

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 12:40 PM
To: Public Hearing
Subject: FW: 445 Southwest Marine Drive (Marine Gardens) - Pubic Hearing Feb 24, 2015

From: Grace MacKenzie s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 12:13 AM
To: Correspondence Group, City Clerk's Office
Subject: 445 Southwest Marine Drive (Marine Gardens) - Pubic Hearing Feb 24, 2015

Dear Mayor and Council

I am opposed to destroying the existing housing at Marine Gardens. The current hosing is beautiful, human scale and neighbourly. I am opposed to this proposed project, it's too tall and too dense.

Kindest regards

Grace MacKenzie

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 11:35 AM
To: Public Hearing
Subject: FW: Rezoning of 445 Southwest Marine Drive

From: Larry Benges. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 11:33 AM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Meggs, Geoff; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim
Subject: Rezoning of 445 Southwest Marine Drive

Dear Mayor Robertson and Councillors,

I am **opposed** to the proposed rezoning of 445 Southwest Marine Drive (Marine Gardens).

I am opposed to replacing the superbly designed and functioning Marine Gardens townhouse complex, which has provided an excellent and highly affordable residential complex in east Marpole for more than forty years, with two condominium towers in excess of 20 storeys and a mid-rise building containing 70 market rental units.

My objections are numerous, and fall into five major areas of concern: 1) area development policy; 2) site implementation; 3) loss of valued community assets; 4) relocation policy and implementation; 5) legal impediments to rezoning and redevelopment.

I'll keep it simple and stop there, as I believe you will receive many letters of objection like mine who will fill in the details.

Sincerely,
Larry A. Benges

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 11:34 AM
To: Public Hearing
Subject: FW: Letter to OPPOSE Marine Gardens re-zoning

From: Joan Bunn s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 11:33 AM
To: Correspondence Group, City Clerk's Office
Subject: Letter to OPPOSE Marine Gardens re-zoning

To Mayor and Council:

Re: letter to OPPOSE current re-zoning proposal for Marine Gardens

I am writing to oppose the re-zoning of Marine Gardens. The importance of family-oriented social housing in this city cannot be over-stated. Creation of 70 "market rental" units does not at all substitute for 70 social housing townhouses. As well, the destruction of large #s of mature trees militates against "greenest city" claims, and Council's stated concern for the city's rapidly diminishing tree canopy.

Currently, zoning seems to exist as a platform for the city to negotiate what amounts to bribes from developers, who can be pretty sure of getting what they want if they are willing to pay for it — which of course then "necessitates" higher prices for units created, and more units/stories per building.

Any re-development of the Marine Gardens must ensure that it benefits current residents from day 1.

Sincerely,

Joan Bunn
s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 11:19 AM
To: Public Hearing
Subject: FW: 455 South West Marine Drive

From: s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 10:38 AM
To: Correspondence Group, City Clerk's Office
Subject: 455 Souh West Marine Drive

Dear Mayor and Council Members

With respect to the meeting tonight re the abovementioned address and the letter to you from

Ned Jacobs

On behalf of the Steering Committee

Neighbourhoods for a Sustainable Vancouver.

It is amazing that our Mayor and Council keeps proceeding with these noxious developments.

I would ask you to look at development in cities all over the world which proceeded to destroy neighbourhoods and increase the avenues for crime and misery for the inhabitants by building these towers, for instance:

1. the projects in New York.
- 2 my own home town of Clydebanks Scotland, as well as many neighbourhoods in and around Glasgow. Generations of families who had lived in the same streets were moved into high towers where you didn't get to see

your old neighbours leading to a severe rise in depressions among women stuck at home and the children couldn't go out to play and you had to go on a bus or a train to the shops i.e. a little strip mall with 4 or 5 shops was

hardly able to keep up with the inhabitants of the first two or three floors of each tower. On a trip to Glasgow in 2013, I was appalled to see that most of the towers in one neighbourhood at least (built in the 1950's and 60's)

were already being demolished.

3. Cities all over Britain showed the same results - these towers just don't work

Mr. Mayor you have been many times to China - so you have seen the appalling towers in Hong Kong and major Chinese

cities - most of the top floors in the clouds. Is this your plan for Vancouver. The only time children will be out is to go to school. A recent documentary lately showed one little boy of about 10/11 living in a highrise having play dates with two other children from school and sitting sadly looking out the window. He said he never gets out - only when his mother and father have time to take him to a park on their day off. Is this what you want for our children.

So why are we not learning from any of the failed City planning in other countries - moving families into these highrises will only add to the opportunities for criminals and drug dealers, of whom we have sufficient already. This confinement of families will only separate people especially the children who will not be able to go out to play and get fresh air and will become further alienated from others by spending more time in front of TVs, IPOds, iPhones, IPads. As for fresh air - in the subject project at least - there will be no fresh air for any one. Where will the parks and schools be. Parents (who probably work) will have to spend a lot of their time arranging playdates in their or their childrens' friends homes and there will be little time left to parents for themselves after work for relaxing at home - reading a book or other indoor activities - as they will have to take every opportunity to keep their children out and about and busy. Although this happens even with a home. I know my daughter could do with a secretary to keep up with all the activities of her 4 children and she doesn't work outside the home. But most of he families who move into these towers will have two working parents.

Wake up and stop pandering to the Developers. Whats wrong with duplexes, fourplexes and row houses. And while we are on the subject of building houses, for goodness sake would someone throw out that set of plans that most builders seem to be purchasing in the last few years and try building something attractive and further - remember all the houses and duplexes built in the late 1980's and 1990's which were finished in a terracotta (pink) finish which were filthy looking within a few years. Now we are on to beige coloured (and lots of them look like cinder block)- for instance the beige house at the corner of 29th Avenue and Blenheim just finished in 2014 is already showing dark stains all over it.

I hope you will read this letter and not go on your merry way planning for the thousands of people you say are coming in the next 40/50 years and listen to and stop ignoring the people we have now who voted you in and for whom you should be making liveable plans now.

WAKE UP TO WHAT THE PEOPLE OF VANCOUVER WANT not what the developers want.

Anne Monahan

Anne Monahan

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 11:15 AM
To: Public Hearing
Subject: FW: 445 southwest marine drive (marine gardens)

Importance: High

From: Gary n Libby Bradley s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 9:59 AM
To: Correspondence Group, City Clerk's Office
Subject: 445 southwest marine drive (marine gardens)
Importance: High

Mayor ,Council of Vancouver,

I am writing in regards of 445 SW marine Dr. (marine gardens) . As a resident of this community i feel that i need to share how all this will affect not only my family but this community.

We are a young hard working family, my husband and i have 3 children our son has special needs, this has brought restless nights in how this will affect my son in school.

My son who has finally settled in to the school system who has finally build relationship's with his peers, teachers and support. Not only will you be taking his home but you will be removing him from where he is comfortable and move to where??? all school's are full and have waiting list's he will have to start over or have to stay home, if there is not enough support for him there.

Not only that, my son has to be close to children's hospital we go there at least 4 times a week, Who will pay for the extra cost of travel for him? There are no affordable housing close enough to the hospital or for my son to stay in his school. It is already hard to get funding and support for children with special need in this city but now you want to kick them out with no where to go?

There is a Seniors home 3 blocks up on West 62nd all the traffic of the construction has made it so dangerous for them to have there daily walks or to go to the sky train station and also for the children to walk to school there has been so many close calls and children and seniors getting run over by speeding cars , or cars blocking intersection's its disgusting .

How is the city going to deal with all the amount of traffic that will be entering this area and make sure everyone is safe , cause it doesn't seem anything will be done. Are you waiting till children die on the streets ?

Is this city so money hungry that it does not care for families that will throw them out with no other place to move to , to risk there safety? The Premier was suppose to care for the well being of " families" where is she now?

I am all for change , but not when it doesn't look out for the well being of all the people it is hurting along the way. If this city is determent to destroy this community then there should be a set up for them to have a new home in the same area to move in to or to be able to move back at " the same price they pay now" not market pricing.

We know the city has payed off someone to " lose" the land title for the community and has payed out Concord to make sure they pay us all out but what they are offering is a joke it will not get anyone anywhere especially if they want to stay in this area .

I hope and pray this Mayor and council will hear what the residents are worried about and need not only for Marine garden Residents but for every hard working family who just want to afford to live here. This is suppose to be the best city in the world make it the best not just for the rich but for every hard working Vancouverite who want to call this city " HOME".

Thank you for your time.

Libby N' Gary Bradley.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:39 AM
To: Public Hearing
Subject: FW: REZONING: 445 Southwest Marine Drive (Marine Gardens)

From: Don Gardner s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 9:16 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: 445 Southwest Marine Drive (Marine Gardens)

I am opposed to this rezoning. The resulting changes will do more harm than good and the rezoning ignores many city policies that would oppose while cheery picking others in support.

Don Gardner

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:34 AM
To: Public Hearing
Subject: FW: Please don't allow rezoning of 445 Southwest Marine Drive (Marine Gardens)

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

From: Anne Worrall [s. 22(1) Personal and Confidential]
Sent: Tuesday, February 24, 2015 6:31 AM
To: Correspondence Group, City Clerk's Office
Subject: Please don't allow rezoning of 445 Southwest Marine Drive (Marine Gardens)

It is a great urban project that needs to remain for Vancouver's heritage that works as it is.

Anne w worrall

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:33 AM
To: Public Hearing
Subject: FW: Marine Gardens: Compassion! End clearances & hemming in of viable affordable communities like Marine Gardens & social housing communities.

From: Ma Code s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 12:31 AM
To: Correspondence Group, City Clerk's Office; s. 22(1) Personal and Confidential
Subject: Marine Gardens: Compassion! End clearances & hemming in of viable affordable communities like Marine Gardens & social housing communities.

Dear Mayor and Councillors

Please think on these principles as you consider the rezoning application for Marine Gardens , and reject it until there the following corrections:

We all need to wake up and stop clearances of viable communities and neighbourhoods -- in the communities' definition!

Whenever you make decisions on redevelopment there must be legislation to ensure that

- 1. stable and viable local communities are not destroyed, that their sun exposure, views of sky and mountains, green space on site and proximity to shopping and services are not taken away
- 2. affordable housing: 30% maximum of parent's, or adult member's income; properties to be maintained
- 3. if clearance is visited upon such communities and areas, all expenses must be paid by the developer who will provide equal accommodation (square footage, green space on property and sun exposure, views, proximity to services – otherwise I cant see it as anything else but legalized robbery. Please do not participate in this by giving approval to *any* such clearance/redevelopment as is happening at Marine Gardens .

We need a covenant to provide this type of housing guarantee for our population.

We need you to tirelessly pressure senior governments to pull their weight in supplying housing (and food) to all people.
We all need to be involved in this.

Enough of Greed Going Rampant! Time to become a compassionate city, and a truly sustainable city.

Truly be servants of *all* the people of the city that you have been elected to administer.

Respectfully,
Mary Ann Code,

Neighbourhoods for a Sustainable Vancouver

February 23, 2015

Mayor Robertson and Councillors
City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: Rezoning of 445 Southwest Marine Drive (Marine Gardens)

Neighbourhoods for a Sustainable Vancouver is **opposed** to the proposed rezoning of 445 Southwest Marine Drive (Marine Gardens).

We are opposed to replacing the superbly designed and functioning Marine Gardens townhouse complex, which has provided an excellent and highly affordable locus for community in east Marpole for more than forty years, for two condominium towers in excess of 20 storeys and a midrise building containing 70 market rental units.

Our objections are numerous, and fall into five major areas of concern: 1) area development policy; 2) site implementation; 3) loss of valued community assets; 4) relocation policy and implementation; 5) legal impediments to rezoning and redevelopment.

1) Development policy

The policy for development of the Marine Station area calls for density and building scale that is excessive, and therefore a threat to health and livability due to excessive generation of traffic, shadowing, and potential to contribute to exceeding the Canada Line and Marine Station carrying capacity.

1.a) Traffic

Air quality testing by Metro Vancouver has identified the intersection at Southwest Marine Drive and Cambie as a “hot spot” for noxious and toxic emissions, mostly due to multiple automotive-intensive uses: regional commuting, highway-oriented retail, industry, and area residents. These conditions both pre-date and post-date the opening of the Canada Line. Residents have noted that the station itself is a new source of traffic and demand for parking due to rider drop-offs and pick-ups. Extreme local increases in residents, workers and shoppers (provided with thousands of additional parking spaces) at and around this intersection can be expected to exacerbate air and noise pollution for years to come. Increased engine idling, extended peak time and non-peak traffic will boost the overall pollution load, negatively affecting area workers as well as residents—the very young and elderly in particular. Future emission and noise reduction (e.g. from electric cars and hybrids) and shifts in transportation mode (e.g. to transit, cycling) are anticipated, and should be strived for, but relative reductions may come slowly and fail to compensate for absolute increases in harmful impacts or the number of individuals affected.

1.b) Canada Line and Marine Station capacity

We understand that existing Canada Line peak-load capacity can be expanded, probably to about double current capacity, if and when additional trains are purchased. Further increases obtained with staggered loading and unloading are more doubtful, and would be counterproductive by increasing trip times. Credible local and system-wide projections for increased demand resulting from Cambie Corridor and Richmond Centre densification, as well as mode-shift to transit have not been made available. The Canada Line was not designed for

extremely high capacity use. If excessive redevelopment were to overtax system and/or station capacity, this would discourage mode shift from cars to transit, with consequential impacts on health and livability.

1.c) Solar impacts (shadowing)

The focus on extremely tall building forms clustered at Marine Station will result in major problematic shadow impacts on the public realm and homes, especially lower-storey residences. Already, this is becoming evident: the west tower of the Marine Gateway project, currently under construction, crowds and casts a morning pall over the station platform, as well as eliminating the splendid views transit riders enjoyed since the line opened in 2010. Similarly, as the towers of the new development on the northeast corner rise skyward, they blot out much of the afternoon sun on the Marine Gardens site, darkening it considerably, even when cloudy. Other existing low-rise condominiums, rental apartments, and private homes in the surrounding area are being similarly shadowed, and this is just the beginning! While some additional shadowing and loss of views is an inevitable result of densification, these extremities of concentration and scale are having an especially deleterious effect that will be evident in the public spaces and lower storeys of new as well as existing development. The guiding principle of “sensitive transitions” stated in the Cambie Corridor policy is being blatantly ignored in proposed and approved Marine Station-area rezonings. The current proposal to replace Marine Gardens with closely grouped towers is a case in point.

We are concerned that through lack of moderation and attention to urban design and livability, redevelopment in the Marine Station area could result in the creation of a highrise slum, with high resident transience, confounding the building of a resilient community, and making social problems more difficult to address.

2) Site implementation.

The proposal for redevelopment of 445 Southwest Marine Drive by Concord Pacific is, in our view, problematic for the general reasons stated above. The outside play area for the day care centre would receive only about three hours of direct light during much of the fall and winter, with most other public areas considerably less. This is inadequate, and just a fraction of the light that currently falls on comparable public spaces at Marine Gardens. Lower storey dwellings would be mostly shadowed by the development itself as well as adjacent tower projects. In a recent radio interview, the General Manager of Planning and Development, Mr. Jackson, indicated that preservation of Marine Gardens is not an option because it would no longer be livable, due, presumably, to impacts from the adjacent tower developments. While this may indeed be true, it begs the question of why this project, proposed to replace Marine Gardens, would be any more livable, especially since its own towers would further increase shadowing of the ground and many dwelling units. We are left with the impression that livability only matters to Mr. Jackson in the context of hyper-expensive upper-storey units and penthouses!

3) Loss of valued community assets

Approval of this application will mean the loss of one of the best designed and functioning moderate-density, livable, affordable, socially and environmentally sustainable family-oriented housing complexes in Vancouver—or anywhere. Partly conceived as a demonstration project for the United Nations Habitat conference held in Vancouver in 1976, it has long proved its worth, providing a safe and supportive community, rich in social capital.

Marine Gardens has many advanced features, including a variety of public and semi-private exterior spaces, excellent soil permeability (to assist drainage), district energy, and an integrated day care centre. The brilliant landscape design (by Cornelia Oberlander) features small but useful lawns and a fine balance of deciduous and evergreen trees and shrubs, providing filtered shade when desired during the warm months, yet plenty of light penetration in fall and winter. These car-free spaces are a

safe-haven for children as well as songbirds and other urban wildlife. Like a Japanese garden, this complex gives the impression of being larger, more intricate and interesting than its 1.6-acres.

The West Coast-style homes (designed by Michael Katz), while simple and inexpensive, are highly functional and attractive inside and out. Workmanship and materials are excellent; if maintained, these homes could continue serve families in Vancouver for many decades to come. The units were constructed off-site while foundations and the small underground garage were prepared; then trucked in and assembled as rowhouses. There is no reason that this process could not be reversed, enabling, if necessary, reconstruction of Marine Gardens on another suitable site. Lumber of this quality is no longer available at reasonable cost. It would be a terrible shame to reduce these well-built homes to sawdust or landfill.

At 45 two and three-bedroom units per acre, the 70-unit complex is significantly denser than a typical "single-family" neighbourhood, yet comparable in scale and character. Marine Gardens deserves an "A" listing on Vancouver's heritage register. Its value for informing future family-oriented development is incalculable.

If this or a future rezoning application were to be approved despite the problems cited above, a CAC could go a long ways towards securing a replacement site and/or funding reconstruction of Marine Gardens.

4) Relocation policy and implementation

At first glance, the relocation assistance offered Marine Garden tenants seems generous—perhaps even precedent-setting. But we are in an era of precedent-setting housing costs. On closer examination, it is apparent that many simply cannot afford the expensive replacement units in the proposed rental building, even with a 20% "reduction." Moreover, these units will not be nearly as suitable for families with children as the rowhouse dwellings or the verdant human-scale environment they now enjoy. Alternatively, the few thousands of dollars offered in severance will only help subsidize rental accommodation elsewhere for a few months before it runs out. In short, with long wait lists for social housing, this offer for many of the families constitutes a ticket out of Vancouver, or possibly even into homelessness. Acceptable relocation would consist of comparable accommodation at comparable rates, or no greater than 30% of household income. That said, no relocation package can replace the trust and supports of longtime neighbours that Marine Gardens provides. We are also very disturbed to learn of pressure tactics recently being applied by the developer to obtain acceptance by the tenants.

5) Possible legal impediments to rezoning and redevelopment

It has come to our attention that land title documents for 445 Southwest Marine Drive have mysteriously gone missing. We find this particularly worrisome as some of the current residents were told by former residents that there are legal covenants on this property regarding protection of the trees, and possibly future uses. What is known is that at the time the site was rezoned to permit development of Marine Gardens a portion of the site was identified on city land-use maps as "Delta View Park", which leads us to think there could indeed be such covenants. It is our understanding that agents of the current owner, Concord Pacific, have admitted to concerned Marine Gardens residents that they have been unable to locate the land title. We therefore request that this situation be fully investigated, and satisfactory answers obtained before a Council vote is taken regarding this application. Unless and until these outstanding issues are resolved, a cloud will hang over the legal status of this property and its future uses.

Conclusion

We close by requesting that you take each and all of these concerns under consideration before coming to a decision on the future of this site, and, most importantly, the fate of the exceptionally fine and historic housing complex it holds and the community it so ably serves.

Sincerely,

Ned Jacobs

On behalf of the Steering Committee
Neighbourhoods for a Sustainable Vancouver

Website: nsvancouver.ca

Group contact email: info@nsvancouver.ca

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:28 AM
To: Public Hearing
Subject: FW: Rezoning Application - 445 Southwest Marine Drive (Marine Gardens)

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

From: janice douglas s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 10:12 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 445 Southwest Marine Drive (Marine Gardens)

I am writing to oppose the rezoning application that would see Marine Gardens replaced by another set of Concord towers and ask you to modify the proposal.

Jillian Skeet has outlined many reasons for keeping the Gardens Development, a viable community, green space and affordable housing. Apparently all that pales in consideration of the massive density being proposed.

I too have serious concerns about transit and school capacity not only in this particular area but wherever along the corridor such massive plans are being developed. How DO we expect families to thrive in such living conditions. While there are daycare spaces in the proposed new Concord development, 37 is a woefully small number given the overall density. The daycare playground is in shadow a good deal of the time and the particulates from all the pollution of cars can hardly make this a great place to play outdoors for small children with developing lungs.

I feel compelled to write as it seems that in all this planning for density the city is not serious about making livability for children and families a reality for the future. Where are all the amenities that provide social infrastructure..... green spaces, community centres that are not already filled to capacity, study spaces/libraries for teenagers living in small family apartments, nearby parks and jogging trails?

When I mention to planners that part of the reason I am so passionate about a viable future for families in Vancouver is that our family has lived in Vancouver for five generations. The reply is often that probably we didn't always have big living spaces and that is true. We did have yards and play spaces though and we knew our neighbours and had a deep sense of community. Removing areas like the Gardens which were actually designed to meet these needs and has been an award winning plan simply confounds common sense. Other places in the world actually refurbish and highlight innovative designs despite new construction.

I understand that we need to grow the city, but please do so in a truly well thought out and positive way for future generations. It would seem that these particular towers lend themselves more to future ghettos than exciting livable hubs.

Janice Douglas
s. 22(1) Personal and Confidential

Sent from my iPa

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:23 AM
To: Public Hearing
Subject: FW: Opposition to Redevelopment of Marine Gardens

From: Dorothy D. Barkley s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 7:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Opposition to Redevelopment of Marine Gardens

Re: REZONING: 445 Southwest Marine Drive (Marine Gardens)

I would like to go on record as strongly opposing this rezoning. Marine Gardens is an award winning community of affordable homes and a strong neighbourhood. This is what the Mayor and Council have been extolling as a goal. To replace it with towers is to destroy an affordable, sustainable neighbourhood.

Dorothy Barkley
s. 22(1) Personal and Confidential

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If forwarding this message on, please delete any personal email addresses.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:21 AM
To: Public Hearing
Subject: FW: REZONING: 445 Southwest Marine Drive (Marine Gardens)

From: Marion Jamieson s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 7:33 PM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: 445 Southwest Marine Drive (Marine Gardens)

Dear Mayor and Council

I am writing to voice my strong objection to the rezoning of 445 Southwest Marine Drive (Marine Gardens). I am opposed to this rezoning because it will displace many vulnerable people in a city where affordable housing is almost impossible to find. While you have often voiced your concerns around affordable housing and problems of homelessness, Mr. Mayor, the rubber hits the road when Council is asked to approved developments that will aggravate these problems. Please stand by your stated concerns and act to preserve this functioning, affordable community of Marine Gardens.

Yours truly,

Marion Jamieson

s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 9:16 AM
To: Public Hearing
Subject: FW: REZONING: 445 Southwest Marine Drive (Marine Gardens)

From: Alan Albert s. 22(1) Personal and Confidential

Sent: Monday, February 23, 2015 6:42 PM

To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim

Subject: Re: REZONING: 445 Southwest Marine Drive (Marine Gardens)

I am writing to urge you to oppose the proposed rezoning of 445 Southwest Marine Drive (Marine Gardens).

The proposal would replace 70 truly affordable housing units with 582 far less affordable housing units. Including just 70 "replacement market rental" units makes no progress towards the city's affordable housing goals. To the contrary, it takes a giant step backwards, with the resulting units costing far more than the current ones.

Current residents are left with no options other than less-affordable housing. New residents are presented with higher cost housing as well. How can this development be considered, in any way, as desirable or worthy of a rezoning?

What definition of "affordable" is being used by Council? What does the public actually gain in exchange for this massive increase in density and loss of truly affordable housing?

Last, in light of the recent CANY Supreme Court ruling, it is disturbing to hear Marine Gardens residents describe the same kinds of **procedural unfairness** that Justice Mark MacEwan recently ruled as illegal. Was the the public properly informed? Was an informed public given full opportunity to be heard? Will council "scrupulously" consider public input? See <https://cityhallwatch.wordpress.com/2015/01/31/marine-gardens-rezoning-application-feb-3rd-council-agenda/> for a more complete discussion of the relevant issues.

Please vote NO.

Thank you,
Alan Albert

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 23, 2015 5:09 PM
To: Public Hearing
Subject: FW: Marine Gardens Public Hearing - February 24, 2015
Attachments: MarineGateway4_2413-6h - Model at Open House June 8, 2010.jpg; MG5.jpg; MG15.jpg; MG11.jpg; Marine Gardens - Letter from Brian Jackson.pdf; Marine Gardens - Article 566.docx

From: Jillian Skeet s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 5:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Marine Gardens Public Hearing - February 24, 2015

Dear Mayor and Council,

I am asking that you consider options other than a clear 'yes' or 'no' to the rezoning proposed for Marine Gardens - such as:

- 1) allocating funds from Concord Pacific's affordable housing CACs (\$10 million) to subsidize alternative housing in our neighbourhood until such time as replacement affordable housing is built; or
- 2) using a portion of the \$300 million in CACs acquired from Marpole developments to acquire Marine Gardens - to be preserved, protected and restored as a heritage/affordable housing site.

Voting a simple yes or no to the rezoning places residents in a very vulnerable position - something we have been living with for far too long.

1) The Affordable Housing Crisis: Vancouver is the second most expensive city in the world for housing, and you have long acknowledged that we have an affordable housing crisis. The first step in addressing the crisis should be to protect the affordable housing stock Vancouver currently has, while working on ways to expand and/or replace it. Affordable, replacement units should be built BEFORE existing units are demolished, not after.

While Concord is offering a tenant relocation package that is considered generous and flexible, the package does not address the fundamental issue - the lack of affordable housing. The tenant relocation package offers very short-term relief for the long-term problem that is being created for the residents of Marine Gardens. The benefit of \$8,500 and 4 months free rent will run out quickly in the Vancouver housing market.

Both Concord Pacific and the City of Vancouver will be making millions of dollars by destroying our community and removing affordable housing from those who rely on it.

2) Misrepresentation: The Marine Gardens redevelopment project has been misrepresented at Open Houses and on the City of Vancouver's website as including 70 units of 'affordable' housing to replace our units. This misrepresentation was only corrected on the website during the last week of January, 2015, despite being brought to the Planning Department's attention at least 8 months ago (when we first learned from Concord Pacific that they were actually 'market rentals'), and it was also raised at Council during the public hearings on the Marpole Plan.

We therefore submit that all comments received at the Open Houses or by way of comment through the website are based on a misrepresentation of the project, and are therefore null and void.

Notice of Open House for the Rezoning Application - See:

http://former.vancouver.ca/commsvcs/planning/rezoning/applications/455swmarine/documents/notification_oh13.pdf

We also have screen-shots of the website should you wish to verify this.

In the new development, a 3 bedroom apartment (much smaller than a 3 bedroom townhouse) will rent for \$2,100 (I pay just under \$1,100 for a 3 bedroom townhouse). Residents get a 20% discount but that does not make it affordable, and yearly rent increases at Residential Tenancy Act levels will be applied as soon as the rezoning application is approved -although completion will be years away. Based on the 18-24 month estimate for permits, etc., and 3 years for construction - and applying the average rent increase from 2000-2015 - the rent on a three bedroom unit would likely increase by \$234/mo., and the 20% reduction would likely be just 8.9% at the time of occupancy.

According to the policy document: "*The Cambie Plan requires that any redevelopment of this site must deliver replacement rental units of a similar unit type,*" We do not consider small unaffordable apartments in a 7 story building with elevators and hallways "a similar unit type" to affordable townhouses with a front door to an inner courtyard.

3) Violation of the Legal/Democratic Process: The City of Vancouver is in a conflict of interest as it has been the driver behind the redevelopment of Marine Gardens. See the attached photo of a model at a June 8, 2010 open house for the Marine Gateway. The two black towers - one vertical and one horizontal - are overlaying Marine Gardens. Concord Pacific did not purchase Marine Gardens until almost a year later, May, 2011.

Marine Gardens sold for \$12.5 million in 2007 and was purchased by Concord at almost double that price (\$23.75 million) four years later.

As a result of the conflict of interest, Brian Jackson, the head of Planning, sent us a letter more than a year ago stating that saving Marine Gardens was not an option (see attached). Article 566 of the Vancouver Charter is very clear that a rezoning application is to be treated as an 'application' until after it has been before Council and a public hearing (see attached). Anything short of that is a legal violation of the democratic process. The Cambie Corridor Plan does not over-ride the legal process outlined for rezoning applications.

4) Lack of Meaningful Public Consultation: There has been no meaningful consultation on the developments in our Cambie-Marine neighbourhood. Over the last six years, I have personally spent hours and hours talking to City Planners. I walked through Marine Gardens with Jim Bailey many years ago (prior to Concord's ownership) talking about options like rebuilding Marine Gardens strip by strip and double-stacking townhouses to increase density. Nothing we, or residents of Marpole, have said for six years regarding the developments in the Cambie-Marine area has received any meaningful consideration. It was clear to all of us that the plans were made long before our input was sought, and nothing we said was going to change the outcome in any significant way.

5) Wildlife Corridor: Marine Gardens is in what used to be referred to as a 'Wildlife Corridor' and remains the most substantial green space left when you look at satellite imagery of the neighbourhood. Marine and Cambie is one of the most congested intersections - and will be much more so once all the people and cars move into the skyscrapers currently under development. There is a garbage transfer station two blocks away. We are the only substantial lungs left in the area.

We are home to many birds, raccoons, squirrels, and occasionally skunks. Many of us have bird houses that have yearly occupants. We have also hosted numerous very polite bumble-bee colonies.

6) Missing Land Title: Marine Gardens was once Delta View Park. We were told that the land was donated to the City as a park with a stipulation that trees never be cut. The relevant land title that would show the transfer of the land to the City is missing from the BC Land Titles Registry (according to a land title search company and confirmed by a VP of Concord Pacific at one of our meetings). This means that the land title and any covenants regarding the trees are in question.

7) Traffic: All the current developments at the Cambie and Marine intersection are going to create a traffic nightmare as all of these developments will exit into one of the busiest intersections in the city. There has been no significant plan made to handle all of this additional traffic.

8) Canada Line Congestion: The Canada Line is already at capacity at peak hours and the new developments are not yet occupied.

9) Schools at Capacity: The local schools are already at or near capacity. We've had kids at Marine Gardens who could not go to Churchill because it was at capacity.

Solutions:

Empty lots exist on the south side of Marine Drive. There is a huge car lot directly across from Marine Gardens and the abandoned Wal-mart site is just down the road. Concord Pacific's development could be located on vacant or almost vacant land where they don't uproot a community, destroy affordable housing and cut down a grove of majestic trees. Although the southside of Marine is zoned as industrial, so was the Marine Gateway.

Saving affordable housing and a community, should be a compelling reason to rezone a parcel of land. This would also help to stagger all the traffic that will be feeding directly into the Cambie and Marine intersection.

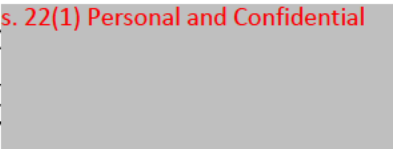
The City could use some of the millions it is acquiring in CACs from all the projects already under development in Marpole, to make a deal with Concord to purchase Marine Gardens as a co-op, making funds available to beautify the property and do the maintenance and repairs that have been ignored throughout this long process.

Alternately, market rentals could be subsidized through the affordable housing fund until such time as affordable replacement units are built. A current survey of rentals in our area shows that most townhouses - Langara Gardens, Cambie Villa and even the Mara Coop - are all slated for demolition within the next 2-3 years. The bulk of apartments for rent are generally at least twice the rent we currently pay.

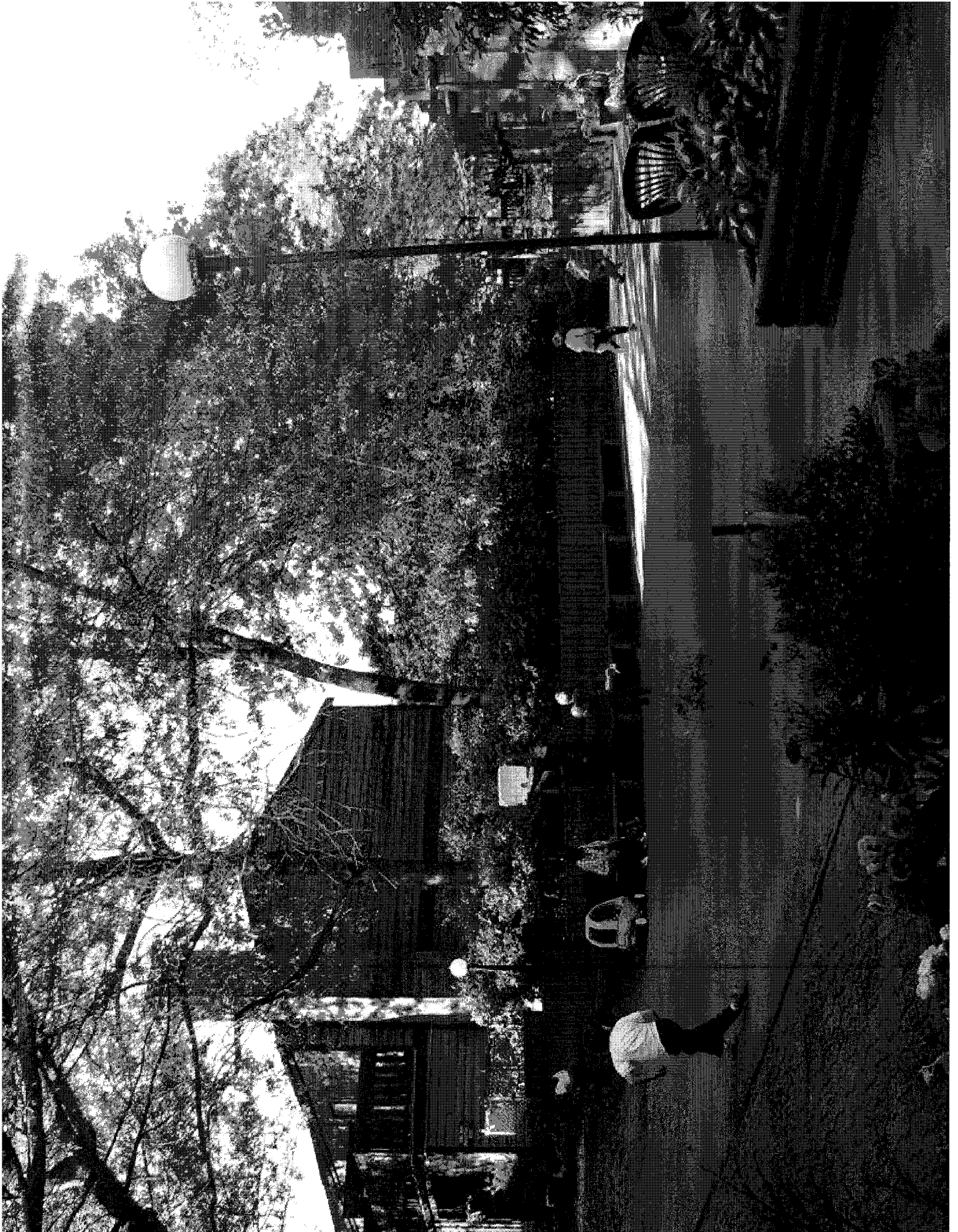
I have attached the letter from Brian Jackson and Article 566 of the Vancouver Charter, along with photos of Marine Gardens and the model from 2010.

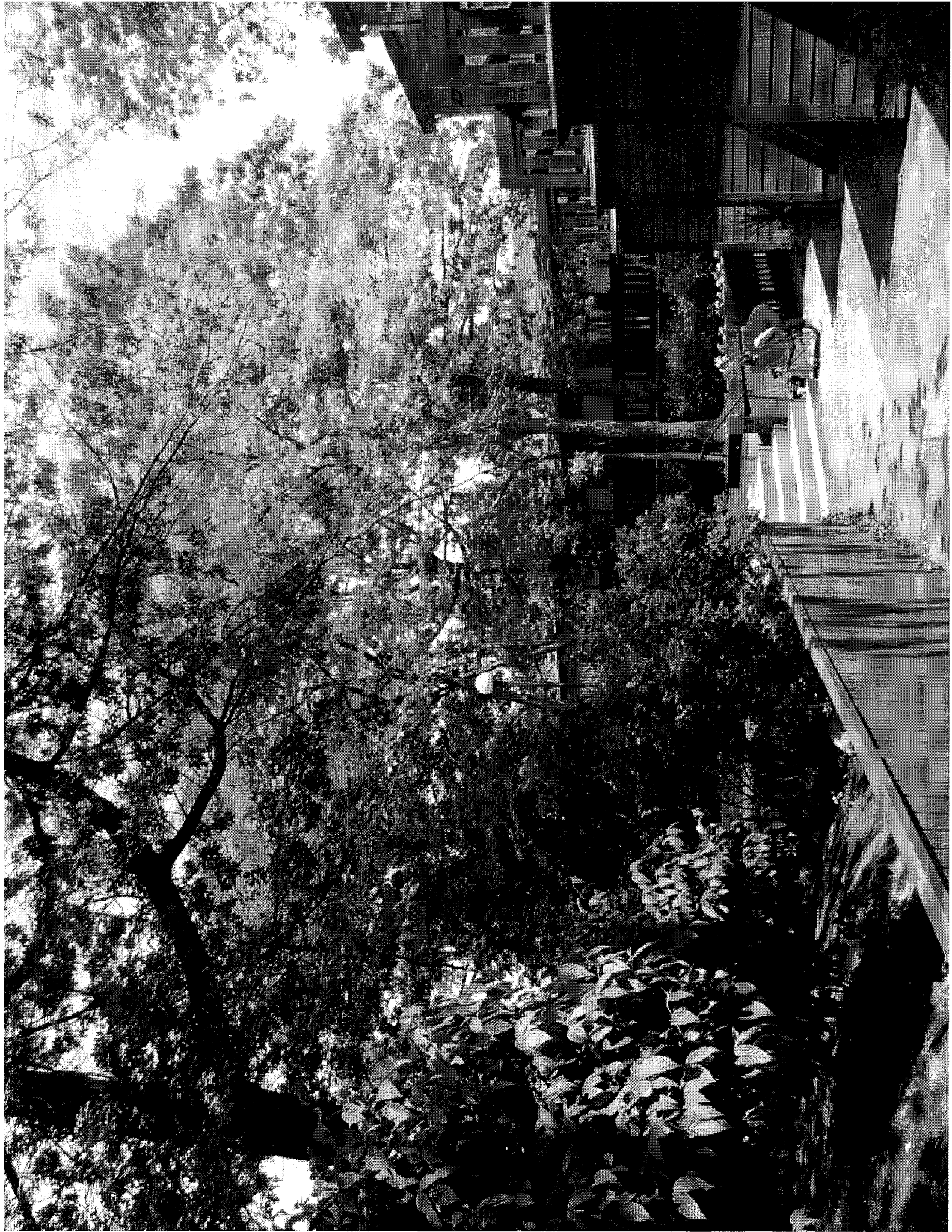
Sincere regards,

Jillian Skeet

s. 22(1) Personal and Confidential










December 20, 2013

Jillian Skeet
Marine Gardens' Residents' Association
s. 22(1) Personal and Confidential

Dear Ms. Skeet:

RE: Demolition of Marine Gardens Townhouse Community

Thank you for your letter to Mayor Robertson regarding Marine Gardens and the proposed redevelopment. I understand staff have been in contact with you regarding the latest development proposal for the site.

We recognize that Marine Gardens has provided valuable and affordable rental housing in the city since its development in the 1970's, as well as in its current important function of providing lower-cost rental housing within the Marpole community.

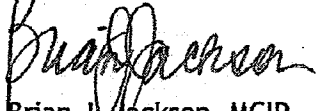
Council has not made any decisions regarding the rezoning for Marine Gardens. However, staff have been very forthcoming about the City's goals to densify near transit stations, as set out in the Cambie Corridor Plan and as was re-iterated at the two rezoning open houses held by staff. Council's goal is also to provide a range of housing options for all incomes, which is why staff included the clause of replacing the rental housing on a one-to-one basis in 2011 when we approved the Cambie Corridor Plan. Staff are continuing their discussions with the developer (Concord Pacific) to review the potential rents for the 70 units of rental housing, including any options to make the units as affordable as possible.

Staff are also committed to working with the residents and the developer to come up with a tenant relocation plan satisfactory to the residents of Marine Gardens. While saving the townhouses as requested in your letter would not be considered an option, staff will work with your association to develop a relocation plan that considers the needs of the residents.

Thank you for your input. I hope that you will continue to provide feedback on how we can ensure that our existing communities can remain vibrant, and you remain involved in the process moving forward.

For further information or any questions, please contact Kent Munro, Assistant Director of Current Planning, at 604-873-7135 or kent.munro@vancouver.ca.

Regards,



Brian J. Jackson, MCIP
General Manager, Planning & Development Services
Tel: 604.873.7034
Fax: 604.873.7898
brian.jackson@vancouver.ca

cc: Mayor Gregor Robertson, Mayor's Office
Mike Magee, Chief of Staff, Mayor's Office
Ken Munro, Assistant Director, Current Planning

, Vancouver, BC
tel: 604..
fax: 604..

cc: dadfds

This Act is Current to October 22, 2014

This Act has "Not in Force" sections. See the [Table of Legislative Changes](#).

VANCOUVER CHARTER

[SBC 1953] CHAPTER 55

Part XXVII — Planning and Development

Amendment or repeal of zoning by-law

566 . (1) The Council shall not make, amend, or repeal a zoning by-law until it has held a public hearing thereon, and an application for rezoning shall be treated as an application to amend a zoning by-law.

(2) Council may by by-law require every person applying for an amendment to the zoning by-law to accompany the application with a fee to be prescribed by by-law.

(2.1) A fee under subsection (2) may vary depending on the size of the area covered by the proposed rezoning, and the by-law establishing the fee may provide for a reduction of the fee depending upon the complexity or scope of the proposed amendment.

(2.2) A fee under subsection (2) must not exceed the average costs of processing, inspection, advertising and administration that are usually related to a zoning by-law amendment of the kind to which the fee relates.

(3) Notice of the hearing, stating

(a) the time and place of the hearing, and

(b) the place where and the times when a copy of the proposed by-law may be inspected,

shall be published in accordance with section 3, with the last publication appearing at least 7 days and not more than 14 days before the date of the hearing.

(4) At the hearing all persons who deem themselves affected by the proposed by-law shall be afforded an opportunity to be heard in matters contained in the proposed by-law, and the hearing may be adjourned from time to time.

(5) After the conclusion of the public hearing, the Council may pass the proposed by-law in its original form or as altered to give effect to such representations made at the hearing as the Council deems fit.

(5.1) A member of the Council who

(a) is entitled to vote on a proposed by-law that was the subject of a public hearing, and

(b) was not present at the public hearing

may vote on the passing of the proposed by-law if an oral or written report of the public hearing has been given to the member by the Director of Planning or another official of the city.

(6) Notwithstanding the provisions of this section, where any street or part thereof has been stopped up under the provisions of any Act and the ownership thereof is transferred to the owner of an adjoining parcel of land, then the land formerly comprising the street or part thereof so stopped up shall be deemed to be zoned for the same purpose for which the parcel of which it has become a part is already zoned unless the Council by resolution shall otherwise direct.

(7) Notwithstanding the provisions of this section, where any land zoned pursuant to this Part has been transferred to the city for street purposes, whether such street is established or opened up by the city or not, such land shall be deemed not to be zoned unless the Council by resolution shall otherwise direct.

1959-107-20; 1962-82-16; 1992-57-15; 1999-38-65;
2008-42-139; 2010-6-136.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 23, 2015 4:32 PM
To: Public Hearing
Subject: FW: REZONING: 445 Southwest Marine Drive (Marine Gardens)

From: Pat's Syntax Repair Shop s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 3:58 PM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: REZONING: 445 Southwest Marine Drive (Marine Gardens)

I do not support the proposed rezoning at 445 Southwest Marine Drive (Marine Gardens).

It's not that I don't support density, it's the demolition of the existing site and the value that existing site has as a model community of affordable rental housing that is not worth the development.

Use this time with City Council to discuss how we plan to protect and not destroy this exemplary community and, further, how we can go about protecting housing developments such as these in our city to maintain their sustainability, liveability and affordability.

Community living is not just something for the countryside. Here is a perfect example of a hub of a community in a very large city—a place to live, gather, and to relax and cultivate those essential relationships that keep us safe and bind us together as human beings.

--

Pat's Syntax Repair Shop
s. 22(1) Personal and Confidential

February 23, 2015

Mayor Robeison and Council
453 West 12th Avenue
Vancouver, B.C.

Dear Mayor Robeison and Councilors:

I am opposed to the equaler treatment by the city of the development itself and the citizens living at Marine Gardens, 445 SW Marine Drive. It is ironic that at the same time Council is sending around a Task Force dealing with heritage preservation in the city that this Council is considering approving the demolition of possibly the most creative, historic landmark ever in the city, in ideal affordable housing.

Marine Gardens drew international attention to Vancouver during Habitat '76. It put Vancouver on the map. It was the centre piece in its vision of affordable housing, both in its building and landscape architecture. To destroy this jewel will speak loudly of your moral integrity or lack of it toward our city.

The large piece of property between 54th and 59th Avenue west of Cambie was owned by Coastal Health until very recently. The city should have approached management there to purchase a piece of it to

relocate Marine Gardens, using a small portion of the accumulated CAC money from so many of the rezonings nearby, before any sale to any developer could occur.

A condition of sale to the developer of 445 SW Marine Drive, in this case, Concord, would have been the responsibility to arrange for or do the relocating of Marine Gardens to that purchased portion.

Again, this council will prove itself derelict in its responsibilities to Vancouver citizens if it approves the inadequate, short-term deals that Concord is forcing on the current residents of Marine Gardens.

These comments are what I would have made if I had been able to attend on February 24th.

Yours truly
Isabel Minty

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 23, 2015 2:41 PM
To: Public Hearing
Subject: FW: Marine Gardens

From: Willy s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 2:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Marine Gardens

Mayor and council
Please be advised that I am opposed to this rezoning application.
I will outline my reasons at the Public Hearing but which will include inadequate and missuse of the CAC and Heritage Transfer policies, the mistreatment of current residents and the lack of adequate of public transit to support this density.
Yours Truly
W K O'Brien

s. 22(1) Personal and Confidential