this specific proposal as presented.

The first thing I would like to comment on is the process by which this has come before this meeting. When I personally first become aware of this through a dropped off postcard in the middle of last September there was little time to prepare a response as no notification had been posted on the site itself for this subdivision proposal. The dead line was SEPT 25th. (All letters in opposition mention this) In a subsequent meeting with Vaughn Kopy on OCT 1st I was told that the "Planning Director" had already approved the plan and ADDED A SUITE to the new house with parking now in the front yard on the corner. I was also told that a heritage assessment was done but that I could not see it. To me this came as a surprise because Mr Boldt himself told me I would be notified of such an event. Imagine my surprise when the person writing the letter of notification for the meeting today was James Boldt indicating that this proposal was now a formality for Council. To this day people in the neighbourhood ask me if I know what is happening with this property.

The proposal is to subdivide an existing lot into two very small lots and to forgive city lane easement requirements (that were obtained from the two recent adjacent developments on Sophia St.) . This would create two new owner/neighbours for me, minimize any yard space on that property. eliminate the future possibility of other lane way houses in my block, deny city access to deal with issues on existing easements (eq. Large trees), and make it harder to assemble lots for future development (eq. Cambie corridor).

Parking is an issue everywhere in this city and is becoming a struggle at times in this neighbourhood adjacent to Main street. Not requiring parking for any house is silly and will contribute to requests for "resident only" areas by other residents and

other increased pressures on parking at this multiple -T corner intersection with a fire hydrant. The attached single car garage also has dubious usefulness and I challenge any one to find a single car in any such attached garage on my street.

The use of the “heritage revitalization” in this case seems very disingenuous to me and is being used to subdivide the property, relax zoning standards and building codes, as well as previous council policy on lane easement that are long standing in this city. I have not seen the heritage assessment report because it was not publicly accessible but anecdotally I was told it received a C, which is 39% or less under current methodology. How it could receive even such a score is incomprehensible to me! The building and the adjacent garage have been allowed to rot with no maintenance for decade after decade, (eq. attached pictures). This is not a cabin “carved out of the forest” and portrayed with great artistic licence in a Vancouver art book but was built probably between 1910 and 1913 (all building permits for that period being lost and not in the archives) on lots already in existence and to take advantage of the view down Sophia St. when the church on 28th avenue was built. Anecdotally it has been mentioned that the house was relocated on the property for this reason. One sees from the city insurance map of 1913 (see attached map) that there was the Sophia St. driveway access and garage. (The house came with parking!) Just about every neighbour in my immediate vicinity thinks this derelict shack (one and a half story not two - the upstairs is an attic) occupied for years by rodents, skunks, racoons, and squirrels and some humans and finally condemned by the health department, it should be torn down and a decent building under existing rules be built. All the windows are gone, the inside is totally rotted much of it gutted and vandalized ,with bits of wood holding up the ceiling and roof, there is no foundation worthy of the name. The garage which has almost totally collapsed is indicative of the state of the building itself.

As an aside, I wish to mention that there has been no attempt to secure or clean up the site since this developer purchased the property but a large shipping container was placed on the site which resulted in the destruction of a city boulevard tree. (see photos). No attempt has been made to talk to me, the neighbour, regarding the commonalities that exist between our properties, such as the fencing, the elevations between the properties. Remember that this property was so neglected for so long that over the years it was used as a site to dump fill and rotting vegetation at the rear of the property has created unnatural elevations.

As a final note the two other corner lots on this block have been built on and incorporated a double car garage at rear of the property without the requirement for subdividing the lots.(see pictures)

All of these points are mentioned by my neighbours (see list) in their opposition to this development proposal. This is a unique and special location that deserves a much better plan. At the end of the day, I and my neighbours will have to live with whatever is built. I hope that there will be another more suitable proposal.

Andrew Krumins

4415 Sophia St.

604-874-3008

krumins@telus.net

Neighbours opposed to proposal for 304 E28th

(All have sent letters to mayor and council)

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|---------------------------------|---------------------------|
| 1. Jo Turner and Andrew Krumins | 4415 Sophia St. |
| 2. Ken Bergman | 4432 Sophia St. |
| 3. Charles Kaplan | 4425 Sophia St. |
| 4. William Eyland | 320 East 28 th |
| 5. Minnie Jenkinson | 297 East 28 th |
| 6. Diana Smith | 275 East 28 th |
| 7. David Bogdonov | 4433 Sophia St. |
| 8. Anne-Marie Waddell | 4187 St. George St. |
| 9. Linda Nading | 4479 Sophia St. |
| 10. Martha Cheslik | 328 East 28 th |
| 11. Bill Edbrooke | 4500 Sophia st. |
| 12. Tom Merinski | 4414 Walden |
| 13. Lee Waddell | 4187 St. George St. |

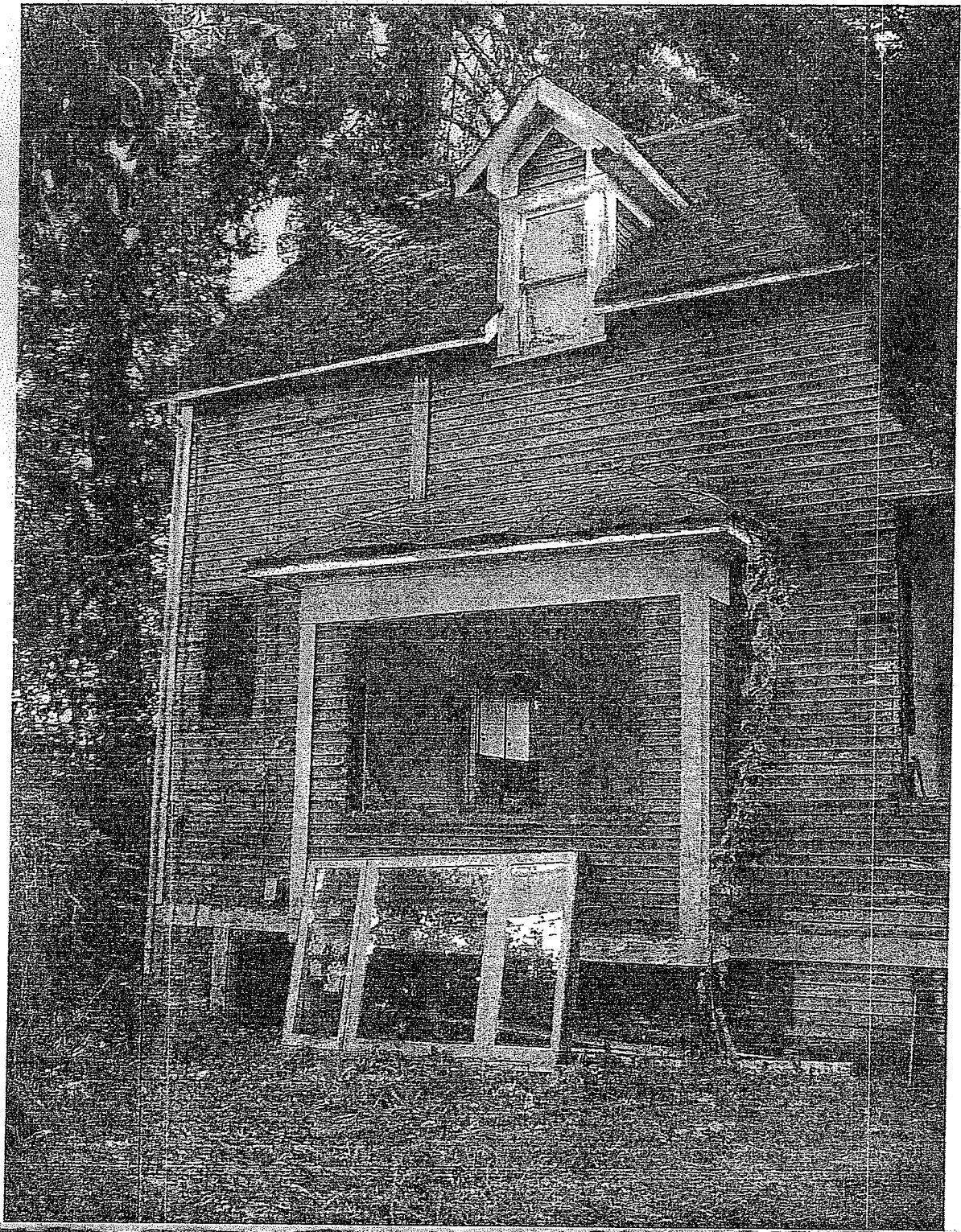


304 E 28th looking south



Shipping container 304 E28th

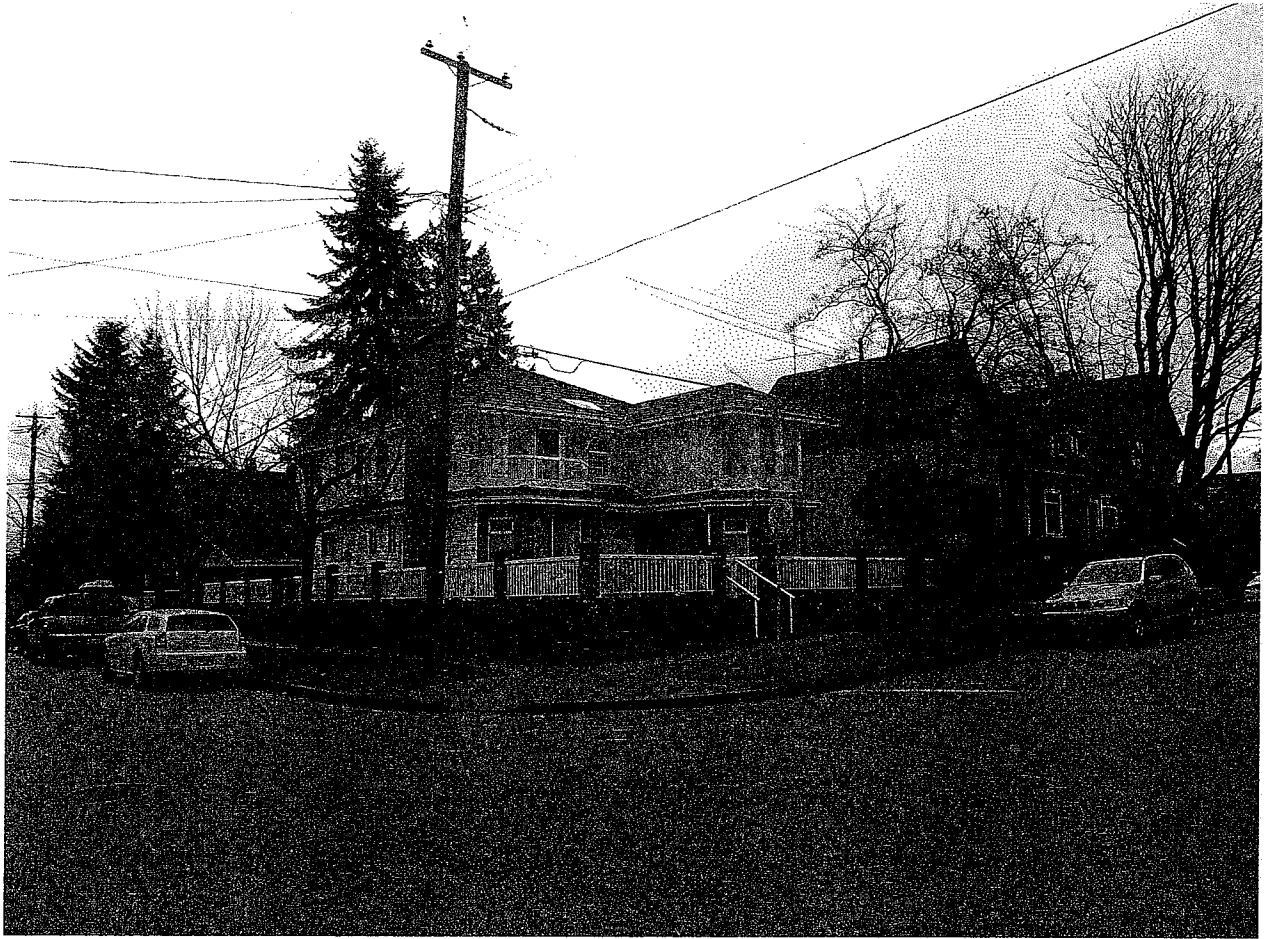




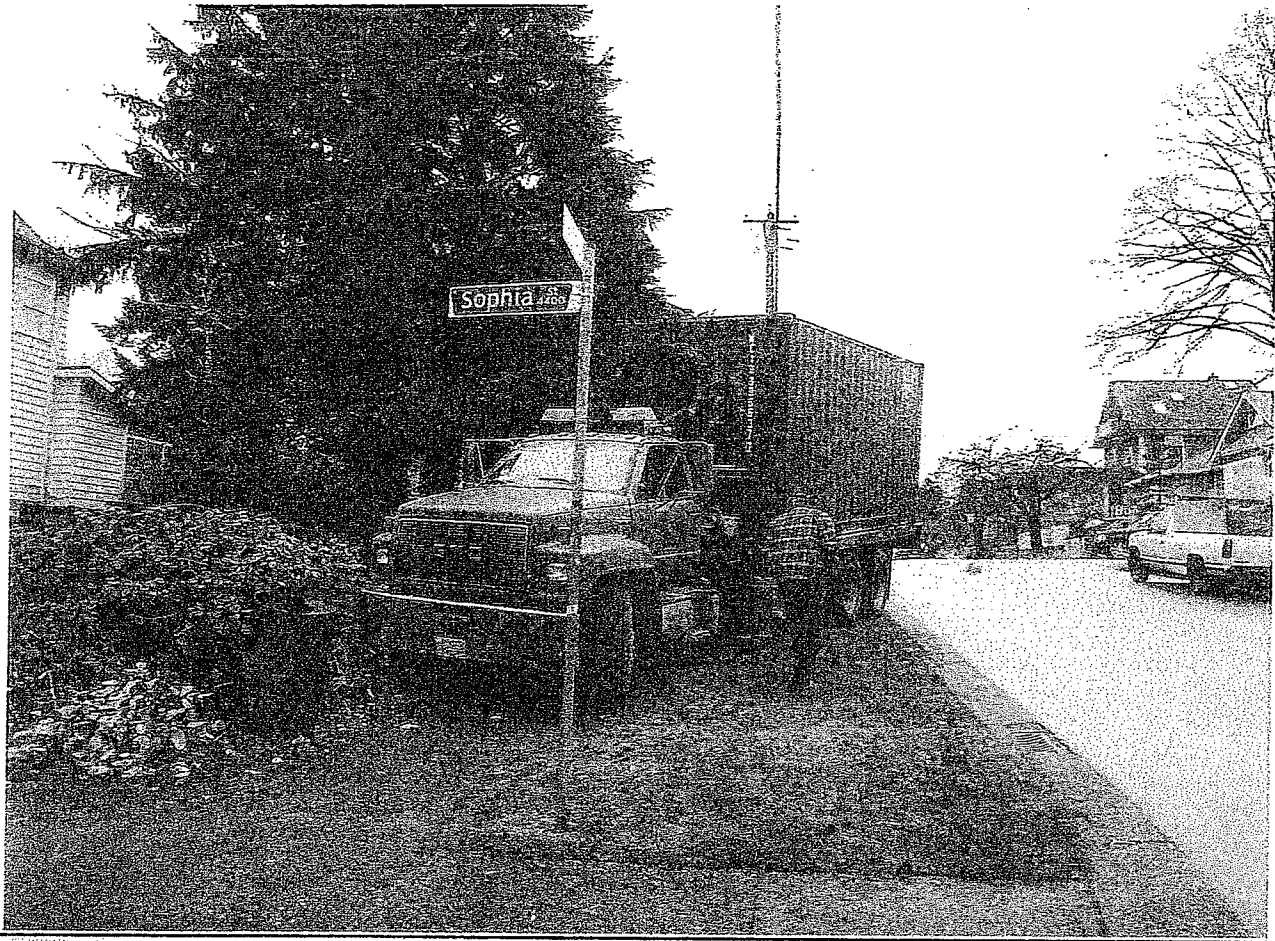
304 E 28th



Walden and E28th SE corner



Walden and E28th SE corner



Destruction of Boulevard Tree
E 28th
309

LOT 30 - 48952L
 LOT 30 - 48952L
 (PLAN 448) OF LOTS 1 TO 5 - HOW ROAD - DE 2047

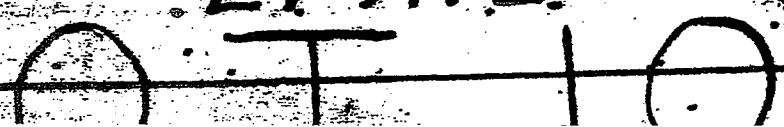
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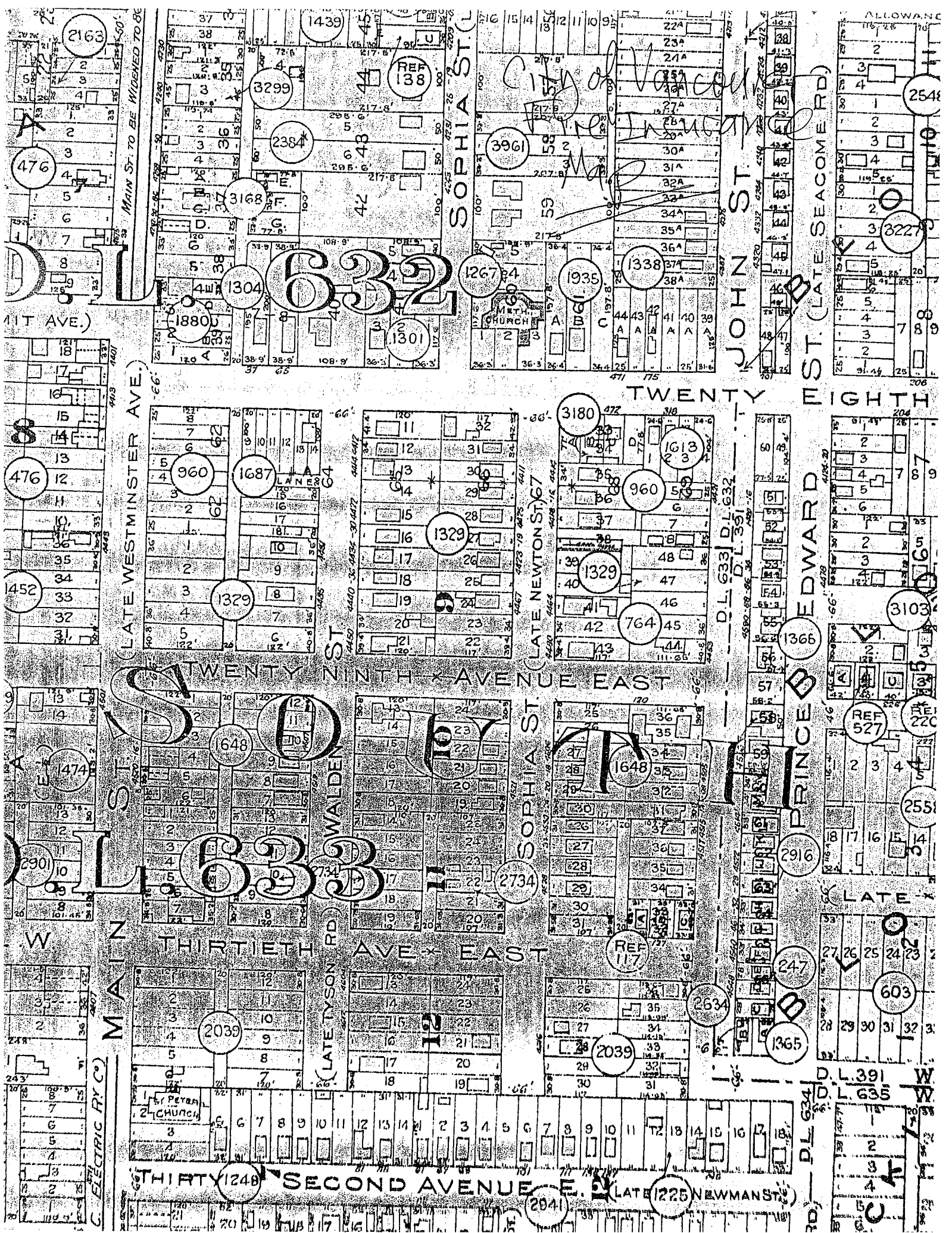
1908 Planning
 Now Sophia & 28th Ave Vancouver
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27th AVE.





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CITY OF VANCOUVER
PLANNING DEPARTMENT
JOHN ST.
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17th December 2013

Good Evening Mayor Robertson and Council,

Thank you for this opportunity to express my, and our neighbours', objections to this development proposal and sub-division of a single family lot into 2 separate properties. Vancouver faces great challenges these days between accommodating increasing population and development pressures, preserving heritage buildings, and conducting meaningful community consultations. I hope my, and our neighbours' opposition to this sub-division plan, as currently proposed, will be seriously considered.

In my view there are 4 main points that are very relevant. **Authenticity is key.** These points are:

- Community consultation
- Greening
- Density - especially regarding overall community benefits vs piecemeal individual development
- Authentic heritage revitalization

Concerning these points, which are frequently declared City priorities, my aim is to show that if this development is approved, the City would actually be acting *against* its own stated goals.

Community Consultation

Over 10 residents/property owners in the immediately adjacent area have written to express their opposition to this development. We were given very short notice of it - under 2 weeks. There was no signage on the property, although this is common for sub-division proposals. Also, the initial postcard describing the proposed development referred to the building of a 'one-family dwelling'. It did NOT include a secondary suite in the proposed new house. Several accommodations and relaxations are being considered for the developer. These include virtual doubling of the density allowed in an RS1S zone, no parking requirements for the existing house, the addition of a dormer on the existing house, and a full basement addition to the existing house, plus reduced set-back on the new house, along with division of a single-family lot into 2 properties, among others...These concessions seem to outweigh neighbourhood opposition. How are neighbourhood concerns being accommodated? How is this a fair situation, and how does it reflect a city commitment to meaningful community consultation?

The house has sat vacant for over 11/2 years. **Please see attached photos.** It's windows are boarded up, the yard, containing a partially collapsed garage full of junk is an eyesore. The fence along 28th Avenue is only partially there. The owner had a very large blue storage bin placed on the property last February. The massive truck that delivered it created ruts in the boulevard, and knocked down a boulevard tree. **Please see attached photo.** One of the few times we have seen the new owner was when he ran a small excavator across the root zone of 2 large trees on Sophia St, on a Sunday, and then placed a rusty oil tank he had unearthed on the corner beside the street sign. This quickly filled with garbage. The plans of the proposed new house also neglect common fences/walls between our properties. These actions by the new owner have certainly not indicated even a shred of consideration for us, or the neighbourhood.

Density

The proposed density of this sub-division is virtually double what is permitted in our block. This is not a large lot. The existing house sits at the back of its property, about 4 feet from our side fence. At one point the back porch was collapsing into our fence, and the rotten collapsing garage is also pushing against our fence for a long stretch. The house sits on space that would be easement, should a lane be added in future. In the past few years the City had taken 10 foot easements from 2 neighbours who have built new houses to the south of us on Sophia St. By retaining this existing house, the potential for a lane, and thus possible laneway houses in the entire block, is greatly diminished. The result: **one** property's density acts as an impediment to **many** potential additional residences, down the line. Some people are forced to give up an easement, but not this developer. How is this fair, or in the interests of the community?

Greening

The city has identified greening as a priority for our city. Several aspects of this sub-division/development would act in opposition to this. **The proposed plan would result in 2 full size houses on what is basically a single-family lot.** The new development would also include a large deck on the new house, for the secondary suite. The proposed attached garage would reduce green space on Sophia St., where people park in driveways that used to be planted front yards. When foundation/basement work is done on the existing house two very large evergreen trees within 10 ft of it, in our yard, may have their root zones damaged, creating a major hazard. These trees are not original first growth, but are around 50 years old, and provide shelter for many birds and local wildlife. They also clean the air, as do all large evergreens. Should they ever need to be removed, however, the existing house, in blocking the easement, means that there is no access. The Parks Board has told us this. How are the City's greening goals met by this development, as proposed?

Heritage

As someone who lives in a house that is over 100 years old, and a life-long resident of Vancouver, (I'm starting to feel like a relic myself), I have a long-standing appreciation of Vancouver's heritage houses. It angers me, (and my neighbours seem to share my opinion), to see well-intentioned heritage initiatives being abused. Any 'revitalization' of this house would be in name only, as its appalling condition will require so much new material that it will be 'heritage' in name only. This development proposal makes a mockery of the ideals of heritage retention.

In Conclusion

To the developer this property is a business project, bought, sub-divided and sold for as much profit as possible.

To the City this is one tiny development amongst hundreds you consider each year.

To me and our neighbours the current house is an eyesore whose position on the property will impede potential lane development and the building of laneway houses in this entire block. If passed in its

current form, this sub-division will represent a flawed and definitely token consultation process, as many have expressed opposition to it.

Our house is old, (over a century), not fancy, but maintained lovingly and we have lived in for over 25 years. We raised our children here and have strong roots in the neighbourhood. This project is about where we live, and it affects us deeply.

I urge you to seriously consider my, and our neighbours' objections, and turn down this development, as proposed. We would however, be amenable to a new house being built, with a suite, facing Sophia St. Such a decision would be consistent with the greater good, community zoning, and especially, with the City's stated objectives, vis a vis neighbourhood consultation, greening, density, and MEANINGFUL, vs simulated heritage revitalization.

Thank you.

Jo Ann Turner
4415 Sophia St.
Vancouver, BC



