

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 05, 2016 9:22 AM
To: Public Hearing
Subject: FW: Rezoning of 526-548 West King Edward Ave.

From: Clive Bottomley s.22(1) Personal and Confidential
Sent: Tuesday, April 05, 2016 2:42 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of 526-548 West King Edward Ave.

Dear mayor and council,

We will be directly impacted by this rezoning at 526-548 West King Edward Ave.

We live at s.22(1) Personal and Confidential. What happens on these neighbouring lots DIRECTLY north of our home is of greater concern to us than what will happen on lots east, west or south of our home. We purchased our home in 2005 and completed a major renovation in 2008 that centers fully on the

wonderful outlook north of our home. Given that the RPSC Community Vision had only recently been adopted by council in 2005, it seemed a reasonable assumption that we could rely on built forms contained within that document where a maximum of 3 storey townhouses would have been the greatest of our concerns, should development occur. The RPSC Vision took the Canada Line train station into account and it was a document that normally would be expected to inform decisions for 20 or more years. We would have been fine with the 3 storey townhouse form contained in the Community Vision, but due to the approval of Cambie Corridor Plan in 2011 our new reality was a 4-6 storey mid-rise apartment building form directly across the lane from us.

In this email, we are sharing with you some of our concerns regarding this rezoning application. We sincerely appreciate you taking the time to read them:

Reduce the length of the primary building fronting King Edward – 163 feet is too long

The Cambie Corridor Plan describes a maximum building length as 150 ft. for the following reasons: "Buildings should be limited in length, both real and perceived, to allow for sunlight, views, and a general feeling of openness".

In addition to section 5.1.4 of the Plan, the "Cambie Corridor Design Principles" 2012 bulletin states that "connecting elements should be avoided"- see "figure 3 not acceptable" on page 3 of the bulletin.

This proposed rezoning contains a connecting element, intended to create "openness" as we heard at the Open House held Sept 21, 2015. The connecting element looks a lot like "figure 3 - not acceptable" on page 3 of the Design Principles bulletin. We don't find that it creates a sense of

openness. It appears it will be more like a dark, uninviting tunnel through a building. If openness is the goal, breaking the building into 2 separate buildings would achieve that, and the maximum length rule would then not be an issue. We don't believe the "bridge element" achieves what it hopes to and regardless it is not recommended as per the Design Principles bulletin.

We encourage using this opportunity to create actual openness by reducing the length of the building. If the developer wants to maximize the development on lots 1 & 2, allowed at 6 storeys, this would mean additional and much welcome openness at lot 3's west property line. This will be of benefit to ALL in the surrounding community. Openness in this development will complement the nearby "hobbit house" heritage home, as well as reflect the openness of the boulevards on King Edward and Cambie. More light will stream onto King Edward Avenue. With the available open space, the development may want to consider an inviting garden at grade as an amenity for their new residents. Think garden, meandering path, benches and a waterfall feature. Benches at the north end of the garden would provide lovely views of the "hobbit house" and mountains in the background.

In summary, in this area, where Cambie and King Edward intersect, the intensity of development is high. Seizing an opportunity for openness when it presents itself is the right thing to do. A "wall" of 4 and 6 storeys is quickly evolving from a plan on paper into reality. A wall that surrounds and shuts our community of single family homes out of the most appealing feature of Vancouver - it's natural beauty. Choosing "openness" now will be a benefit to current and future residents in this neighbourhood.

Eliminate the 2160 sq. foot Roof Top Patio on top of the 4th storey

"There is a [roof top] lounge with outdoor dining to allow the opportunity to take in views"- the applicant's comments at UPD Sept 23 2015.

All of the units already have private outdoor space, be it patio or balcony. Additionally, there is a 3000 sq. ft. communal garden located on top of another roof and an indoor amenity room on the main floor. The proposed 4th floor roof patio's plans indicate "3.5 ft. guardrails on top of concrete curbs" and "6 ft. privacy screens". What additional appurtenances will be placed on this roof patio when the strata owners collectively decide to improve its liveability? Permanent shade structures such as pergolas, gazebos, tents, and/or umbrellas? In essence a 5th storey will exist on top of the 4th storey. Whereas the "Design Principles" state that there is "no support in the Plan for additional storeys", this rezoning wants to create an outdoor 5th storey on lot 3, where 4 storeys is THE maximum.

The proposed 4th floor roof top patio is huge, and unnecessary. It will result in overlook and privacy issues for the existing neighbourhood. We would like to see it eliminated or at the very least significantly reduced in size and located in only the north east quadrant of the roof to minimize the overlook and privacy issues. This would be instead of using 6 foot privacy screens, or tall plantings used as a privacy screens, which would just serve to create more massing on a de facto 5th floor.

Ensure setback to 558 W King Edward's property line is a minimum of 12 feet

At the open house on September 21 2015, the planner described the setback from the adjacent single family neighbour's property line to the east as 12 feet. According to the rezoning plans we looked at online prior to the Open House, it is only 10 feet. Perhaps what is shown in the plans is not correct or has not been updated, but we want to ensure that the minimum setback to 558 W King Edward is at least 12 feet. This is the case in other approved developments along the Cambie

Corridor and the amount needed to be able to achieve the minimum distance between development buildings of 24 feet, as described in the Cambia Corridor plan. An even greater setback is better and achievable if a commitment to a maximum 150 foot building frontage is taken seriously.

Additionally, there appears to be a roof structure above the driveway that leads to underground parking that goes right to the property line. While possibly the driveway itself is allowed to be right to the property line, we were surprised by the roof structure above it. Is there not a setback requirement for any structure to be 12 feet back from the property line?

Eliminate the "creep" - encroachment of 5 & 6 storey development into lot 3

The 5th and 6th storeys encroach across the property plane into the 3rd lot (548 W King Ed) in this rezoning. **This is a significant issue in our minds.** There can be no disagreement that the 3rd lot in this assembly is ONLY allowed at 4 storeys. No overhang, no staircase, no patio privacy screens, no encroachment period should be permitted beyond the first 2 lots. We have reviewed the current plans and the 5th and 6th storeys "creep" across the plane by at least 7 feet of building / living space, possibly more. If you include the patio privacy screens shown on the drawings it is a significantly greater encroachment. At just 7 feet, it amounts to a 12% encroachment, and is multiplied by 2 floors... not an insignificant amount. As much as the development would like to creep across and into the 3rd lot, we would like the development to not only confine the 5th and 6th storeys to lots 1 & 2, but to also step these floors back from the 3rd lot's east property line like they would have been required to do if the development didn't include the third property. It is unlikely the developer will want to do that, so the only fair solution is to adhere to the Cambie Corridor Plan and make sure the 5th and 6th storeys stop at exactly the property line of the 3rd lot and eliminate any current encroachment across that plane. The approved development right across the street on the north side of King Edward as well as other developments have adhered to this rule, so to be equitable with all developers, the rule should be enforced here too. There appears to be zero "grey area" with this rule so we are not sure how this even got this far along in the process.

In closing, we want to reiterate that we will be directly impacted by this rezoning. As always, we submit our comments with the hope and intent of improving the livability for ALL – current and future residents in this neighbourhood.

Sincerely,

Clive Bottomley

s.22(1) Personal and Confidential

Property owner living directly south of 548 W King Edward

Sent from Yahoo Mail on Android

April 5 2016

Dear Mayor and Council

Re: Rezoning 526-548 W King Edward Public Hearing submission

My home is directly south of the 3rd lot (most westerly lot) in this rezoning. One narrow lane width separates my property line from theirs. I'm in extremely close proximity to this rezoning, which means the development is imposing and has great impact. Being so close to it, also means that even subtle changes can significantly, positively or negatively, impact my situation.

I can't stop this rezoning, I know that. The Cambie Corridor Plan (CCP) facilitates and ensures development will occur. What I can hope to achieve are changes to the rezoning through enforcement of the CCP.

If I am successful in persuading you, the changes will create openness and reduce building massing. The changes I propose are supported by the CCP. As you will also see, the changes I propose exist already in current approved rezonings. Why allow a departure from the CCP for this subject rezoning?

Issues:

- There is not a sufficient sense of "openness";
- There is not sufficient separation from future 4 storey buildings in the same block.
- The building has too much massing and bulk. The 5th and 6th storeys are "creeping" into the 3rd lot.

How to address the issues:

- 1) Limit the building frontage to 150 ft. as per the CCP section 5.1.4 –page 69.
- 2) Limit the 3rd lot (most westerly lot) to 4 storeys. Eliminate the encroachment of 5th and 6th storeys into the 3rd lot. As per the CCP section 4.2.4- page 35. *Refer photo #1*

Note: The first CCP draft plan had 6 storeys all along King Edward. The change to 4 storeys was made as a direct result of the walkabout and workshop held for residents of King Edward Station area on June 26 2010. The attendance was impressive, the message was clear. City planning staff responded by reducing heights. Now is not the time to say that that consultation did not have meaning by allowing the "creeping" of 5 & 6 storeys into the 3rd lot. *Refer photos # 2,3,4*

Notes: *563-571 W King Edward. Also a 3 lot assembly. No encroachment into 3rd lot.

*467-495 W King Edward. Also a 3 lot assembly. No encroachment into 3rd lot.

*Also, the lots comprising this rezoning are wider than the 2 rezonings above (60 ft. v 50 ft. each). Therefore this rezoning extends 30 ft. further westerly along King Edward on the south side, than those on the north side do. This is further reason why the 5th and 6th storey massing must be limited to the first 2 lots.

- 3) Improve building separation between this subject rezoning and future development of the properties to the west. To achieve the "24 feet minimum" building separation, as per the Cambie Corridor Design principles administrative bulletin, a setback greater than the proposed 10 feet is necessary. If the future development, to the west, is required to setback 10 ft., then the total separation will be 20 ft- not 24 ft. Even though that bulletin is speaking to multiple buildings within a site, common sense says that the same desire for separation must exist for buildings on the same block but not necessarily in the same rezoning development. Also CCP section 5.1.14 supports a 24 ft. minimum spacing "to ensure livability".

Note: 408-488 W King Edward. Significant separation between 3 buildings: 31.5ft and 39.5ft. This greatly exceeds the 24 ft. minimum. Refer photo #5

- 4) Reduce the size of the roof top on the 5th level. Roof top decks can become as solid as an additional storey. There will be 4 ft. high guardrails and 4 ft. high privacy screens. Additional hedges, appurtenances for shade, even outdoor heaters are possible. What ends up on the roof deck is not something the developer or the city can control -once ownership changes to individual owners and decisions on improvements are made by a strata council. Together these additional structures and other items create a defacto 5th storey on a lot where the limit is 4 storeys. All units already have private outdoor space. There is also another roof deck on a 3rd level (no view). If a 5th level view roof deck must exist, then the roof deck should be reduced in size and placed in the north east quadrant of the roof on the 5th level. That is, on the King Edward side and adjacent to the 5th and 6th storeys, to minimize the impact of a perceived 5th storey. Refer photos #6,7,8

Photos:

1. Excerpt from CCP. Shows 3rd lot is limited to 4 storey heights:

4.2.4 King Edward Avenue: Heather to Columbia Street

- Residential buildings will be allowed up to four storeys, with consideration for up to six storeys in close proximity to Cambie Street (i.e. within 2 lots) ←
- Above three storeys, the upper floor will be stepped back from King Edward Avenue
- Buildings will include front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear
- Development proposals will include required public realm features (i.e. landscaped setbacks, wide sidewalks etc.)

2. On June 26, 2010. The residents met at the King Edward station for walkabout:



3. On June 26, 2010: The big group was divided up into 4 smaller groups. This is one of the 4 groups:

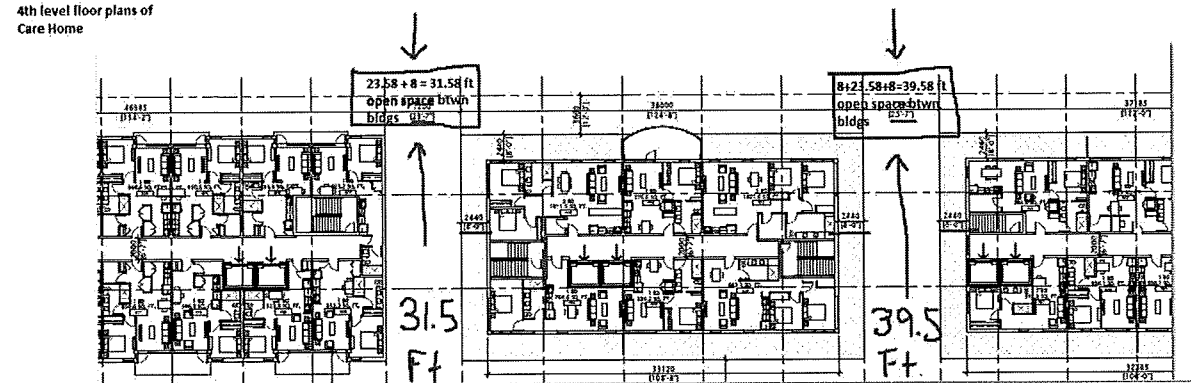


4. On June 26, 2010: Following the walkabout, residents attended a workshop. This is one of 4 tables. Impossible to sit around the tables as there were so many people attending and providing input:



5. 408-488 King Edward. Shows significant separation between building sections. Greater than 24 ft. minimum.

4th level floor plans of
Care Home



6. Roof top plantings: can have a solid appearance = perceived additional storey



7. Roof top plantings. Can have a solid appearance = perceived additional storey



8. Rooftop plantings. Can have a solid appearance = perceived additional storey

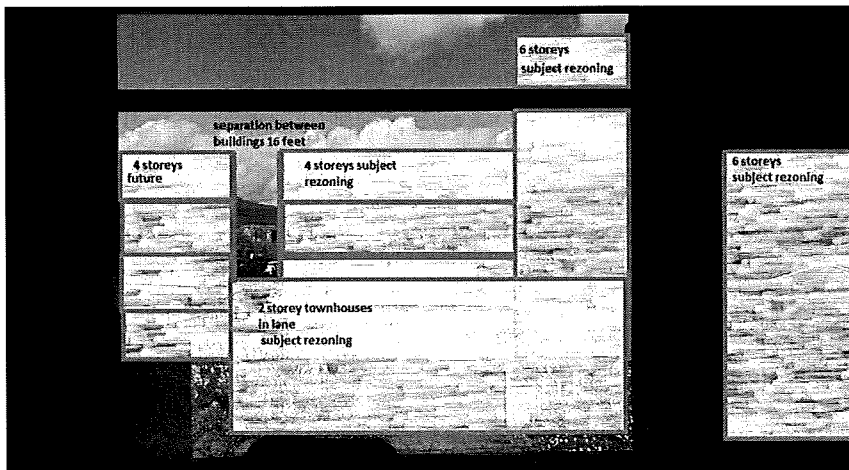


A few more photos...to further explain my submission:

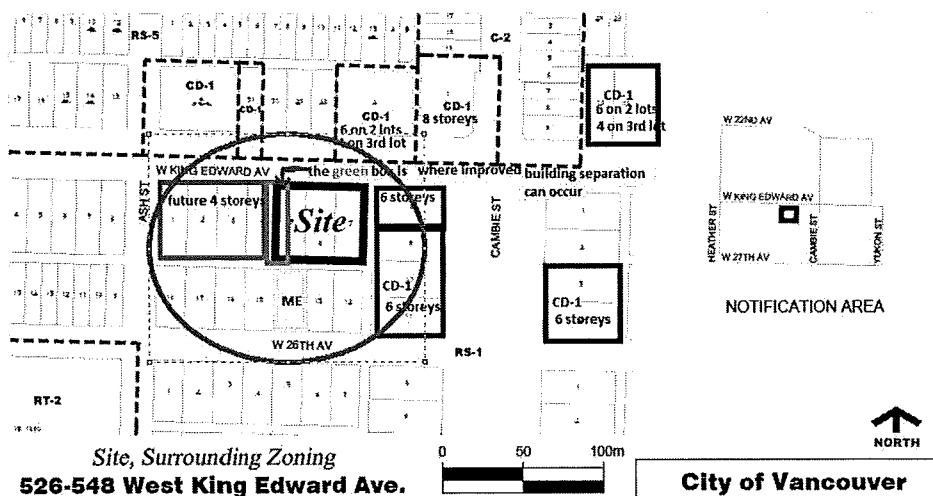
- 9 Outlook today from my 2nd floor (main living area): A renovation completed in 2008. I thought my greatest worry would townhouses, since that was the approved housing in the RPSC community vision (2005).



- 10 Outlook in the not too distant future. Once rezoning is built: Note the separation between buildings. If separation is further increased –as I am proposing- this will create more “openness”. Remember, what I propose is consistent with the CCP! I am not proposing an exception to the plan.



11. Map shows my property (“me” in yellow) and that rezonings are creating a wall that surrounds this neighbourhood I live in. The green box illustrates how the increased separation and limit of building length will create openness.

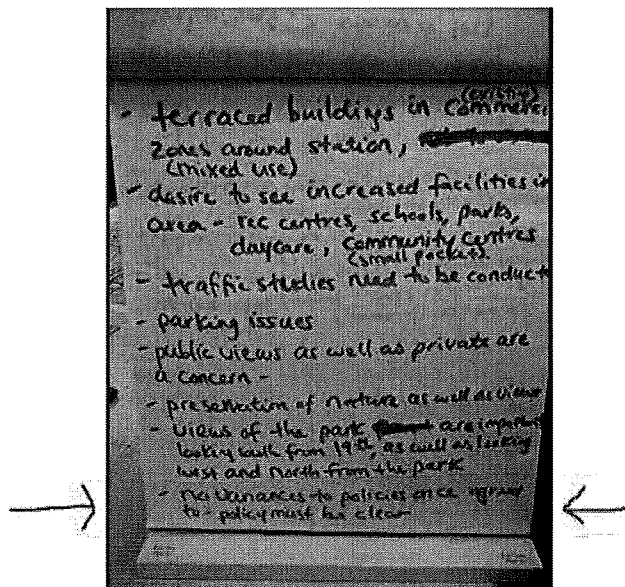


12. BC Assessment considers the north side of W 26th to be an INFERIOR location compared to the south side. Up until a few years ago (2012), the land values were identical. The extremely close proximity to CCP phase 2 is the reason, according to BC Assessment.

A look at W 26th land values...			
Actual Assessment Property - LAND			
Year	North side of 26	South side of 26	Remarks
	547 W 26th	538 W 26th	
2012	1,767,000	1,767,000	North and South side of 26th have identical assessed land value
2013	1,620,000	1,706,000	North side land valued at \$86,000 LESS
2014	1,671,000	1,759,000	North side land valued at \$88,000 LESS
2015	1,897,000	1,997,000	North side land valued at \$100,000 LESS
2016	2,350,000	2,473,000	North side land valued at \$123,000 LESS
Land on the south side of 26th is considered INFERIOR to north side by the experts who assess land values.			
The gap between south side and north side of 26th continues to grow every year.			
The reason is because of the close proximity to Phase 2 developments, ie right across the lane.			

I mentioned near the beginning, that heights were reduced to 4 storeys on King Edward as a direct result of the public consultation in the King Edward Station area on June 26 2010. Many other concerns and suggestions were raised, even that variances from the plan, once it is finalized, should not happen. We have a plan, the CCP plan, and it's in everyone's interest to stick to what it says and recognize that this document has arisen from extensive public consultation, for the good and benefit of all.

12. One of several flipcharts used to note concerns at the June 26 2010 workshop: "No Variance to policies once agreed to-policy must be clear".



A mere narrow lane width away from phase 2, W 26th north side properties are significantly impacted by the CCP phase 2 rezonings. Phase 2 creates a wall that surrounds and cuts off the neighbourhood from the beauty that is Vancouver. Like the applicant, I am also a stakeholder in how the CCP is implemented. I propose changes that are not departures from the CCP, but are actually written into and intended by the CCP.

Thank you for your consideration.

Sincerely,
Carey Murphy

s.22(1) Personal and Confidential