

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 24, 2016 4:29 PM
To: Public Hearing
Subject: FW: Rezoning Application - 3365 Commercial Drive and 1695-1775 East 18th Avenue

From: Guy Cross s.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 3:17 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 3365 Commercial Drive and 1695-1775 East 18th Avenue

Dear Mayor and Council,

I am writing to oppose proposed rezoning for 3365 Commercial Drive to 1775 East 18th Avenue and to support the position taken by the Cedar Cottage Area Neighbours (CCAN). Again, rather than working with local neighbourhoods to implement Community Visions, the City is apparently determined to ignore local vision and impose a city-wide agenda that claims to be about "affordable housing". What's more than obvious by now, however, is that truly affordable housing is unachievable in the context of inflated profit expectations of a development industry that has become addicted to rubber-stamp rezoning.

I encourage you to welcome the following well-informed assessment, supported by CANN, and to work with the local community, rather than the developer, toward a form of development that is respectful of local vision and aspirations and can be embraced, rather than resented, by the local community.

Yours sincerely,
Guy Cross
Vancouver

Comment on 3 December 2015 Revisions to Rezoning Application for 3365 Commercial Drive and 1695-1775 East 18th Avenue

The changes to the application proposed in the revisions of December 3, 2015 do not adequately address the issues raised in my comments of June 1, 2015 on the original application. These comments are reproduced below, followed by a current response in italics.

This application should not be approved in its current form for the following reasons:

1. The building form does not meet the criteria set out in the Interim Rezoning Policy. The IRP states that "mid-rise forms up to a maximum of 6 storeys" may be considered if they front on arterials. In this case, a 6-storey building is proposed to front on Commercial Drive. "Within approximately 100 metres of an arterial street" (i.e. behind the apartment building), the IRP permits "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." The intent of the IRP is "to encourage innovation and enable real examples of ground-oriented affordable housing types to be tested for potential wider application that will provide on-going housing opportunities."

Until now, the phrase "ground-oriented forms" has been understood to mean the housing types listed above. In the case of this application, I was told at the Open House that three of the ground floor units in the 4-storey wing have ground-level entries, although only one unit is shown on the floor plan. In any case, the City seems to be implying that the presence of a few ground floor units with ground-level entries makes the entire 23-unit 4-storey wing fronting on East 18th Avenue a "ground-oriented building form." Planners have referenced examples in other parts of the City.

This is a false comparison. Yes, there are multi-storey apartment buildings in Vancouver where there are a few ground floor units with private, ground-level entries that could be called "ground-oriented units." But these units do not define the building form. An apartment building does not become a ground-oriented building form because it contains a few units that have private ground-level entries. It does not meet requirements where City policy specifies that ground-oriented housing types should be built. The 4-storey wing of the apartment building proposed in this application needs to be removed. All housing units behind the 6-storey building fronting on Commercial should be small house/duplexes, traditional row houses, stacked townhouses, or courtyard row houses, just as the IRP specifies. Otherwise there will be fewer, not more, examples of "ground-oriented affordable housing types" built under the IRP. This would defeat the clearly stated intent of the policy.

I do not know how to state this point more clearly. The proposed 4-storey wing that fronts on East 18th Avenue still violates both the intent and the form of development/location criteria of the Interim Rezoning Policy. It does not provide a suitable "transition zone between higher density arterial streets and single family areas." The additional setback of the 4th storey does not bring the height of the building down to the 3.5 storey maximum specified by the IRP. If the City of Vancouver is determined to allow 4-storey apartment building form in this location, a detailed rationale for this decision needs to be provided in the Report to Council that will accompany the final recommendation of the Planning Department.

2. The 6-storey apartment building is too tall and massive for this site. The height and mass are excessive for a building in the RS-2 zone. The building should be shorter. Failing this, the 5th and 6th storeys should be set back at least 10 feet from the building edge. The building design should be improved to reduce the massing, and to add interest and variety.

The height of this building has not been reduced. Any additional setback of upper storeys seems to be confined to the back of the building. There is no substantial reduction in the mass of the building as seen from the street.

3. The 6-storey building is set too close to the property line. The setback is only 0.2 metres on Commercial and 0.91 metres on East 18th Avenue. This is not enough. A greater setback would enable landscaping to soften the impact of the building, and make it fit in better with the surrounding residences.

The setback seems unchanged for either building. Front yards in Marpole's new RM-9/RM-9N zone have a depth of 4.9 metres. In Norquay's new RM-9A/RM-9AN zone, they have a depth of 3.7 metres (Guidelines, Section 4.4.1). This should be a minimum setback for 100% residential apartment buildings, especially when they front on residential streets.

4. More trees should be retained. At a minimum, the fir and hemlock trees (#1677 and #1678) identified by the arborist as being in "normal" condition should be kept. There should be sufficient space allowed for the root balls of the grove of trees at the corner of Commercial and East 18th Avenue so that those trees survive undamaged.

It does not look as if the two specified trees are being retained. Changes to the 6-storey building seem to reduce rather than expand the space allowed for the root balls of the grove of trees at the corner of Commercial and East 18th Avenue. The community considers these trees the true "heritage value" of this site.

5. The "heritage" house should be removed. The house has little heritage value at present. It will have virtually none after it has had its interior gutted and its exterior finishes replaced, and has been moved from its present location onto a new foundation elsewhere on the site.

I have heard only one person from the neighbourhood speak in favour of retaining this house. The Heritage Commission has stated that its value (minimal at best) is conditional on its remaining in its current location. None of the costs of retaining and moving this house should be included in the applicant's pro forma. No additional density should be granted for dubious "heritage retention."

Jeanette Jones
June 1, 2015

May 24, 2016

Gregor Robertson

George Affleck

Elizabeth Ball

Adriane Carr

Melissa De Genova

Heather Deal

Kerry Jang

Raymond Louie

Geoff Meggs

Andrea Reimer

Tim Stevenson

Re: Public Hearing on May 24, 2016

Item 3 – REZONING 3365 Commercial Drive / 1695-1775 East 18th Avenue

I want to put on record my **opposition** to the Cressey proposal for this package of land.

This is what it is like to live on my street in Kensington-Cedar Cottage: it's like Hotel California. You never want to leave. I've been here 16 years. So have many of my neighbours, who are also my friends. Another neighbour grew up here, stayed here, brought her husband's family to the street, and their kids are growing up here. There are many stories like this here.

KCC has not demonstrated particular opposition to densification in the past few years in the form of multiple-family dwellings. If I may speak for both myself and the neighbours I have spoken to, we rather like Stories and the Works, and the families they have brought to the neighbourhood.

As the Urban Design Committee stated, this development will be "the neighbour to the neighbourhood". In this proposal, East 18th Avenue is being treated as an arterial road, which it is not.

Is it too much to ask that any development taking up as much space on a residential be designed to fit in with the neighbourhood? It is really depressing to contemplate a future of waking up to an institutional concrete monolith, increased traffic and car fumes on a residential street that then will turn into another busy thoroughfare cutting a swath through the neighbourhood, for no good reason, from a planning perspective.

Not only has the proposal been criticized by the City's own experts (Heritage committee, Urban Design committee), it also does not comply with the Interim Rezoning Policy to provide ground-oriented forms of up to a maximum of 3 ½ stories.

And the extra density being secured by saving a house as a heritage house is a blatant abuse of Vancouver's heritage provisions. The Heritage Committee was very strong in its disagreement with saving the house at 3365 Commercial Drive and moving it.

If the house is moved, it a) will fall apart, being quite decrepit and b) will have even less heritage significance than its current very low 26-point rating, as its significance (if one must say it has some) is in relation to its current location.

Sincerely,

P. Struyk

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 24, 2016 6:10 PM
To: Public Hearing
Subject: FW: Submission to Public Hearing on 3365 Commercial Drive

From: Brian Waite s.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 5:58 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: FW: Submission to Public Hearing on 3365 Commercial Drive

I mistakenly sent this to the address for getting on the list at the hearing today.

I am now forwarding as intended for distribution through 'mayorandcouncil@vancouver.ca'

Brian

(The image those with hotmail will see is a painting by Ojibwa artist Mark Sawyer entitled "Protector of the Workers of the Earth")

From: s.22(1) Personal and Confidential
To: publichearing@vancouver.ca
Subject: Submission to Public Hearing on 3365 Commercial Drive
Date: Tue, 24 May 2016 17:54:09 -0700

Office of the City Clerk
For distribution to interested parties

Sirs/Mesdames:

Below are my comments on the subject development I would like to submit for consideration by council. They form the basis for my speaking notes which I hope to present in person at the Hearing as 20th on the list of speakers, but for which I may not be able to be present.

I have advised the City Clerk's office by phone so that there will be no delay for the next person if I'm not present to speak.

If I do make it to speak, I will be adding or subtracting some words extemporaneously to the text below.

Thank you for your patience and forbearance in considering my submission.

Brian Waite

s.22(1) Personal and Confidential

NOTES FOR CITY HALL MEETING

My name is Brian Waite, a retiree who lives near to the lands slated for the development under discussion. I will be turning 72 four days hence.

From the get go when Cressey first submitted its development plans, three pillars were meant to hold up this (excuse the mixed metaphors) house of cards, built on sand, two of which have been dealt with here by previous speakers and in submissions made to the city planners and to council, and which I will touch on very briefly.

First the heritage designation of the house in the hollow, as beautiful as its setting is because of the trees, which barely accrued 26 points in its favour and which anything like a force majeure such as a canary farting will bring it down. Would anyone care to bet on whether or not it will survive the move up the road intact in any meaningful way?

Second, the rationale for approving developments such as this as contributing to the “affordable housing pool”. One should be so lucky as to be able to afford the market rent on the studio suites, compared to my current truly affordable rent, for a low income senior, of \$950.00 for a two bedroom, in the same neighbourhood. It seems to me that in this context, the term “affordable” is being thrown around rather cavalierly by proponents of this development, city staff and consultants hired by the developer alike.

The third key pillar of this proposal is a 20 year-old document called the Kensington-Cedar Cottage Community Vision. Unlike the ten commandments, this was not written in stone, and a Vision is only as remarkable as the human beings who inhabit it. As city council members your younger selves no doubt had very community minded motivations for such public interests you serve today - as we all did when we were younger with a deeper sense of altruism and the importance of standing up for our fellow human beings as represented by among other things a sense of neighbourhood.

A neighbourhood is not a zoning plan, but a collection of human beings brought together in common bond within a community of mutual support and, here today fighting like hell to maintain our neighbourly connections and modest lifestyle in the face of what in cases like this appears to be intractable, unfettered development.

Early on in this process one of the members of the Urban Design Panel had the temerity to say:

re: infill it's too large and close to existing heritage house; the grading is an issue. **Don't go through the dramatics of keeping the trees.**

A real neighbour from this neighbourhood who has lived here for over 50 years told me today that a giant Sequoia growing in the hollow was hit by lightning almost thirty years ago and showed me its remnants, now surrounded by new growth thirty years in the making. If God could not fully take down this majestic growth, why is council giving the green light to clear cut the entirety of this small oasis in the name of this development's three pillars, none of which in my view remain standing under the scrutiny highlighted by the neighbourhood speakers heard today.

Thank you for your consideration of these views, while not entirely cut and dried as statistics, or traffic flow reports or density calculations, I hope I speak to some of the intangibles of what a neighbourhood means to the people who currently live in it.

Brian Waite

Public Hearing: Rezoning Application - 3365 Commercial Drive and 1695-1775 East 18th Avenue

Name: Peggy Mersereau

s.22(1) Personal and Confidential

City of Vancouver Public Hearing: May 24, 2016

I have lived on East 18th and Commercial for 24 years.

My family & I say: **No -to the proposed development** and **no -to the proposed rezoning.**

This proposed rezoning development replaces single family dwellings and a green oasis of mature trees and a creek bed with a high density building that fills the footprint of the land that has been gathered by a developer.

This proposed development is contrary to the City of Vancouver "The Greenest City" action plan. 40 trees are slated to be cut. Removing mature trees and replacing with sapling trees does not make the City Greener. Trees are an asset to this community.

The proposed 6 story building should be reduced in height to a 3 story building on commercial & a 2 story ground-oriented building on East 18th Avenue. I recommend less density & less height in order for it to fit with the neighbourhood. Ground-oriented buildings that keep more trees.

Included in this proposal is a piece of land currently owned by the City of Vancouver. Selling a green oasis to replace it with a huge building & underground parking is also contrary to the Clean Air strategy. **No -to the City of Vancouver regarding selling the city owned property to Cressey.** Keep the lot as a green space.

Other developments in the neighbourhood have replaced old warehouses, parking lots and non-green spaces. This development is clear-cutting green to build big & dense, and characterless. This proposal is a development not fitting the neighbourhood of East 18th & Commercial.

The density that this developer is proposing would allow the developer to make a huge profit at the neighbourhood's expense. This rezoning proposal is a proposal to provide "affordable rental apartments" -the density the developer is proposing on this site and the proposed "affordable housing" would allow the developer to be excused from contributing to community amenities. The City gives the developer a huge break. This developer stands to make an even larger profit while the community loses. The lack of information makes it impossible to assess the full extent to which Community Amenity Contributions - CACs are contributing to non-market housing.

"Affordable housing" criteria is a vague concept and it is questionable to the neighbourhood how this can be enforced. Affordable housing is a subjective term. A change of tenant, the rent goes through the roof. The developer makes bigger & bigger profit. The community loses. **No - to this proposal and no to giving Cressey a development fee exemption.** This proposal gives Cressey a huge profit, allows them to clear-cut mature trees because they are in the way of profit and allows them the green light to build a slumlord apartment box and not contribute to the community. Robbing the neighbourhood, robbing the city, robbing the environment.

This proposal moves a dilapidated house -giving the developer a heritage bonus (more profit) and allowing them to cut more trees.

Regarding parking & traffic safety issues. This project is proposed to receive a huge concession on required parking due to it being dedicated rental (81 parking stalls for 114 Apartments). The location of this development on a busy corner East 18th & commercial Drive will create a parking nightmare. The corner of Commercial Drive and East 18th is a very sharp corner – creating traffic safety issues. Traffic and parking are currently an issue on East 18th as it is services 3 churches and 4 schools and is used as a cut-thru between Knight & Commerical Drive. Currently parking, speeding & driving through stop signs are occurring daily and will get worse with this too big proposal.

The proposed parking ramp enters off of East 18th creating safety issues to traffic and pedestrians -including children walking to Lord Selkirk, St Joseph's & Tyee elementary schools. This community has not yet felt the anticipated traffic impact of the development being built on East 15th & Knight Street. This rezoning proposal for Commercial Drive & East 18th will make East 18th unsafe.

No to the rezoning proposal - It does not fit the Kensington-Cedar Cottage Vision. This rezoning proposal of a 4-6 storey building does not fit with the Kensington-Cedar Cottage Vision - for this area -size & location. It is too big.

City of Vancouver and Vision Vancouver are allowing developers to design the future of our city.

I ask that mayor, city counsellors and city staff to listen to the Cedar Cottage community.

I recommend the City of Vancouver say no to this proposal and to oppose this rezoning.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 24, 2016 7:01 PM
To: Public Hearing
Subject: FW: Public Hearing concerning 3365 Commercial Drive and 1695-1775 East 18th Avenue

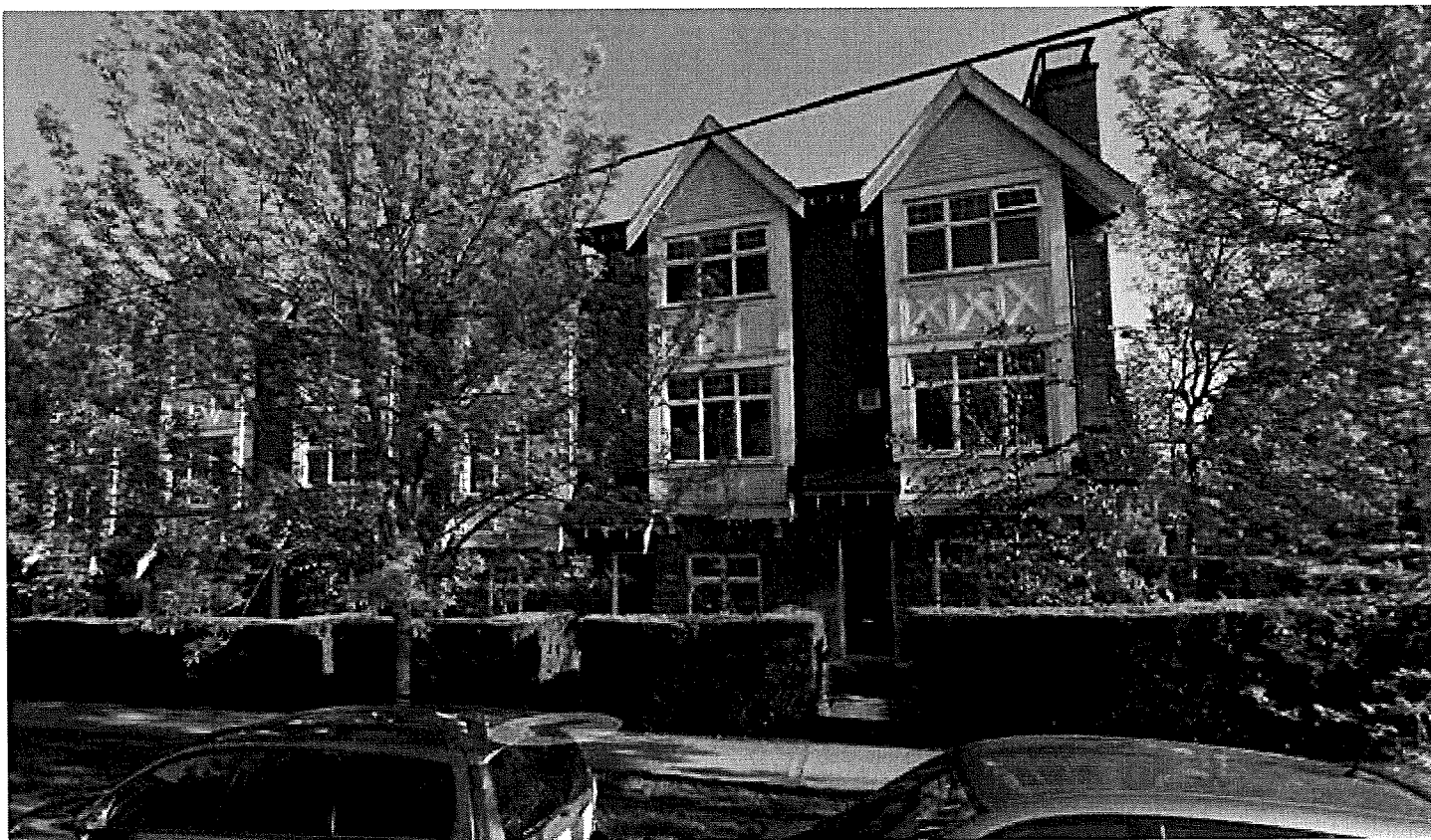
From: cbertelli s.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 6:58 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing concerning 3365 Commercial Drive and 1695-1775 East 18th Avenue

Mayor and Council,

We have been home owners in the proposed development area of 3365 Commercial and East 18th Avenue for the past twenty years. We have seen development over the last two decades, some excellent, some far from good. Our main concerns with the proposed development are as follows:

- The proposed building is far **too high** for this area and would destroy the neighbourhood feel
- The proposed **density** is too much for this site
- The proposed building does not allow for enough **parking** for each proposed unit
- Not enough **green space**

There are many apartment buildings already in this area already, but not of this height. Allowing high density development in small neighbourhood catchments, destroys the beauty of little villages within the city. There are plenty of areas that would suit this type of building design much better than our little quiet corner. Knight Street, the Broadway corridor, 2nd Avenue, Hastings Strathcona, for a few examples. Higher population and building could be easily enveloped in these areas. The proposed site is part of a single family neighbourhood, not a high density corridor. When the almost one block long lot came up for development on East 20th, it was proposed for higher density. However it was developed with reflection of the neighbourhood, style and good taste. It probably is still one of the best in the City of Vancouver, and I believe we should promote more of this style in single family neighbourhoods.



Parking has already caused a great deal of stress in this region due to building to maximum (and over) capacity, rental suites and rooms for rent within single family dwellings. The situation has already gotten a bit tense, and it only stands to get worse as the sprawl of problems creeps out from apartment buildings and other high density dwellings. With extremely narrow side streets, and parking maxed out already, it is a recipe for disaster. As single family dwellings, it is required that we provide sufficient off street parking for ourselves. Why do these buildings not have to do the same? Why us and not them?

With higher density, shouldn't we ensure that builders provide more green space, not less? If this city is going to be green, we have to insist on spaces that are green to make this city vibrant and livable. Once built on, that's the end. There is a lot of talk about the best city and green, green, green. If you want a great city, you have to allow neighbourhoods to continue to thrive, not make people feel like selling to the highest bidder for development, or building to the max on every lot. If you want a green city, trees and grass and gardens are a part of that too. You want young families to stay, make sure the children have a place to play by the place they call home.

When changes are allowed without enough foresight for the future, these changes erode the good feeling of neighbourhoods. Ten years ago homes in the Commercial Drive area and further east, weren't given much thought. Now this is a revived and vibrant neighbourhood, with credit given to the families who have moved there and renovated their character homes instead of knocking them down. There once were quirky little areas of this city that are now slick name brand zones devoid of any true character. Little by little, our city is being eroded of personality. Our neighbours to the south have big cities with small towns within the cities. Its quaint and cute and we love to visit them. They make us feel good. Are we going to destroy that within Vancouver? Who is going to take responsibility for the tunnel vision that would allow this? I am not saying that a property owner shouldn't have the right to build on their own land. But should maximizing profit be at the expense of

everyone else? We have the opportunity to be smart about how our city is going to shaped, and we can afford to be selective.

Carlo and Cynthia Bertelli

5.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 24, 2016 7:02 PM
To: Public Hearing
Subject: FW: Opposing the re-zoning of 3365 Commercial Drive and 1695-1775 East 18th Avenue (3)

From: c batore 5.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 6:48 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Opposing the re-zoning of 3365 Commercial Drive and 1695-1775 East 18th Avenue (3)

Dear Sir/Madam,

As local residents, we oppose the re-zoning of 3365 Commercial Drive and 1695-1775 East 18th Avenue and the building of a six storey apartment on Commercial Drive and four storey apartment on East 18th Avenue, which do not follow City Policies. The proposed six-storey and four-storey residential buildings do not follow the RS-2 zone bylaws for height and width restrictions. According to the RS-2 zoning bylaw 4.3.1, "A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys." The purpose for the RS-2 zoning bylaws is to maintain the family residential character of the district, which the height of the apartments contradict. Furthermore, according to the RS-2 zoning bylaw 4.1.1, the minimum for the site are shall be 334 square meters for one family dwelling, 668 square meters for a two family dwelling, or 929 square meters for a multiple family dwelling or infill. The apartments being proposed would span approximately 7,272 square meters (78,278 square feet), which far exceeds the site restrictions of the RS-2 zoning bylaws. This size is about seven times the maximum limit of a multiple family dwelling of 929 square meters. Ground-oriented building types should be used instead, which would adhere to the bylaws and be more functional and safer as a residential area for families.

For the proposed 114 units, there would be only 81 parking stalls. This would mean that the overflow of cars would extend to the rest of the neighborhood. The parking ramp itself on East 18th would cause heavy unnecessary traffic congestion when combined with the local daily school and church traffic.

Forty trees would be cut from the site, many of which are significant mature specimen trees. Removing these trees would counter the efforts of the Vancouver Parks Board to increase the amount of trees in Vancouver to increase cleaner air, manage rainwater, and provide habitats for wildlife. The unnecessary and often illegal cutting of mature and old growth trees in residential housing projects is a growing concern in BC (for example: <http://www.cbc.ca/news/canada/british-columbia/trees-cut-down-illegally-in-vancouver-s-dunbar-neighbourhood-again-1.3114984>). There is also a disconcertingly lack of environmental offsetting for the environmental impact of this governmental or private project which takes away green space. The ecological concerns for the loss of already dwindling pockets of wildlife habitat is also not only a concern for city planning purposes but also BC tourism for birding, eco-adventurism, and cultural motivations This opposes the community's values and culture for finding solutions for family and environmentally-linked, health problems.

The purpose of the proposed properties is claimed to be in support of the Vancouver Housing and Homeless Strategy. However, according to Global News, the strategy by Gregor Robertson to end homelessness using the Margeurite Ford Apartments had significant problems with Olympic Village residents. There were complaints

of drug abuse and dealing, furniture being thrown through windows, destruction of community gardens, fire alarms, obscenities shouted in the middle of the night, and possible thefts. The building generated 729 police calls. That being said, the proposed buildings at 3365 Commercial Drive and 1695 to 1775 East 18th would be constructed for the purpose of ending homelessness. However, the buildings are also in close range of two elementary schools (Tyee Elementary and St. Joseph's School), two churches (St. Mark's Lutheran Church and St. Joseph's Parish, and two parks (Clark Park and Trout Lake Park). These schools, churches, and parks are used by families, seniors, and children. Exposing the residents of the area to a high density of homeless people put's the health and safety of the residents at risk, especially the vulnerable residents including seniors and young children.

If these building projects are approved, other buildings that would disregard the zoning bylaws and the health and safety of the residents may be proposed, which would create chaos and generate the same issues. Therefore, we strongly urge Mayor Gregor Robertson and the City Council to re-consider these building projects which would negatively affect our neighborhood in function, health, and safety.

Sincerely,

Constance Batore and Adelene Batore

Castro, Maria

From: Carmen Barrios s.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 8:01 PM
To: Correspondence Group, City Clerk's Office
Subject: DEVELP PROPOSAL 18TH AND COMMERCIAL

Dear Mr. Major and council members,

I am writing to express concern about the development proposal on Commercial and 18th.

I have been living in this area since 2000, and I love the green spaces around here. This is the area where my children have grown up. This proposal jeopardizes the character of the neighbourhood and will cut many trees limiting birds and other animals of urban wild spaces.

The proposed 6 story building on Commercial wont fit the character of the single family neighbourhood. The amenities in this area will continue the same, and yet more people moving in the area will make this neighbourhood overcrowded, including the challenge of finding parking spots.

I would love to see the City of Vancouver really standing on their Green City principle in both theory and practice.

Please do not authorize this project.

Sincerely,

Carmen Miranda Barrios

s.22(1) Personal and
Confidential

