

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 9:31 AM
To: Public Hearing
Subject: FW: Against development at knight and 15th

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

From: Scott Jackson s. 22(1) Personal and Confidential
Sent: Saturday, May 17, 2014 4:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Against development at knight and 15th

Dear Mayor and Council,

As a homeowner in the primary area deemed affected, I wish to express my opposition to the proposed development requiring special rezoning at 3120-3184 Knight Street.

It's too dense, too high, too cheaply built, and in a spot that doesn't suit such a building for a whole raft of reasons

For the density proposed it doesn't promise enough decent affordable housing to merit bending the rezoning rules.

And most important to me, it is not a design that matches or enhances the friendly, safe and liveable neighbourhood that I and my good neighbours have worked hard to foster. It's an antisocial box of a building.

I attended the meeting on the initial proposal and provided feedback on the above and particularly on my concern that, unlike nice projects recently built near Victoria dr and 20th, this apartment block is contrary to the open neighbourhood design of the Cedar Cottage area. The city staff and developers clearly didn't listen to my suggestions nor to those of my neighbours in the revised proposal. They're clearly in this strictly to maximize return on investment.

Anyways, This site isn't on the area indicated as qualifying for rezoning under this interim affordability loophole. So I don't see why it's being considered at all!

It threatens to be precedent setting for this entire corridor. As such, it should only be considered if it has significant neighbourhood support, which it doesn't.

Please don't destroy the character of my cherished neighbourhood without a more extensive, co-operative and community conscious approach.

I will be speaking to this on Tuesday

Thank you for reading my concerns!

Scott Jackson

s. 22(1) Personal and Confidential

Sent from my iPhone

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 10:00 AM
To: Public Hearing
Subject: FW: proposed development at 3120-3184 Knight St Vancouver

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

From: Leslev McLean s. 22(1) Personal and Confidential
Sent: Tuesday, May 20, 2014 9:51 AM
To: Correspondence Group, City Clerk's Office
Subject: proposed development at 3120-3184 Knight St Vancouver

Hello,

I am writing to oppose this development in the current version for the following reasons:

There has been no traffic study by the City of Vancouver to assess the current traffic load on the area at 15th and Knight and the neighbourhood.

The project no longer fronts onto Knight St and thus does not comply with the guidelines in the Interim Rezoning Policy. According to this policy, the maximum permitted height should be 3.5 storeys. It is not in 'close proximity' to any neighbourhood centres or local shopping areas.

The project in no way fits in with existing housing in the area.

It removes affordable family housing, replacing it with smaller, more expensive units.

There has been no noise assessment published on how the height of the building will affect the corridor and the homes up the hill on either side. Sound already reverberates in that area, how will a bigger surface act?

I'm quite sure the City, Neighbourhood and the developer can find a better-suited change for this corner if more imagination is applied to the problem.

sincerely,

Leslev McLean
s. 22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 10:01 AM
To: Public Hearing
Subject: FW: Rezoning 3120-3184 Knight Street
Attachments: C of V Letter - E 20th Ave.docx

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

From: Karen Webster s. 22(1) Personal and Confidential
Sent: Monday, May 19, 2014 11:30 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning 3120-3184 Knight Street

Mayor Robertson & Councillors,

As a resident of the Knight Street corridor/Cedar Cottage area, we are very familiar with the various rezoning changes that have occurred over the past several years. We have seen an increase in multi-unit dwellings in our area, and are already feeling the impact these changes have created. More people, less parking (street parking is already an issue and will only worsen); decreased walk- and bike-ability due to an increase in traffic; lack of adequate traffic safety measures - these are all real and common problems we experience every day.

Last June, we wrote a letter (please see attached) to the City of Vancouver's Traffic Management Branch highlighting several safety issues that needed to be addressed in our area. The Knight Street corridor, particularly at Kingsway, is a heavily-used thoroughfare which creates increased traffic on our residential streets, as drivers speed between Knight Street and Victoria Drive to avoid traffic congestion at Kingsway - most often at the time of day when the bike routes and school areas are at their busiest. The proposed rezoning, with its significant increase in density, will only make these problems worse. Before any rezoning is considered, a traffic study needs to be completed.

In addition to the above, we are not in favour of the proposed rezoning as we do not feel the building blends into the character of our neighbourhood, nor do we agree with 'spot' rezoning that doesn't take into account, or support, existing community plans.

We support the densification of Vancouver, but in a community-minded, whole-system approach. We do not feel the proposed rezoning of 3120-3184 Knight Street is in the best interest of our community.

Sincerely,
Karen Webster & Jeremy Hilton

s. 22(1) Personal and Confidential

June 27, 2013

City of Vancouver
Engineering Services
Traffic Management Branch
5th floor, 507 West Broadway
Vancouver, BC V5Z 0B4

To Whom It May Concern:

Re: Pedestrian/cyclist safety and traffic flow on East 20th Avenue

We are writing out of concern for the level of traffic along East 20th Avenue between Knight Street and Victoria Drive, and to bring attention to the lack of adequate signage, school/pedestrian zoning, and traffic calming measures in the area.

People have increasingly used East 20th Avenue as a traffic bypass to avoid the often very busy intersection at Kingsway and Knight Street. East 20th Avenue is an ideal street to use, as there are very few stop signs between Knight Street and Victoria Drive.

Additionally, there is a school on Dumfries Street just north of East 20th Avenue, but there is not any indication along East 20th Avenue that this area is a school zone. Children and parents park and/or walk along East 20th Avenue throughout the day, often more so than along Dumfries Street by the school. This brings more foot traffic and cars to a section of East 20th Avenue that is already poorly marked as a bike route, that is lacking crosswalk demarcation at the T intersection of Dumfries Street and East 20th Avenue (bike route and school area), and that fails to provide any traffic calming measures.

Despite having cars parked on both sides of the street (offering limited vision), and having part of East 20th Avenue designated as a bike route with a posted speed limit of 30 km/h, people still drive dangerously quickly along East 20th Avenue – most often at the busiest times of the day, when cyclists are commuting and children are being dropped off at/picked up from school. This traffic also fails to slow down in the bike route designated area.

We would like to see the area of East 20th Avenue and Dumfries Street clearly designated as a school zone/bike route with appropriate signage and speed limits; traffic calming measures along East 20th Avenue to prevent traffic using this route as a bypass between Knight Street and Victoria Drive; and crosswalk designation at the T intersection of East 20th Avenue and Dumfries Street for the many pedestrians (many of whom are young children) who use this currently unmarked crossing area. We believe these steps are necessary to ensure safety for the residents, young students, and cyclists who use this busy street every day.

Sincerely,

Karen Webster & Jeremy Hilton

s. 22(1) Personal and Confidential

Re: Public Hearing—3120—3184 Knight Street

Tuesday, May 20, 2014 at 6pm

Council Chamber, Third Floor,

City Hall, 453 West 12th Ave.

This letter is to voice opposition the proposed By-Law that would eliminate RT-2 Two family Dwelling and change to CD-1 Comprehensive Development. This will be my "THIRD" time to say :NO: to this proposal. No is supposed to mean No!

I live two blocks from this proposed nit-mare and don't want the densification that this project would create regarding cars and the ability to find parking. Whether or not this bicycle loving council like reality or not cars are going to be around for quite a while, so council along with the bottom feeding profit grinding developers need to keep that in their collective heads.

Call me NIMBY or whatever but I don't want this proposal to be allowed unless parking spaces for cars is increased to the number of units being built. In other words there is 51 units proposed then there should be 51 off street parking spaces provided.

CLARK PARK is across the street from this proposed project and by allowing this project to proceed with only 27 parking spaces available is sheer madness .

On any given weekend and holidays it is almost impossible to get parking around there because of people using the tennis courts and other facilities. Plus on the south side there is a church and every Sunday parking becomes kayos in the neighborhood. This area does not need the Jungeling this project is proposing.

I have seen this densification on my block work and here is what happened. A single family house was demolished and a triplex was built. The single family had two cars and space was accommodating. Now a Triplex three families and surprise-surprise there is now six car fighting for parking. So now we have a bunch of pissed off neighbors thanks to this densification.

This will over tax our recreation area of Clark Park and should not be allowed. To do otherwise Mayor MOONBEAM and MEADOW-MUFFINS it gives the appearance that Vision has Morfed into NPA light.

In conclusion I an against the proposed By-Law change.

Russ St.Eloi,

s. 22(1) Personal and Confidential



Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 10:02 AM
To: Public Hearing
Subject: FW: Rezoning Application for 3120-3184 Knight Street

From: Bonita s. 22(1) Personal and Confidential
Sent: Monday, May 19, 2014 5:56 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 3120-3184 Knight Street

Dear Mayor and Council,
I have lived in this community since 1976.
This area has changed for the better. It used to be a fairly rough area with cars careening down side streets, muggings in Clark Park, drugs, prostitution, gangs, break-ins, etc.
It has grown into a relatively safe and friendly community where people have come to stay.
The site in question has been a rotating door residence with poor maintenance.
I was optimistic when it was slated for development and attended every meeting giving feedback.
No implementation of suggestions given by community were taken into consideration. eg. Design to fit area, Traffic safety, parking, amenities, etc.
Most people choose to live in a place because of location and amenities.
This project sadly lacks them!
It is a cookie cutter design to use maximum space for maximum profit and built for less cost.
You need Caring Investors and an innovative design to make this a location where people would want to live and stay!
It does not fit in with our hard won community!
To rezone this site to allow this project is foolhardy! It will undo all the good things people have done to make this a better neighbourhood!
VOTE NO TO REZONING !!
Sincerely,

Bonita Rumelili

s. 22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 10:03 AM
To: Public Hearing
Subject: FW: No to 6 Level Apartment Complex at 3120-3184 Knight.

From: Kristen Bond s. 22(1) Personal and Confidential
Sent: Monday, May 19, 2014 2:33 PM
To: Correspondence Group, City Clerk's Office
Subject: No to 6 Level Apartment Complex at 3120-3184 Knight.

To Mayor and Council.

I disagree with the proposed building at Knight and 15th.

The proposed building is too high for the neighbourhood.

The existing building is high enough.

Perhaps the investors are more focused on the profit they make from 6 floors instead of focusing on what is suitable for the neighbourhood.

Please count me as against the proposed building.

Thank you.

Kristen Bond.

Neighbour

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 10:06 AM
To: Public Hearing
Subject: FW: 3120 - 3184 Knight Street Revised Rezoning Proposal OPPOSE

From: Lee Chapelle S. 22(1) Personal and Confidential
Sent: Monday, May 19, 2014 10:19 PM
To: Correspondence Group, City Clerk's Office
Subject: 3120 - 3184 Knight Street Revised Rezoning Proposal OPPOSE

Mayor and Council members

I am registering my opposition to the 3120 - 3184 Knight Street Revised Rezoning Proposal.

My primary concerns are traffic problems, the lack of DLCs and CACs, and the loss of affordable housing.

The applicant's traffic impact report glosses over one glaring problem. Parking access to this site is only from the northbound lane. That means when coming from anywhere north of this location, to access the parking garage or even to access street parking on a side street, drivers will be forced to do one of three things, they will take the long way around via Kingsway then turn left onto Knight, adding cumulatively many extra miles of car travel, or, they will circle through what until now were quiet residential streets past schools and playgrounds to get back onto Knight northbound, or, they will make a U-turn further up the hill to come back at it. None of these options is consistent with creating a greener or a safer City. For this reason this site is a poor location for a rezoning of this size.

The monetary advantage to the developer is excessive considering the community is receiving nothing in return except for some inevitable parking and traffic problems. According to an analysis I have, this project will cost all-in about \$11 million to build and will have a value of about \$14 million when complete. This is a projected profit of between 25 and 30%. This deal is very one sided.

This project if approved will set a disturbing trend, the demolition of affordable family housing to be replaced by much more expensive, much smaller housing units. The end result will be that as result of this policy, modest income families, especially those with children, will be pushed out of the City. A Council truly dedicated to affordable housing would not be complicit in such a trend. Council should be working to protect this type of housing, not creating incentives for builders to demolish it. For a Council which advertises "affordable housing" as a priority this is contradictory. Create incentives for owners of older rental buildings to maintain them instead. If these incentives to demolish housing continue, before long all of Vancouver's affordable, family rental housing will be gone. The evidence of this is right next door to this project on East 15th where according to one report a developer has bought one three story rental building and is in negotiations to acquire another.

I would strongly recommend Council rethink this proposal and others like it. Formulate a strategy for creating rental housing that does not involve the elimination of Vancouver's existing affordable rental housing. Instead of an incentive to destroy affordable housing, consider creating incentives for maintaining existing buildings and for building new where there is no existing rental housing. One example might be the large site on

1000 Station St beside the Pacific train station. That site is centrally located and connects well to the False Creek and CityGate areas. You could put a lot of rental housing there.

Also of concern to many people is the fact that this type of building and this height and density are not compatible with the character of this neighbourhood.

best wishes

Lee Chapelle
Vancouver

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 10:07 AM
To: Public Hearing
Subject: FW: 3120 - 3184 Knight PUBLIC HEARING May 20 @ 6:00 pm
Attachments: ReZoningPoints.doc

From: Bryan s. 22(1) Personal and Confidential
Sent: Monday, May 19, 2014 11:16 PM
To: Correspondence Group, City Clerk's Office
Subject: 3120 - 3184 Knight PUBLIC HEARING May 20 @ 6:00 pm

Please find below my objection to the proposed re-development of this site in it's present form.

To: Mayor Robertson, Councillors, GOOD EVENING.

In looking at all that has been said by the Cedar Cottage neighbourhood group and individual neighbours about this development and the obvious departure from City policies and guidelines that have been pointed out – I FAIL to understand how this project could proceed to this point without any brakes being put on it by the City.

It has all the earmarks of “Spot re-zoning” and encourages “Block busting” by Developers – something that may already be in progress with the rumoured recent sale of 1424 E 15th – a building similar to the ones that would be replaced by this project

It goes against being “reasonable” in terms of building mass and fitting in with the surrounding community that already have been brought to the Mayor and Council's attention.

I will not re-iterate those objections, but make my objection to the proposed re-development based on the token “ shoe leather on the pavement” assessment that has been done.

I live around the corner so have intimate knowledge of factors that WOULD HAVE BEEN discovered had there been community involvement at an earlier planning stage, as was to be implemented by the city for projects that were somewhat different to those of the surrounding area.

My objection addresses another specific aspect of this project or any other proposed for this site– the entrance to the parking garage. For me, the largest issue is that of SAFETY and increased traffic flows which will develop in order to access this development by motor vehicle. Due to geography, the location can be difficult to access depending on the direction of travel.

Going South, there is no Left Turn from Knight St to E.15th. This means that traffic headed for this address must use a short stretch of Clark Drive from the 14th Ave Diversion to E. 15th. Meaning increased traffic on this little used part of Clark Dr – has a Traffic count been conducted on this part??

Or, and this is potentially the most dangerous, a left turn across Northbound Knight St onto E 17th, then, lane access around the Hemlock Court Housing Development to northbound Woodland Drive to reach E 15th and proceed from there .

There are NO sidewalks and significant pedestrian traffic – including children accessing Clark Park, coming home from school and playing in the laneway, etc. There is already more vehicular traffic through the lane than is created by the immediate residential area due to the virtually “land locked” nature of the area E 15th / E 17th between Knight and Commercial Drive and cars cutting through the laneways to gain access to that area.

Is the City prepared for fatalities due to it not having done its due diligence and not adhering to its own Guidelines and Policies?

I concur with the findings in the review conducted by MMM Group Limited entitled Traffic Impact Study that an entrance to parking situated on E 15th Ave. would not be the preferred choice and could have potential safety and operational consequences as an all-movement access. See Option 2 - Access on E 15th Avenue on page 17 of the report.

Respectfully submitted

Bryan Edward

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 12:38 PM
To: Public Hearing
Subject: FW: Reject - Rezoning proposal of 3120 to 3184 Knight St.

From: Mersereau, Peggy [VC] s. 22(1) Personal and Confidential
Sent: Tuesday, May 20, 2014 12:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Reject - Rezoning proposal of 3120 to 3184 Knight St.

Dear Mayor and City Council.

I am sending this letter to strongly urge you to reject the rezoning proposal of 3120 to 3184 Knight Street.

I believe the proposal for 15th and Knight runs counter to the City's commitment. A five storey apartment block is not "sensitive to the neighbourhood context" in a neighbourhood of 2 – 2½ storey houses and 3 storey apartments. Five storeys is too high for the area. It does not "provide more clarity for the public" if a density of 2.08 FSR is approved when the guideline in the Policy for density in RT zones (Appendix B) is 1.45 FSR.

The May 15th Council report also states on Page 7 that, "More specifically, proposals will be considered in projects on sites that do not have existing rental housing." In addition, Recommendation #3 in October 2, 2012 Mayor's Task Force states the need to "protect the existing affordable market rental stock and explore opportunities to repair and renew it."

I agree that the existing affordable market rental stock should be protected. This project however will destroy hard to find moderately priced family size rental units only to replace them with much smaller, more expensive units. As such, I do not believe this project will foster affordability.

As a neighbor, I am also concerned that this application violates this key section of the Interim Rezoning Policy:

"Form of Development/Location

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, projects that would be considered are:

- Within approximately 100 metres of an arterial street (i.e. 1.5 blocks), ground-oriented forms up to a maximum of 3.5 storeys, which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses;*
- Fronting on arterials that are well served by transit and within close proximity (i.e. a five minute walk or 500 metres) of identified neighbourhood centres and local shopping areas, mid-rise forms up to a maximum of 6 storeys. See Arterial Map, next page."*

The project violates the Policy in two ways:

1. The application for Knight and 15th no longer fronts on an arterial. Due to Urban Design concerns it now fronts on East 15th Avenue. That makes it eligible for 3.5 storeys, not 6, and,
2. The project is not within 500 m or a 5 minute walk of a defined shopping area*

As a neighbor, I am also very concerned about how this proposal greatly stresses traffic, parking and safety issues in this area. Building a 5 storey building on the corner of Knight & 15th Avenue – this corner does not allow left turning of South bound traffic from Knight Street. This will result in increasing of traffic on side streets on both sides of Knight street.

Please say NO to rezoning proposal for 3120 to 3184 Knight Street.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 20, 2014 4:13 PM
To: Public Hearing
Subject: FW: REZONING: 3120-3184 Knight Street

From: Stephen Bohus s. 22(1) Personal and Confidential
Sent: Tuesday, May 20, 2014 3:48 PM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: 3120-3184 Knight Street

Dear Mayor and Council,

Please record this letter in opposition to the rezoning application at 3120 Knight.

I live a few blocks away in Mount Pleasant and I am directly affected. I know the site well as it is on my regular jogging route that takes me to Trout Lake.

There are a several reasons why this rezoning should not be approved.

First and foremost, the proposal is not in close proximity to a local shopping area. It does not meet the minimum 500m distance from a local shopping area as set forth in the Interim Rezoning Policy (IRP) and as clarified by planning staff at a briefing on October 17, 2012. As such, the rules for RT-2 should apply. The IRP itself was not reviewed in June of 2013.

The building density and height is out of scale of the surrounding neighbourhood. The proposal is not compliant with the Council approved Kensington Cedar Cottage Vision.

As a renter, this proposed development may have a significant impact on rental rates in the surrounding neighbourhood. There are now affordable rental units on the site, in three 3-storey walkups. The proposed development would tear down the affordable rental units and replace these with much more expensive market rentals. This is being proposed for the benefit of a numbered company. None of the existing rental rates would be maintained in the new units. Rather, under the RTA, nearby landlords will be able to raise rents if more expensive market rental units are built at 3120 Knight. This might have a knock on effect on rents in the general vicinity, as more landlords successively use the provisions under the RTA to hike rents.

The proposed traffic flow to the underground parking proposed for the site is extremely poorly thought out. 16th Avenue terminates at Knight and there is a median strip that was put in a few years ago. This makes it impossible for vehicles to turn from Knight when travelling south, or for vehicles exiting the site to turn south. 15th Avenue would have been a far more preferable exit for vehicles.

The numbered company is requesting a full DCL waiver as well as a CAC waiver. Under section 565A of the Vancouver Charter, there are requirements that must be met in order for Council to rezone a property. This application fulfills none of the requirements in the Charter. Market rental is not "low cost housing for persons receiving assistance".

Finally, this Public Hearing was hastily arranged. It was not listed on the Council's meeting schedule at the beginning of May. There is an issue of fairness to give adequate time to the community to prepare for a Public Hearing. The May 20th date appeared on the Council meeting schedule around May 7th.

I attended an Open House on February 11, 2014. It is very disappointing to see that none of the points I raised in person with planning staff or in the survey were addressed in any way. The whole point of the "Community Open House" (this is the insensitive terminology now used by the Planning Department) should be to meaningfully involve the community in a project.

The rezoning proposal fails on many fronts. Please vote in opposition to the project.

Sincerely yours,
Stephen Bohus, BLA