

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 13, 2014 10:03 AM  
**To:** Public Hearing  
**Subject:** FW: Please read prior to Public Hearing, Thursday, March 13 at noon

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

**From:** Judy Morrison s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 12, 2014 6:29 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Jim Morrison; Judy Morrison  
**Subject:** Please read prior to Public Hearing, Thursday, March 13 at noon

Re: 2405-2445 Cornwall Avenue proposed rezoning.

We are writing to express our grave concerns regarding the proposed rezoning of the 2400 block (2405-2445) Cornwall Avenue from RM-4 to CD-1.

Our only entrance and exit by car to our apartment s. 22(1) Personal and Confidential is via the same back lane as used by the Point Grey Private Hospital. This lane is short and often becomes congested already with food delivery trucks servicing the existing hospital. We frequently have to either wait, or drive down into the driveway of the apartment across the lane from the hospital to edge our way around delivery trucks and other service vehicles if we have an appointment we must keep. A larger hospital will bring more trucks.

A larger hospital means many more cars in the lane coming and going. I have already had the unfortunate experience of being backed into by a car owned by a visitor to the hospital as they backed out into the lane. This involved injury to me and an ICBC claim for my car.

My neighbour at s. 22(1) Personal and Confidential has found used medical supplies in her green bin when it is placed in the lane for pick-up. If the hospital's garbage disposal system is already stressed, we can only imagine what this will mean if the hospital size is increased.

We sold our family home in Burnaby 18 years ago to prepare for our retirement. We looked long and hard before sinking all we owned into a suitable home. We chose s. 22(1) Personal and Confidential because it was in a quiet neighbourhood with easy access for our car. Our apartment, although modest, cost us more than we sold our Burnaby house for. However, as well as being an appropriate place for us to spend our last years, we regarded the purchase to be an investment so we would have something of value to leave our children and grandchildren. With a huge hospital behind our building, sharing our lane we know our property value will decrease, diminishing what we can leave our descendants.

The Point Grey Private Hospital is a business, like a department store or a hotel. It provides a service for clients who have a great deal of disposable income as one can glean from the huge monthly fees charged. This is a money-making operation that will do very well from the proposed rezoning while driving down the standard of living and the value of the small personal property investment of the ordinary people living in this neighbourhood. Is this what we value in Vancouver? Do we really want to allow big businesses to control our lifestyle?

Please vote against the rezoning of this quiet little neighbourhood.

# REZONING 2405-2445 CORNWALL

City of Vancouver, rezoning center --rezoning

As a resident of Point Grey Road., I object to the revising of the hospital zone at Cornwall and Balsam .

I do this for several reasons, but mostly because of the extra traffic that will be attracted to the Balsam and Point Grey Road area. The additional parking that will be required by visitors and service people such as doctors,nurses,civil employees,etc, will inversely impact on the already poor street parking .


I know this because I have noted an increase in the number of people and families walking in front of my residence towards the park. Also personal visitors have reported they have had to park many blocks away.

Just as a reminder to the school board members who might read this letter, the proposed hospital extension is adjacent to the west end of Kit's park which also requires parking for a yacht club, an outdoor theater,a swimming pool, and outdoor living space,

Please do not allow this extension to take place.

Gordon Jinks

s. 22(1) Personal and Confidential



February 22, 2014.

Attention Grant Miller, re: Pt. Grey Hospital expansion. 2405, 2423, 2445 CORNWALL St.

It's about a year since I wrote you, objecting to this expansion. Since then, I am aware that in totality, development permit revenue to the City is a formidable player in the approval process. I wonder how much has been spent to date to push this initiative forward, and where that money comes from. I remind you that an unrelated inappropriate approval of re-development at 6<sup>th</sup> and Alma has a four unit townhouse still unsold, after six years on the market.

Our Board of Directors compares the size of this expansion, 170 beds, to that of the Richmond General Hospital. I went there to get an appreciation of that facility, which has a five story parkade adjacent, to accommodate facility traffic. The Pt. Grey proposal offers a handful of vehicle parking, by comparison. Neighbours must endure spillover parking on their streets, with each employee shift change.

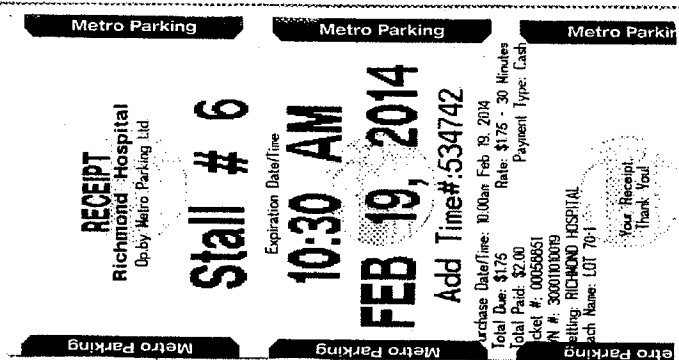
At the latest public session, which presented a revised expansion plan, I spoke to a Coastal Health representative who seemed unaware the previous Pt. Grey expansion took over two years, during which the hospital was covered in a blue tarp. Beneath that tarp, it was business as usual for those in care, paying to endure two years of construction noise. Similarly, the current proposal will subject those in care to a similar bleak fate. Institutional living is depressing enough without doing so in a construction zone. The Pt. Grey expansion offers no improvement in quality of life for patients, the premise of expansion is more profit. The City is aware that Coastal Health must now acknowledge a duty to accommodate a "community living" setting in new development proposals for its residents as an antidote to greater institutionalization.

I remind you Grant, that two of the properties subject to the wrecking ball are zoned residential for a reason. The surrounding infrastructure is designed to service residential sites which presently cannot now adequately service the added requirements of the previous expansion. Large service trucks to the hospital cannot not continue west in the laneway and negotiate a direction change from Balsam to Larch Streets because of their size. Instead they must back up to do so, in a narrow laneway, to be frequented by considerable increases in bike traffic due to the new bike routes.

A precedent has occurred with the recent closure of Pt. Grey Road west of Macdonald Street. If the City deems that residential in perpetuity, so must it deem lower Pt. Grey Road residential in perpetuity. Previous City Councils have negotiated purchases of local waterfront properties for public parks to extend and further environmental benefit to all. The Pt. Grey expansion will benefit only the principals that will profit. Previous Councils have recognized the sanctity of existing zoning to designate it for what it is, a modest buffer between ocean, parks and residents. An expanded hospital will be the largest private property assembly on Pt. Grey Road. The City would better enforce existing complaints against the current hospital than endorse its expansion.

s. 22(1) Personal and Confidential

Sincerely, George Nalivko,



## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 12, 2014 10:08 AM  
**To:** Public Hearing  
**Subject:** FW: Point Grey Hospital Rezoning

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**From:** Sabrina Royer s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 12, 2014 8:39 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Point Grey Hospital Rezoning

Dear Sirs and Madams:

I am writing in regards to the rezoning of the Point Grey Hospital. I am unfortunately unable to make the public hearing to be held on March 13th, 2014, but expect my comments will be equally considered. I am a current resident at 2430 Point Grey Road and have a few concerns in regards to this rezoning:

1. **Safety** - This alley-way is quite busy and is the primary access point for a number of people. In particular, I park in the garage of my building, which has a steep hill - I am highly concerned that both during construction and upon completion of the new building this will become very dangerous.
2. **Access** - As it currently is, there are numerous times a week in which I am blocked access to my parking spot due to deliveries or visitors. I am highly concerned that this will only increase with the size of the hospital.
3. **Property value** - This is a huge concern for me: as an owner in 2430 Point Grey Road, I am highly concerned that allowing a hospice to develop around our building and completely isolate our building will destroy our property value. I am concerned that it will result in our only option of resell being to the hospital, making us a captured market and vulnerable to exploitation by the hospital. In my eyes, should this be allowed to go forward it would nearly be private expropriation supported by the city.
4. **Highest and best use of property** - As I'm sure the panel has heard on numerous occasions, Point Grey Road and Balsam is a very special area - people are always commenting how it is the best spot in the city - not only do you have incredible views, but you are also close to bus stops and amenities. I can't help but wonder whether allowing a private hospice to take over this area is the best use of the land, particularly given its access to amenities, which generally goes unused by the hospital clients. Furthermore, hospital clients are not allowed to go on their patio due to noise excess and their window coverings are nearly always down; does Vancouver want to be the type of city the exploits its unique areas for private gain? I think when we consider what is the highest and best use of the land, this proposed rezoning does not make sense.

I appreciate your consideration of my comments.

Best,

Sabrina Royer

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 13, 2014 10:38 AM  
**To:** Public Hearing  
**Subject:** FW: In re to change the zoning By-law of 2405-2445 Cornwall avenue (Point Grey Hospital)

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**From:** alekka21 s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 12, 2014 5:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** In re to change the zoning By-law of 2405-2445 cornwall avenue (Point Grey Hospital)

Dear Mayor and City council

As a longtime resident of Kitsilano I am extremely concerned with the proposed changes of Point Grey Hospital. I purchased my condo on Cornwall ave which is facing north only for the view. I have many concerns with this zoning By-law being changed. I will have a loss in property value, I will lose the beautiful views of the mountains, beach and the city. The noise pollution will increase considerably with more emergency vehicles frequenting a larger hospital and the parking is bad enough especially now that they have closed off Point Grey road. The beauty of Vancouver is fading fast with all the monstrosities that are allowed to be built. I am for elderly care but not for a huge private hospital to be built in a residential neighborhood. There are other areas in Vancouver that would be better suited for such a hospital. Is this all about money???

Please listen to the residents of the neighborhood and put a stop to these proposed changes!!!  
Thank you for your attention to this important matter.

Sincerley ,

Alexandra Apostolopoulos

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 12, 2014 4:57 PM  
**To:** Public Hearing  
**Subject:** FW: Oppose - Rezoning to permit temporary sales offices

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

**From:** Megan Ashbury s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 12, 2014 4:56 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oppose - Rezoning to permit temporary sales offices

Mayor and Council,

I write to express my opposition to an amendment to the Zoning and Development By-law that would permit Temporary Sales Office as a Use in RS and RT (Residential) Zoning Districts.

Megan Ashbury

s. 22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 13, 2014 9:48 AM  
**To:** Public Hearing  
**Subject:** FW: Re-zoning Proposal for Point Grey Hospital

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

**From:** Margie s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 12, 2014 8:45 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re-zoning Proposal for Point Grey Hospital

Hello,

Please consider the safety of our children and others who live on lower Point Grey Road and its' surrounding areas when deciding for the above.

We have observed overflowing garbage receptacles filled with soiled adult diapers, dirty linen left on wheelchairs by the rear exit, exhaust fumes from the building 24 hours/day, numerous delivery trucks, smoking of staff, patients and visitors within the vicinity, screaming of patients ( formal inquiry was done by Vancouver Coastal Health after concerns were brought to their attention a few years ago), increased traffic in the alley way of the current hospital etc. These are a few of the safety hazards which can be detrimental not only for children but everyone in this neighbourhood.

This has been our home for over 15 years and would like our children and future grandchildren to live in a safe environment and not by a larger industrial building which will promote increased pollution and traffic.

How would you feel if someone tried to build a industrial building in your area where your children live nearby and pass regularly to walk to school, or go to Kits Beach so they can go biking or play ball?

Let us keep what is left of our neighbourhood and not let profit and greed rape it.

Margie O'Leary  
Mother and resident of lower Point Grey Road

Sent from my iPad

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 12, 2014 3:21 PM  
**To:** Public Hearing  
**Subject:** FW: rezoning of 2404-2445 Cornwall avenue

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**From:** Maggie Chandler s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 12, 2014 2:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning of 2404-2445 cornwall avenue

We are against the rezoning, and extension of the private hospital, as this is a residential neighbourhood and we do not wish higher buildings, which spoil the character of our area.  
WE SAY NO.

David Alderdice and Ingrid Fluevog

s. 22(1) Personal and Confidential

March 12, 2014

To The Mayor and Council,

City of Vancouver

Dear Sirs:

Re: Rezoning of 2405 – 2445 Cornwall Ave. (Pt. Grey Private Hospital)

We support rezoning of the properties on Cornwall Ave. to permit expansion of the Point Grey Private Hospital, if it is done within the height, massing, parking and setback requirements that the current zoning prescribes. As proposed, we are strongly opposed, as the only assured benefits (likely in the \$4,000,000 to \$6,000,000 range) flow to the developer, and the costs and impacts are borne by the City and the neighbourhood.

This proposed expansion of the private care facility is being proposed mostly on 2 lots on either side of the existing facility that are currently small rental apartment buildings, and as is noted in the planning report, the site is zoned RM4, as are the properties on all sides, developed predominantly with 3 storey residential apartment buildings and townhouses.

I think that the care facility belongs in the neighbourhood, and should be allowed to expand. But why should they be granted special zoning benefits that are denied to the rest of the neighbours? Especially when those benefits, (extra height, density, site coverage, massing, setback reductions, reduced parking), will result in direct negative impacts on the neighbours. That's a bit hard for neighbours to take. And the only justification seems to be that "bigger is better", due to reduced operating costs for larger operations. But this proposal is a lot bigger even than what Planning staff call "current health industry targets", which call for larger facilities of 125 beds, not the 148 planned). The developer/owners of the facility are operating a much smaller facility now, and the existing zoning would permit a significant increase in size, maybe to 110 beds. "Gifting" the right to another 40 or 45 beds above what the current zoning would permit seems a remarkable windfall to a private developer, and may be worth a lot more even than the \$4 to \$6 million land value increase I suggested above. Ask an appraiser how much a facility like this is worth per bed and you'll hear staggering numbers. Especially if there truly is cost efficiency from increasing the size of the operation.

Normally when the City grants rezoning and variances that create substantial value to the developers, you extract contributions for the benefit of the City that hopefully reflect most of the value created by the rezoning. Or the City receives value in the form of (say) social housing or low income housing or even guarantees of residential properties remaining as rentals. All these benefits are paid in cash or kind, or are secured on the title to the property, so the City is sure to receive the anticipated benefits.

But in the current case with the care facility, the City is getting nothing to ensure any long term value. The developer/owner will no doubt continue to provide beds via Coastal Health, and will thus ensure their minimum cash flow. But if and when there is more demand for private pay beds, perhaps as a result of this high-end redevelopment, you can be sure that the owner will make the shift. With such a prime location, private pay beds will be worth a premium, and this facility may well end up full of private

pay residents as the City's population ages, no doubt paying the highest rates because of the location, quality and newness.

At that point, the City will have substantially enriched a private developer, creating very significant value. And we'll have a very expensive private care facility (not in itself a bad thing) that was permitted to seriously impact many neighbours with varying degrees of harm.

This precedent will also have the potential to further increase residential land values in the City. A piece of land that could be rezoned with higher density for a care facility might become the object of some speculation or investment from outside the normal areas of demand for residential property. That can only have 1 effect.

Zoning is something that I think deserves respect in terms of the built form of what is permitted. Zoning is usually relied on by buyers to determine the likely future of their immediate neighbourhood, and I believe it should be something that residents can rely on in the absence of some legitimate community benefit that might come from a change. We certainly checked the zoning before buying our condo 7 years ago, primarily to ensure that our view would be protected.

This proposal would seriously affect our view to the northwest, and it would have much more significant effects on many other properties in our neighbourhood. And imagine living in the building across the lane, and being told that for the benefit of their neighbour, **the new building, instead of being set back 25 feet from the rear property line as is provided for in the current zoning, would be 19 feet closer to them, with only a 6 foot setback!** And it would be 6.7 feet higher on the east end, tapering down to 2 feet on the west end of the building. **So the residents living in the east half of the building across the alley will have a care facility wall staring at them that is 19 feet closer and nearly 7 feet higher than the current zoning would permit.**

I have to say that I am very disappointed in the quality of the report to Council from Planning.

1. It fails to mention the \$4 - \$6 million or more enrichment of the developer/owner if this proposal is approved.
2. It in no way considers simply building the expansion to the size permitted by the zoning. Why does it make any sense at all to try to make the facility bigger than the zoning permits? It's owned and controlled by private interests, naturally motivated by their own interests.
3. It fails to mention the potential effect on residential land values if bonus density of 43% over the current zoning can be anticipated as possible.
4. It fails to look at the parking data with any objectivity or insight. By the numbers from the developer-commissioned traffic report, the peak Saturday hour every week will generate 42 visits by car. With staff of perhaps 35, say there are 15 arriving by car. That adds up to 57 spots, and the zoning requirement is 38 spaces. But Planning thinks 29 is enough. So that exacerbates what is already a serious parking problem in the summer.
5. The City's guidelines for this development are the Community Care Facilities – Class B and the Group Residential Guidelines for assessing applications state that siting of developments should limit their visual impact. And that the form and massing should be consistent with the neighbourhood, including the built height and density, and view impacts are to be minimized. Clearly, Planning has chosen to support a proposal that fails to follow the Guidelines.

I don't understand at all why the proposal would be considered, let alone recommended, unless it complied generally with the current zoning. There is no assured public benefit, and building within the limits might well serve current demand in any case.

Here's a summary of the effects compared to enforcing the current zoning rules:

**What the City and Neighbourhood and Neighbours Lose**

Views from many neighbouring properties because of the increased height, including ours.

Sunlight on many of the units to the north.

Views affected by the setback reduction and increase in mass, including ours.

Overall bulk in the height and mass of the structure.

Parking availability on the street.

17 relatively affordable rental units, which would likely be replaced one day with 20 or 30 new rental or condo units that would have to conform to the zoning.

**What the City and Neighbourhood and Neighbours Gain**

In the short term, additional beds for Coastal Health to access, until demand for private pay makes that more profitable.

**What the Owner/Developer Gains**

\$4,000,000 to \$6,000,000 in land value from the additional 19,000 buildable square feet. Perhaps more when the development is complete, recognizing the value of the additional 40 – 45 beds net of the cost of building the extra square footage.

Substantial additional annual profits from handling more patients on the same land base.

Complete control over Coastal Health use vs. Private pay.

I have raised all these issues with Planning Staff, and have been given no explanation or justification other than referral to the Planning Report. Which ignores most of these issues.

I don't get it. It's bad policy and a bad precedent. There are many, many losers, including the City, the neighbourhood and many neighbours. And only one winner, a private owner/developer.

Why not simply require them to conform to the zoning restrictions on size, height, setbacks, massing, etc.? Where is the logic?

I urge you all to deny this application.

Yours truly,

D. A. Alderdice