

## Isfeld, Lori

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**From:** R Kandola s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 24, 2016 12:19 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Public Hearing; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Louie, Raymond; Deal, Heather; Carr, Adriane; Affleck, George; Dix.MLA, Adrian; melanie.mark.mla@leg.bc.ca; Don Davies, MP; Correspondence Group, City Clerk's Office  
**Subject:** Re: 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING  
**Attachments:** NEB pipeline process a 'sham,' new Liberal plan not much better, Vancouver mayor says - Politics - CBC News.pdf; concept drawing representing what CCAN members suggested at a CCAN meeting - 18th and Commercial project; Tenant alleges harassment by Cressey \_ Cedar Cottage Area Neighbours.pdf

Dear Mayor Robertson,

I wanted to follow up on this and add an additional point to my letter as it relates to another development and how it links to the Cressey Development. I have noticed the large church facility on East 18th and Knight (Vancouver Chinese Alliance Church (3330 Knight St) has a development application board out front. This appears to be a change in use from a church to a school, whether or temporary or not, it needs to be determined. You may not be aware, but this church facility is effectively a 24/7 operation in practice, and the indications of its calendar are noted as having a very high use. <http://vcac.bc.ca/kse/calendar.html>

Over the last few years, the services this church provides has only increased, resulting in undue demand on the neighbouring streets. I have not had an opportunity to take photographs of every night of the week, but I would request that your city planning & parking department perform a study on the parking use and undue demands (including garbage & litter) that the Saturday, Sunday, Tuesday, Thursday services (and more) place on the area and document the use through photographs to demonstrate my point (undue high use). Upon speaking with the management at the church, the response was that the street on East 18th is unrestricted, yet these same constituent users of the church have no obligation or commitment to our area (except for a once a year "amusement fair"). In practice, while there is near zero engagement with the residents, the high use of the facility and its nearly thousands of weekly users has resulted in the situation where longtime residents (wheelchairs, canes, elderly, ESL, strollers, etc) cannot find parking on their street or have the quiet enjoyment of their property. In contrast, the very same church has placed signage, fence, and orange pylons blocking all others from using their facility out front on knight street or its campus grounds, and the usage of their facility (while a private ground) is not permitted with very close monitoring of the premises by a security camera system. This is the introduction of residents to this facility.

### Why is this relevant to the Cressey Application?

First, there is a real concern that the planning application for the "Vancouver Christian School" (to be located at the Vancouver Chinese Alliance Church) appears to temporarily move from its school location near the PNE to here, has not been fully informed or engaged with the residents. Already having a school in the area (Tye Elementary), and putting in additional facilities in place with the church will now make this street (E 18th) a 7-day-a-week operation with excessive and undue demands on the residents from a large influx of further individuals temporarily there, but with no other investment or engagement with our area. Quiet enjoyment and peaceful use is important to longtime residents; parking, garbage, congestion, and the friction created without any real constituent interface is not only wrong with such high usage, it must be addressed. Why is zoning change even being considered when there is no consultation? Please therefore, add these comments to this church's development application as an objection to the rezoning, until the matter has been fully discussed and residents engaged. City planning and change-in-use must not occur in secret, or in a vacuum, without longtime resident input.

In fact, this is the same type of secret change in use that is occurring, from the perception of longtime residents, with the Cressey development, which leads to my second point. The Cressey Development on East 18th at Commercial Drive, will now place additional number of residents within the other side of East 18th at commercial near the 1700 block. Since the development of the “Mercer” project by Cressey (his most recent venture in the area among many others), there has been a noticeable increase on East 18th (the only direct through-road from Kingsway down to East 12th on Knight street) of traffic. Effectively, East 18th avenue from 1400 block to 1700 block has become a highway with vehicle speeding from Knight all the way to Commercial drive (putting to risk longtime seniors, disabled, and small kids in a single family neighbourhood now at risk of traffic hazards).

This effective change in use from a community street to a “highway” has in addition to the congestion from the Vancouver Chinese Alliance Church, will place additional undue demands and safety risks to the residents. This is how the Cressey development is relevant to all residents along East 18th and side streets — the residents are being pushed in at both sides but with no resulting constituent or resident consolation, other than a paper-based process that appears to have little weight with council. Yet, Cressey seems to have conveniently left out realistic increased demands on East 18th from a high density project in a single family neighbourhood and the ensuring demands and problems it creates from the congestion. Sadly, I fear the problem will continue with this developer: public reports of the questionable behaviour by Cressey show how unscrupulous practices are endemic to the Porter development, which was a similar rental project. Cressey is trying to manufacture fake public support for this project, under question circumstances, and I wonder if there are other methods that they have used (under duress to residents of Porter?) to gain public support under alleged questionable pretences. Example below:

<https://ccan2013.wordpress.com/2016/05/13/tenant-alleges-harassment-by-cressey/>

*The woman who came with him asked our friend to fill out a Survey which asked all kinds of questions, but seemed to be biased towards saying how good and affordable the Porter suites are. He was suspicious and asked what this survey had to do with preventive maintenance, and who hired them to ask people to fill out the form. She finally admitted that she had been hired by Cressey to interview all the residents and get them to fill out the form. *It had nothing to do with safety, and everything to do with getting residents to state that they were satisfied with living in affordable housing”. Our friend said he did not think that \$1,300:00 was really affordable for the small studio suite (490 sq ft) that he lives in. He has also been asked to pay \$100:00 a month for parking on top of his current rent. Then in the elevator in each building there is a poster from Cressey suggesting to the residents that they go to attend the meeting at City Hall on May 24th to state how good it is to live in the current Cressey building at Porter. This is manipulation, and using the Residential Tenancy Act to pretend to review safety procedures, but was really all about gaining support for Cressey to build the next building at 18th and Commercial.**

In fact, my own interaction with Scott Cressey at the open house held at the Croatian Cultural Centre, was equally troubling. During numerous resident observations and discussions at the “mock up” of this project, a man in a salt-and-pepper hair started to be quite difficult with those present who questioned his project becoming defensive and hostile. He would not initially identify himself, but aggressiveness indicated that he had to ‘feed his kids’ ... He then stated that he was ‘owner of this project’ and stormed off commenting about affordability for his kids. This was the odd introduction, to residents, of Scott Cressey. I noticed as well, the concerns for this company (Cressey developments and related companies) appear to be consistent in the interactions with the management of this company. Example excerpts below, as a highlight of the observations of others.

<http://www.complaintsboard.com/complaints/nacel-properties-cressey-development-vancouver-british-columbia-c466806.html>

**This property management and construction company is criminal. They are very careful about hiding their name on rental listings, and I've talked to half a dozen building managers who've said they've heard nothing but bad things.**

<http://www.complaintboard.com/nacel-properties-l1836.html>

"I can write with some authority that this is beyond a doubt the worst company to rent from (or work for). I worked for Cressey Development Corp for 3 years as Norm Cressey's assistant (sct'y). He is a foul tempered man who subjects his employees to Dickensian abuse. He adores his high end condo development company (CDC) and uses his slummy property management company (Nacel) as leverage for the (generally) numbered companies he uses to do his developments under. I put up with 3 years of being yelled at, called names and listened to awful abuse that he heaped onto his property managers and other employees. Screaming, throwing of things and verb abuse were not uncommon."

***Does City Hall even care about this type of interaction with residents?*** It seems that the developers have the inside track at City Hall. Case in point, Normal Cressey though this company has donated \$19,500 to Vision Vancouver during the last city election. Our question — *Is this the reason why this development has been fast tracked and done, as it appears to be us, in secret?*

<http://contributions.electionsbc.gov.bc.ca/pcs/lepublished/100128335.pdf>

2014-04-28	0862539 BC LTD   DIRECTORS: NORMAN E. CRESSEY (SOLE DIRECTOR)	s.22(1) Personal and Confidential
2014-04-28	0862540 BC LTD   DIRECTORS: NORMAN E. CRESSEY (SOLE DIRECTOR)	s.22(1) Personal and Confidential
2014-04-28	0862574 BC LTD   DIRECTORS: NORMAN E. CRESSEY (SOLE DIRECTOR)	s.22(1) Personal and Confidential

Mayor Robertson, please now understand the frustration and anger that residents feels with not have our voice heard. It is a common frustration by all that the system is not fair, and 'rigged' in favour of the developers. How would you feel if this happened to you? Here are your comments on the pipeline, where you play the role of an aggrieved, and express the same frustration that we as residents do.

<http://www.cbc.ca/news/politics/neb-trans-mountain-pipeline-sham-1.3592026>

**Mayor Robertson:** "The NEB process was a sham, basically, it was advanced with gusto by the Harper government, who were obviously strong proponents of this pipeline process," Robertson said in an interview with Chris Hall on CBC Radio's The House.

**Mayor Robertson: "We put up a solid fight against it, but many of the interveners, many voices were shut out of that process and First Nations weren't consulted appropriately," he said, noting the board did not review the project's downstream climate change impact**

Mayor Robertson, now where is our advocate in the City? Where is our voice when we need it? Why are you not objecting to this development and merely rubber stamping developer applications? (the very same developers who have given money to your party). Whose interests do you hold dear – residents (people who voted for you) or those that have donated to your party? The cedar cottage area has now had multiple changes in use, and high density that can no longer be tolerated in our area, given the issues identified. Something has to stop and it is this project, which must be dramatically scaled down. We also ask that the road limitations be placed including perhaps making this a bicycle street like or adding road bumps and property parking restrictions to address the increased traffic demands (same as West Point Grey and its bicycle lanes that were created when you lived there).

In closing, we ask that our concerns be taken seriously and our recommendations be adopted fully. This Cressey development is not conducive to our area vision, and would set a dangerous precedent for future rental suites in city arterial streets. The developer itself has proved to be irresponsible and erratic in its interactions with residents, even going as far as creating questionable (and unethical?) questionnaires to vulnerable renters. This is a clear gaming of the system, and it appears our city council is asleep at the wheel, or even more troubling, complicit in this approach so that this sets the course for future similar development. Either way, it's a dangerous way to approach city development and ignore our concerns. Do the residents matter, or as the donations list shows, the developers? The decision on this project will tell us the result, and I hope and ask, that you heed our concerns and not of corporate connections who seem to have the ear of city hall.

Recommendations to be adopted.

1. The 4 storey apartment building on East 18th should be replaced by ground-oriented building types. Apartment buildings on East 18th don't follow City policies and should be scaled down.
2. The 6 story building is too tall as it does not fit the character of this neighbourhood with houses. Scale down development.
3. The density of 6,225 square feet (0.96 FSR) is too much at 1695 E. 18, where the house from 3365 Commercial will be moved to. A laneway infill house would only be 650 square feet here but the backyard housing proposed is 3,222 square feet. This is excessive density and should be scaled down.
4. The density of 78,278 square feet (2.71 FSR) is excessive for the 6 and 4 storey apartment buildings to be built on Commercial Dr. and on East 18th Avenue. Normal density is up to 0.75 FSR.
5. 40 trees will be cut from the site and should be mitigated.
6. 114 units and only 81 parking stalls. This will cause parking problems in the neighbourhood as already noted along with traffic congestion.
7. Parking ramp for 81 cars is on East 18th. This should be off Commercial Drive as noted for traffic issue.

Please keep my personal contact information private and confidential.

Sincerely,  
R Kandola

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**From:** Rajdeep Kandola s.22(1) Personal and Confidential  
**Date:** Thursday, May 19, 2016 at 9:19 AM  
**To:** "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>  
**Cc:** s.22(1) Personal and Confidential <gregor.robertson@vancouver.ca>, <CLRball@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRjang@vancouver.ca>, <CLRmeggs@vancouver.ca>, <CLRstevenson@vancouver.ca>

<CLRreimer@vancouver.ca>, <CLRlouie@vancouver.ca>, <CLRdeal@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRaffleck@vancouver.ca>, "Dix.MLA, Adrian" <Adrian.Dix.MLA@leg.bc.ca>, <melanie.mark.mla@leg.bc.ca>, "Don Davies, MP" <don.davies@parl.gc.ca>

**Subject:** FW: 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING

Dear Mayor & Councillors,

I have realized that the closure of public comment in writing was May 18, 2016; however, this was not visible on the City public notices, which provide information on speaking, but not writing. Please consider this email as on time, as I was unable to respond earlier due to injuries I sustained from an accident, and would request your cooperation in including this correspondence as an objective to this project. I have also written earlier correspondence, which I would like to add, as that we sent in on time, and voices similar concerns to object to this development.

The Cedar Cottage Area Neighbours has been working on providing our input to this project for the last several months, and would like to comment that the density component of this project by the Cressey Group go against the use, designs & neighbourhood characteristics of Cedar Cottage. Specifically, the following:

1. The 4 storey apartment building on East 18th should be replaced by ground-oriented building types. Apartment buildings on East 18th don't follow City policies.
2. The 6 story building is too tall as it does not fit the character of this neighbourhood with houses.
3. The density of 6,225 square feet (0.96 FSR) is too much at 1695 E. 18, where the house from 3365 Commercial will be moved to. A laneway infill house would only be 650 square feet here but the backyard housing proposed is 3,222 square feet. This is excessive density.
4. The density of 78,278 square feet (2.71 FSR) is excessive for the 6 and 4 storey apartment buildings to be built on Commercial Dr. and on East 18th Avenue. Normal density is up to 0.75 FSR.
5. 40 trees will be cut from the site
6. 114 units and only 81 parking stalls. This will cause parking problems in the neighbourhood.
7. Parking ramp for 81 cars is on East 18th. This should be off Commercial Drive

Having been longtime residents of this area, as well as speaking with friends, neighbours and others concerned by the highly concerning pace of this development, it is important that the city scale down the project to neighbourhood specifications. There have been significant issues with parking, overuse, and congestion, which will only get worse. As well, the approval of this project, by Cressey, will result in a precedent for future zoning on the primary street (commercial drive) and allow Cressey or others to buy up land. The question we have is – is there a wider strategy that is being implemented from which this project is the start to rezone all of the area to high density? Please be up front with us on this, as council has not allowed this matter to be proceed in a pace that this within resident limits and concerns (it's too fast, too soon, too dense). Would this project also be proceeding at such a rapid pace if the communities concerned were Kerrisdale or Shaughnessy? It seems to the neighbours that the east side is getting 'special treatment' so that all projects are put here so that the people out at Arbutus ridge can enjoy their greenway. When will council similarly invest in our concerns?

Some other concerns I wish to add are that the green space requirements in the report noting there is an abundance of "green space". This is not correct — Clark Park is not accessible due to restrictions from the hill (high road access limits) as well as the retaining wall on commercial drive. Trout Lake is not accessible due to the numerous road crossings required, and the complex labyrinth of routes required to even get to that point. This is a neighbourhood of seniors, people with wheelchairs, and recent immigrants — access to green space and amenities is a prime issues. Instead of using the green space factor as a positive, please consider how it is instead a limit – the Cressey Development should include further green space instead to develop a park.

I also wish to express my concerns about the vision vancouver political donation disclosure list. It is obvious that Cressey himself has funded vision vancouver to a significant sum and it seems to us that he has obtained significant public zoning easements for his developments. He showed up at the "town hall" in the proverbial "plaid shirt" and shorts (re Gordon Campbell) and would not identify himself to the residents there when questions were raised about the development. He was condescending, abusive, and rude to anyone who questioned his development. When pressed, he stated that he was the

“owner” of the development and hesitantly said he was Cressey himself. His response – he needed to “feed his kids” and wanted to survive. It is very clear to residents that current party (Vision) has been captured by the developers, and Cressey himself it appears was able to purchase the land at this lot without much public input or real estate signage indicating it was for sale. Why? Why has this company obtained undue benefits, and preferences, in his projects in our area? (he has a significant amount in the area). The residents are interested as we are now in a situation where we provide input on pre-made decisions and not engaged with the process. When the city is pressed, we get non answers. When Cressy was questioned, he became aggressive and belligerent. Even Councillor Reimer, when pressed on this issue, refused to meet to discuss the concerns before hand. Why? Yet she is the “representative” for our area ....

Something is not right about this whole process and it seems the council is too close to the developers. Information is not being shared, and signage not put up, and decisions being made very quickly without proper input. Why?

I would be interested in your reply.

R Kandola

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**From:** CCAN s.22(1) Personal and Confidential  
**Date:** Monday, May 9, 2016 at 10:31 PM  
**To:** <Undisclosed-Recipient:;>  
**Subject:** 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING

Hi all CCAN members

## **PUBLIC HEARING for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue**

**MAY 24, 2016 at 6:00 pm**

**City Hall 453 West 12<sup>th</sup> Avenue**

**Email, write letters, attend the hearing, speak to City Council**

**Ask City Council to oppose this rezoning**

**Here are the reasons:**

1. The 4 storey apartment building on East 18th should be replaced by ground-oriented building types. Apartment buildings on East 18<sup>th</sup> don't follow City policies.
2. The 6 story building is too tall as it does not fit the character of this neighbourhood with houses.
3. The density of 6,225 square feet (0.96 FSR) is too much at 1695 E. 18, where the house from 3365 Commercial will be moved to. A laneway infill house would only be 650 square feet here but the backyard housing proposed is 3,222 square feet. This is excessive density.
4. The density of 78,278 square feet (2.71 FSR) is excessive for the 6 and 4 storey apartment buildings to be built on Commercial Dr. and on East 18<sup>th</sup> Avenue. Normal density is up to 0.75 FSR.
5. 40 trees will be cut from the site
6. 114 units and only 81 parking stalls. This will cause parking problems in the neighbourhood.
7. Parking ramp for 81 cars is on East 18<sup>th</sup>. This should be off Commercial Drive

More information below

### **Signing up to speak**

To speak at this Public Hearing contact City Hall from Friday, May 13, 2016 to Tuesday, May 24, 2016. Here is how:

To be added to the speakers list for the agenda item 3365 Commercial Drive and 1695 to 1775 East 18<sup>th</sup> Avenue email [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca) or call 604-829-4238. Ask them to tell you what speaker number you will be on the list.

**Just before the meeting**, you can also sign up in person, up to 10 minutes before the meeting begins.

**After all speakers on the list have spoken**, the Mayor will ask if there is anyone else who has not spoken and would like to speak now, if so please come forward.

**Once the meeting starts** on May 24 at 6:00 pm you can view it online at [vancouver.ca/councilvideo](http://vancouver.ca/councilvideo) so that you can see when your speaker number is coming up.

Be prepared, the hearing could go on for several days depending on the number of speakers and the number of other agenda items.

### **Don't want to speak, but want your views heard?**

If you don't wish to speak to City Council but still want to share your views, send an email or a letter. Deliver your letter to the City Clerk's Office at least three days before the meeting so it can be shared with elected officials on time. It should be sent to [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) by 5pm, on May 18 and cc the City Clerk.

The following are the individual email addresses of the Mayor and City Council. Emails sent directly to each Councillor should be sent a few days before the Public Hearing date in order to give Councillors time to read and review your information.

- City Clerk's Email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)
- Mail: 3rd Floor, City Hall, 453 W 12th Avenue, Vancouver, BC, V5Y 1V4
- Mayor Robertson [gregor.robertson@vancouver.ca](mailto:gregor.robertson@vancouver.ca)
- Elizabeth Ball [CLRball@vancouver.ca](mailto:CLRball@vancouver.ca)
- Melissa De Genova [CLRdegenova@vancouver.ca](mailto:CLRdegenova@vancouver.ca)
- Kerry Jang [CLRjang@vancouver.ca](mailto:CLRjang@vancouver.ca)
- Geoff Meggs [CLRmeggs@vancouver.ca](mailto:CLRmeggs@vancouver.ca)
- Tim Stevenson [CLRstevenson@vancouver.ca](mailto:CLRstevenson@vancouver.ca)
- Andrea Reimer [CLRreimer@vancouver.ca](mailto:CLRreimer@vancouver.ca)
- Raymond Louie [CLRlouie@vancouver.ca](mailto:CLRlouie@vancouver.ca)
- Heather Deal [CLRdeal@vancouver.ca](mailto:CLRdeal@vancouver.ca)
- Adriane Carr [CLRcarr@vancouver.ca](mailto:CLRcarr@vancouver.ca)
- George Affleck [CLRaffleck@vancouver.ca](mailto:CLRaffleck@vancouver.ca)

**Report to Council** <http://council.vancouver.ca/20160419/documents/p4.pdf>

**The proposal** <http://former.vancouver.ca/commsvcs/planning/rezoning/applications/3365commercial/index.htm>

If you can flyer the neighbourhood about this Public Hearing please contact CCAN. There are 97 of us in CCAN, if everyone could speak and bring one more person we can make a difference.

Cheers, Grace

## NEB pipeline process a 'sham,' new Liberal plan not much better, Vancouver mayor says

Trans Mountain pipeline could put tens of thousands of jobs in jeopardy, Gregor Robertson says

By John Paul Tasker, [CBC News](#) Posted: May 20, 2016 8:02 PM ET Last Updated: May 20, 2016 8:42 PM ET

Vancouver Mayor Gregor Robertson says the National Energy Board's Trans Mountain pipeline review process is a "sham," and its move to green-light the major infrastructure project threatens tens of thousands of jobs in his city.

The federal energy regulator recommended — after a three-year investigation — that the controversial Kinder Morgan pipeline expansion project should be built, as long as 157 conditions are met, including 49 environmental requirements.

"The NEB process was a sham, basically, it was advanced with gusto by the Harper government, who were obviously strong proponents of this pipeline process," Robertson said in an interview with Chris Hall on CBC Radio's *The House*.


"We put up a solid fight against it, but many of the interveners, many voices were shut out of that process and First Nations weren't consulted appropriately," he said, noting the board did not review the project's downstream climate change impact.

The NEB said the \$6.8-billion project will be a boon for Canada's economy, boosting exports, employing thousands of construction workers and lining government coffers with a great deal more tax revenue.


- [Trudeau government names Trans Mountain environmental review panel](#)
- [Pipeline projects to face new environmental regulations](#)
- [First Nation band has no faith in new Kinder Morgan review panel](#)
- [Rachel Notley gets 'no clear commitment' on pipelines at federal cabinet retreat](#)

But Robertson said he will fight tooth and nail to stop the project, and he has a simple message for Prime Minister Justin Trudeau and Natural Resources Minister Jim Carr: "The answer is no. This pipeline proposal should not be approved.

"They've got the rest of this year, they've got this ministerial panel, but there is no business case for it when you put the economics on the table and when you put the Paris agreement and our climate commitments on the table and the sensitive environment we're dealing with here on the West Coast — it's an absolute no," he said.



CBC Radio's *The House*  
NEB pipeline process a 'sham,' new Liberal plan not much better, Vancouver mayor says



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The former NDP member of the legislature turned mayor said a "catastrophic" oil spill would cost the



Vancouver area some 400,000 jobs. There are more than 30,000 direct tourism jobs in his city alone — and double that number in the Metro Vancouver area — all of which could be on the line if the area's picturesque ocean environment is put in jeopardy, he said.

The pipeline will run largely alongside an existing pipeline from outside Edmonton to Burnaby, B.C., and will more than double capacity from 300,000 barrels per day to at least 890,000 barrels. Most of the new pipeline capacity will carry unrefined bitumen for export to Asian markets.

This expansion would sabotage the city's "clean and green" brand, he said, an image Robertson has worked hard to cultivate since his election in 2008. "That is all at risk if we're an oil spill city, and the images of seals and whales, swimming through oil in our harbour is unthinkable in terms what impact it would have," he said.

## 'Easy' to disappoint, Carr says


Carr and Environment Minister Catherine McKenna announced a new interim review process in January that will impose more steps on pipeline projects such as Trans Mountain.

The process will analyze greenhouse gas emissions in more detail, and include greater public and Indigenous consultation, something that's not currently part of the NEB regulatory regime. The results from the review would then be presented to cabinet, which will make the final decision on whether to approve the project by year's end.

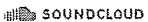
Despite the federal government's move to placate critics like Robertson, he's not exactly buying what they're selling.

"It's an acknowledgement, at least, that that process was flawed. But there needs to be more work done. It's too little too late to actually gather the appropriate evidence and consultation.

"The question is whether the three-person panel will be able to ... actually do the due diligence that's necessary to inform the decision that is going to be made later this year [by cabinet]," Robertson said. "I don't think it's a substitute for proper consultation with First Nations."

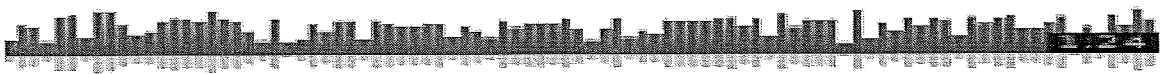


CBC Radio's The House  
'Absolutely not': Jim Carr says there will never be unanimity on pipelines



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But Carr is confident that the new panel will be able to adequately study the project and produce recommendations for the cabinet to consider by the panel's Nov. 1, 2016, deadline.

"What we want to know from the panellists is: What are they hearing that the NEB didn't hear, or couldn't hear, because of the nature of the regulatory review? And then we will take all of that — there's not duplication here, there's complementary work — and then ultimately we'll be held accountable for a decision," he said in an interview with *The House*.

The natural resources minister acknowledged that not all groups will be happy with the cabinet's final decision. "Will there be a consensus or unanimity? No, absolutely not," he said, noting it will be "easy" for him to disappoint people.

But the process will at least be transparent, and the panellists will more meaningfully engage with Indigenous communities along the pipeline's route, he said, something that he conceded is not adequately done by the NEB in its current form.

Some Indigenous groups along the route have already dismissed Carr's added layer of review.

"It's hard to unscramble an egg," Sundance Chief and Tsleil-Waututh member Rueben George said Tuesday. "What you have is 24 months of the NEB and their processing, and now you have this new group coming in that are going to try to do what they couldn't do in 24 months, and they're going to do it in four months."

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**Isfeld, Lori**

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**From:** CCAN s.22(1) Personal and Confidential  
**Sent:** Thursday, May 19, 2016 9:59 PM  
**To:** ;  
**Subject:** concept drawing representing what CCAN members suggested at a CCAN meeting - 18th and Commercial project

Hi All CCAN members

This is one of a set of architectural renderings we had done showing a project that CCAN members thought would be more suitable at 18th and Commercial. It features a scaled down apartment building, a series of row houses and a mini-park. And a lot more trees preserved. The parking ramp for the apartment building comes off Commercial and mirrors the small-scale apartment building at 3333 Commercial. The whole set will be presented to Council at the Public Hearing.



## Cedar Cottage Area Neighbours

*Involved in our future*

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### Tenant alleges harassment by Cressey

Posted on [May 13, 2016](#)

CCAN received the following email yesterday alleging that a Cressey management company used false pretenses, claiming the need for a "preventive maintenance report" to force tenants to stay in their suites so a Cressey team could interview them. If true, we believe this constitutes an invasion of privacy and a clear abuse of their role as managers of this property. You be the judge, below is the email we received:

*My husband and I just visited a male friend who lives in the Porter Building which is managed by a company called Cascadia, which is owned by Cressey.*

*He told us a very interesting story about a recent note that was pushed under the door of each suite in his building and the other Porter building: 1888 Victoria Diversion and 3615 Victoria Drive.*

*Each resident was given a Notice of Entry, which served them 24 hrs notice so that they could enter each resident's suite to complete a "preventive maintenance report". They all HAD to be at home between 4:00pm – 8:00pm on Wednesday May 11th to meet with staff to review preventive maintenance in the buildings.*

*Two individuals came to his door and the male pushed the fire alarm system to check it worked. It took two minutes. It did work, so he did not make any other moves.*

*The woman who came with him asked our friend to fill out a Survey which asked all kinds of questions, but seemed to be biased towards saying how good and affordable the Porter suites are.*

*He was suspicious and asked what this survey had to do with preventive maintenance, and who hired them to ask people to fill out the form. She finally admitted that she had been hired by Cressey to interview all the residents and get them to fill out the form.*

*It had nothing to do with safety, and everything to do with getting residents to state that they were satisfied with living in "affordable housing". Our friend said he did not think that \$1,300:00 was really affordable for the small studio suite (490 sq ft) that he lives in. He has also been asked to pay \$100:00 a month for parking on top of his current rent.*

*Then, in the elevator in each building there is a poster from Cressey suggesting to the residents that they go to attend the meeting at City Hall on May 24th to state how good it is to live in the current Cressey building at Porter.*

*This is manipulation, and using the Residential Tenancy Act to pretend to review safety procedures, but was really all about gaining support for Cressey to build the next building at 18th and Commercial.*

*It is very important that City Hall know what is happening here.*

*<name withheld by request>*

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Follow

Update: We met a couple today in front of The Porter who told us the very same story. They were being pushed into saying that their rent was "affordable" when they don't thin

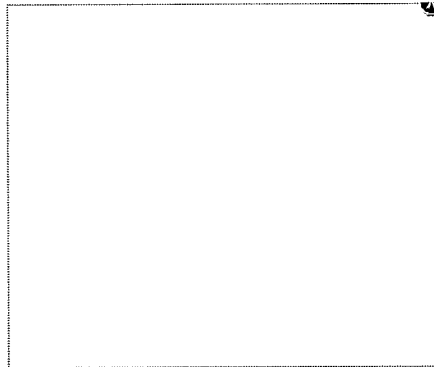
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Cedar Cottage Area Neighbours

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## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:45 AM  
**To:** Public Hearing  
**Subject:** FW: Rezoning: 3365 Commercial Drive and 1695-1775 E. 18th Avenue

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**From:** Jeanette Jones **s.22(1) Personal and Confidential**  
**Sent:** Friday, May 20, 2016 4:59 PM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim  
**Cc:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning: 3365 Commercial Drive and 1695-1775 E. 18th Avenue

To: Mayor and Councilors of the City of Vancouver

Re: May 24 Public Hearing Item 3. Rezoning: 3365 Commercial Drive and 1695-1775 E. 18th Avenue

I am opposed to the Rezoning Application for 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue for two main reasons.

**1. The 3.5-storey apartment building on E. 18<sup>th</sup> Avenue does not meet the Form of Development/Location criteria set out in the Interim Rezoning Policy.**

Within approximately 100 metres of an arterial street (i.e. 1.5 blocks), ground-oriented forms up to a maximum of 3.5 storeys, which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses;  
*[Appendix A]*

The phrase “ground-oriented forms” is commonly understood to mean the housing types listed above. The list does not include low-rise apartment buildings. In the case of this application, the City of Vancouver is implying that the presence of a few units with ground-level entries makes the entire 23-unit, 3.5-storey apartment building a “ground-oriented building form.” This is contrary to accepted usage and to the Interim Rezoning Policy.

Appendix A of the IRP also states:

The intent of this Interim Rezoning Policy 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.

Building anything other than small house/duplexes, traditional row houses, stacked townhouses or courtyard row houses on E. 18<sup>th</sup> Avenue would defeat the clearly stated intent of the Interim Rezoning Policy. This application is the first under the IRP to include an area off the arterial street. It will set a precedent for future IRP applications across the City of Vancouver.

**2. The heritage component of this application does not have the support of the Heritage Commission or of the community.**

The Vancouver Heritage Commission at its meeting on May 4, 2015 stated:

THAT the Vancouver Heritage Commission does not support the application to relocate and rehabilitate 3365 Commercial Drive due to the relocation of the house, its new siting and its condition;

FURTHER THAT the Commission is willing to consider a revised application that would address the position of the heritage house on the site with a reduced, more compatible infill project adjacent.

The expectation of the community (and very likely, of the Heritage Commission itself) has been that a revised application would go back to the Commission for further review.

However, staff failed to send the revised application, submitted by the developer in December 2015, to the Heritage Commission for reevaluation. The Staff Report states that "staff have concluded that the revised proposal addresses the Commission's concerns ... " (p. 11) But the only revisions that have been made to the heritage component of the application are that the massing of the "infill project adjacent" has been slightly reduced and the infill project has been moved a little further toward the back of the site. I do not believe that these small changes adequately address the concerns expressed in the Commission's initial evaluation of May 4, 2015. Only minimal changes have been made to its new siting. The condition of the house remains very poor. The current treed "semi-rural" location of the "heritage house" is responsible for most of the 26 points it was given in the Statement of Significance, barely enough to assure a place on the "C" list. Moving the house will destroy most of its heritage value.

The community does not believe that the applicant should be given any additional density for moving and rehabilitating this house. The true heritage component of this site is the grove of large trees on the corner of Commercial and E. 18th Avenue. These trees remain under threat because the proposed building envelope encroaches on the space needed by their rootballs if the trees are to survive.

I ask that you DO NOT APPROVE this application for the reasons given above.

Jeanette Jones

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:45 AM  
**To:** Public Hearing  
**Subject:** FW: 3365 Commercial Drive and 1695, 1707, 1733 and 1775 East 18th Avenue

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**From:** Grace MacKenzie **s.22(1) Personal and Confidential**  
**Sent:** Friday, May 20, 2016 5:09 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Carr, Adriane; Affleck, George; Ball, Elizabeth; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim  
**Subject:** 3365 Commercial Drive and 1695, 1707, 1733 and 1775 East 18th Avenue

Dear Mayor and Council

RE: 3365 Commercial Drive and 1695, 1707, 1733 and 1775 East 18th Avenue - Agenda Item #3, Public Hearing May 24, 2016

I request that you oppose this application for the following reasons:

### Heritage Component

The house in the Heritage Statement of Significance at 3365 Commercial Drive should not be retained as heritage. The Vancouver Heritage Commission does not support the application to rehabilitate 3365 Commercial Drive due to the relocation of the house, its new siting and its condition. The Urban Design Panel did not support the heritage component of this application. This application changes most of the house at 3365 Commercial; it changes from a 1 ½ storey house to a 2 ½ storey duplex. The 3,222 square foot bonus density is excessive; a laneway house would be only 700 square feet.

In the April 11/16 Policy Report, DRAFT By-law 3365 Commercial Drive, Myers House under 'Explanation' for heritage retention of the building at 3365 Commercial Drive, the exterior building materials of the building will be protected heritage property. The exterior building material is asbestos siding. It seems impossible to me why the asbestos siding can be considered a heritage component and be retained.

There is a well on the lot at 3365 Commercial. This does not appear to be adequately dealt with in the proposal.

### Transition Zone

The Mayor's Affordable Housing Task Force describes the location of 'transition zones' for affordable housing. This application is in an RS zone which is not within the description of the transition zone. It is **not around** a transit node, a park, or a community centre. The 2 storey Croatian Center across the street from this proposal is a cultural centre not a community centre.

The Task Force says: "*Creation of new 'transition' zoning categories to accommodate townhousing, stacked townhousing and higher density ground oriented housing: There is a need to modify existing RT zones and*



*develop new 'transition zones' that could facilitate the development of rowhouses, townhouses, stacked townhouses and other forms of higher density ground oriented housing, appealing to those not wanting to live in an apartment, but unable to afford a single family house.*

*Prime locations for such zones include the non-commercial portions of many arterial roads, and the blocks between C-2 and nearby single family zones. Over time, zones accommodating higher density ground oriented housing could extend into other suitably located single family areas such as those **around** transit nodes, parks and community centres."*

### Maintain Neighbourhood Character

**This project makes 3 affordable housing projects within 10 blocks all receiving waivers on the DCL's and parking . Council's intention with affordable housing was to keep the neighbourhood character. On Oct 3, 2012 Council said, *The maximum number of affordable housing rezoning applications be 20, and limited to 2 within ten blocks on any arterial, to maintain neighbourhood character.***

The idea of creating another **large** market rental housing project in our area greatly changes the character of the neighbourhood. Make the project smaller to keep more trees and nature, which is the character of our neighbourhood.

This project cuts down 40 trees and robs the birds and animals of their homes - it buries an ancient stream - it sells the oasis of nature on the virgin City lot for a parking ramp – it takes this natural place away from generations to come. This City lot does not need to be developed; it is already developed -- with trees and wildlife. Please don't destroy this peaceful place, please leave it as it is.

DCL's pay for infrastructure, so our community is losing out on the opportunity for more daycares, libraries, community centres, and water drainage upgrades.

The street parking has been made worse because the new developments over the last few years have received parking waivers and they don't provide enough parking on their sites.

Truly  
Grace McKenzie

May 23, 2016

Dear Mayor & Council:

**Re: Agenda item 3365 Commercial Drive and 1695 to 1775 East 18th Avenue.**

The Upper Kitsilano Residents Association (UKRA) is concerned that, if approved, this project will set a negative precedent City-wide for new Interim Rezoning Policy (IRP) projects in RS zones.

Our primary concern is with the IRP itself. This policy was brought forward to Council by staff with no community consultation whatsoever, even though it is a major change in planning direction for all RS zones. Despite having no support from the neighbourhoods, Council approved the policy and it is now being expanded and implemented in various areas.

Our secondary concern is that the IRP and associated policies will be misused in order to encourage re-zoning creep, exemplified by the project proposed for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue. The proposal is not accommodated under the current IRP policies and guidelines, but the applicants clearly aim to manipulate the IRP to maximize their own benefits while creating significant costs for the neighbourhood. The Rental Incentive Guidelines do not provide direction for consideration of additional density in RS zones. But if this project is approved, with a density of 2.71 FSR, this will set a precedent City-wide for new projects in RS zones to receive additional density under the IRP. The IRP policy also provides for ground oriented housing within 100 meters of an arterial, not apartment buildings, so approval of this project would also set a precedent for apartments along arterials in RS zones.

When UKRA addressed Council on the Affordable Home Ownership Policy, we warned of exactly this situation, where development applications push the allowable FSR and building type in order to maximize profits. We trust that Council will use the proposal at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue to demonstrate that it hears and gives weight to the interests and concerns of neighbourhoods.

Yours truly,  
Marion Jamieson  
Director  
Upper Kitsilano Residents Association

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:48 AM  
**To:** Public Hearing  
**Subject:** FW: 3365 Commercial Drive, 1695, 1707, 1739, 1775 East 18th Avenue, Public Hearing May 24/2016

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**From:** Leon Paul s.22(1) Personal and Confidential  
**Sent:** Monday, May 23, 2016 4:07 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Louie, Raymond; Deal, Heather; Carr, Adriane; Affleck, George  
**Subject:** 3365 Commercial Drive, 1695, 1707, 1739, 1775 East 18th Avenue, Public Hearing May 24/2016

Mayor and Council

RE: 3365 Commercial Drive, 1695, 1707, 1739, 1775 East 18<sup>th</sup> Avenue, Public Hearing May 24/16, #3 on the agenda

I oppose this rezoning and request that you oppose this proposal for the reasons below.

The three key policies that determine the form, height and density of this project are, The Rental Incentive Guidelines, the Interim Rezoning Policy, (IRP) and The RS-2 and RS-7 Infill and Multiple Dwelling Guidelines. These are listed on page three of The Council Report.

On page 5 of The Rental Incentive Guidelines there is a chart to provide direction for consideration of additional density. RS zones are not on this chart so should not receive more density. If this project is approved with a density of 2.71 FSR, when according to the Policy RS zones are not allowed to receive additional density, this will set a precedent City-wide for new projects in RS zones to receive additional density under the IRP.

The IRP policy says to build ground oriented housing within 100 meters of an arterial, *not an apartment building*. This would also be precedent setting.

The IRP says on page 3:

### **2. Form of Development/Location**

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

- Within approximately 100 metres of an arterial street (i.e. 1.5 blocks), **ground-oriented**

**forms** up to a maximum of 3.5 storeys, which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses.

RS-2 and RS-7 Infill and Multiple Dwelling Guidelines states the following on Page 1, "Maintaining and enhancing the physical and social character of these older residential areas is considered an important goal." A 3-1/2 storey apartment building does not fit with this goal.

Also, I do NOT buy the idea that this is ONE BUILDING, it is two apartment buildings, notwithstanding the connecting breezeway.

This could have been a great project, instead it's a monstrosity that serves one agenda at the expense of everyone else.

I also encourage you read some of the information on the Cedar Cottage Area Neighbours website. <http://ccan2013.ca/>

Leon Paul

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:54 AM  
**To:** Public Hearing  
**Subject:** FW: Rezoning application 3365 Commercial Dr.

---

**From:** Elizabeth Laquer 5.22(1) Personal and Confidential  
**Sent:** Tuesday, May 24, 2016 1:03 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning application 3365 Commercial Dr.

Dear Mayor and City Council Members,

As a voter and resident of East 18th Ave for more than 20 years I am asking you to reject the Rezoning Application for 3365 Commercial Drive and 1695 to 1775 East 18th Ave as it is presented. The proposal would change the current RS-2 single family (with conversion of large lots to additional accommodations) to CD-1 (comprehensive development) zoning.

The Interim Zoning Policy (IRP) was intended to be used "to increase affordable housing choices on major streets and related transit". The city stated "Rezoning applications will be considered when the following criteria regarding affordability and form of development are met.

### **Affordability**

Projects must demonstrate an enhanced level of affordability.  
Project that would be considered are:

*Where the units are sold for at least 20% below market value".*

The rentals of the proposed development are at market value. With only 8.9% three BR and 28% two BR to accommodate families. For a family household with a median income \$21,500-\$86,500 these apartments would not be affordable. The housing in the "Heritage sub-area" will all be at market value.

### **Form of Development/ Location**

Subject to urban design performance

*"Within approximately 100 meters (1.5 blocks) of an arterial street, be ground oriented forms up to a maximum of 3.5 stories which is generally sufficient height to include small houses/duplexes, traditional row houses, stacked townhouses and courtyard houses.*

*Fronting on arterials... mid-rise forms up to a maximum if 6 stories"*

The proposed rezoning shows a 4 story apartment building at 1695-1775 East 18th Ave not 3.5 stories as recommended. The Urban Design Panel Chair recommended the developer take their cue from Commercial Drive north of the development site. The building at 16th 15th and 14th Ave are all two and three stories high, not the 6 stories that the proposed rezoning application shows.

There currently are issues with traffic and parking on 18th Ave. And concerns about the number of mature trees that will be lost to this large development that is just under 80,000 sq. feet (7432 sq meters).

For the above stated reasons I ask you to reject this proposal for rezoning.

Sincerely,

Elizabeth Laquer  
5.22(1) Personal and Confidential

**Isfeld, Lori**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:55 AM  
**To:** Public Hearing  
**Subject:** FW: Rezoning 3365 Commercial Drive, 1695 to 1775 East 18th

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 24, 2016 7:38 AM  
**To:** Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office  
**Cc:** Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; clrremer@vancouver.ca; Louie, Raymond; Deal, Heather; Carr, Adriane; Affleck, George  
**Subject:** Rezoning 3365 Commercial Drive, 1695 to 1775 East 18th

Dear City Council,

As a resident near the property 3365 Commercial Drive, I ask you to oppose the proposed rezoning.

The site is quite a special one, with a number of towering old trees and what must be an old stream bed. There are very few spots like it in the neighbourhood where you can see what the area might have been like a few generations back.

The proposed buildings are much too dense for the area and not very interesting architecturally, which is a shame considering how visible that corner is on Commercial Drive. At very least, a smaller, more modest development that retains many of the old trees would be more appropriate for the neighbourhood.

I urge City Council to oppose the current rezoning application.

Thanks,

Jennifer White

s.22(1) Personal and Confidential

**Isfeld, Lori**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:56 AM  
**To:** Public Hearing  
**Subject:** FW: Re zoning 3365 Commercial & East 18th

**From:** Joanna Walton **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, May 24, 2016 12:28 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re zoning 3365 Commercial & East 18th

Oppose this application

Apartment blocks are not appropriate for a single family neighborhood on East 18th, townhouses or rowhouses instead.

Parking access off Commercial NOT East 18th

More of these mature trees should be retained to follow Green City 2020

PLEASE REJECT THIS APPLICATION

J Walton

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 9:56 AM  
**To:** Public Hearing  
**Subject:** FW: Re rezoning application 18th and commercial Cressey Holdings

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**From:** brian mcgibney s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 24, 2016 12:31 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re rezoning application 18th and commercial Cressey Holdings

Dear Mayor and Council,

I am speaking to you tonight to ask that you not approve the current rezoning application of the properties in question , namely the assembled properties of 3365 Commercial and 1695 to 1775 East 18th Avenue as described on page 1 of the City of Vancouver Policy Report and Development dated April 11 2016.

In short, it is position of both myself and the seven other family members of my residence located in the block of 1600 avenue east , that the proposed development is very inappropriate to the neighbourhood's character and if allowed to proceed in its current form will not be an improvement to the liveability of the neighbourhood.

I have been an owner and resident in this neighbourhood since 1989 and very shortly after moving to my current home I have been interested and in involved in the health of this neighbourhood. I served 14 years on the Board of Management of Cedar Cottage Neighbourhood House, and two years as a director on Association of Neighbourhood Houses Board. More germane to tonight's proceedings I also was an active community member on the KCC visioning exercise and sat on the City of Vancouver's MC1 Welwyn task force that looked at how the light industrial area just to the south of the current proposed development could be responsibly redeveloped. Through that process I gained quite



an understanding of how do do productive neighbourhood growth and change.

In the time that I have lived in this area there has been considerable turnover of building stock. Most dramatically, the redevelopment of the old GVRD and BC Tel work yard properties located between 20th and 22nd and Welwyn: a site just two blocks south of the site in question today. I was not opposed to those particular projects as what was built mirrored both in style and in height the architectural cues of the "craftsmen" style of homes that were first built in the area. I have however become increasingly alarmed at what I can only call "vertical creep" in the last few years, especially on Victoria Diversion. I speak here of buildings like the "Porter" which have created very much of a canyon like feel along that stretch of roadway and firmly believe that a building like that should be the exception and not a cue to future development in the area.

While I note that there have been some minor tweaks to the first iteration of this project, which quite frankly looked like a Soviet era apartment block, the overall fundamentals of height and density are not in keeping with the bulk of the neighbourhood particularly to the west of the proposed development.

I believe height limits in the spirit of RS zoning should be applied to the entire site, that the city should retain ownership of the lot it currently owns, perhaps for a little pocket park, and that all residences should be ground oriented housing. I'm sure that such a project can be built and the developer can still earn a handsome ROI.

Additionally, I am of the opinion that the existing house at 3365 is in such poor structural condition (and yes I have been in the house) that any efforts to remediate it to any semblance of plum and true would render

everything but the bare skeleton being discarded. It is no older and no more significant than many houses on East 18th ,my own included, and seems to me to be a most unwise expenditure of funds. It is inferred on page 20 of the report of April 2016 that because of the 60 year rental life and the "rehabilitation and designation costs associated with the heritage House" that there will be no Community Amenity Contribution (CAC) offered by the developer.

I notice also that on Page 18 of the aforementioned report Cressey , the developer, has applied for a waiver of paying the DCL to the tune of over one million dollars. Given that local community facilities like the fitness centre at Trout Lake are already at capacity why would the city entertain the notion of such a waiver. There is no point bringing new citizens to the neighbourhood if our overstretched community resources cannot meet their needs. If there is to be any increase of the local population surely a developer the the size of the current applicant should shoulder some of those costs.

I am not of the belief that things should never change. Over my last 27 years, the scope and nature of the change in my neighbourhood has been good. New housing has been built that moderately increases density while respecting the intrinsic qualities of the existing residents and structures who have worked diligently to build a safe inclusive and green place to call home.

This proposed development in its current form utterly fails to meet the expectation and requirements of this speaker . As an engaged resident, citizen and very regular voter I ask that you vote No to this rezoning application.

I thank you in advance for your consideration on this matter.

Brian McGibney

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 11:29 AM  
**To:** Public Hearing  
**Subject:** FW: 3365 Commercial Drive - re-soning

---

**From:** s.22(1) Personal and Confidential

**Sent:** Tuesday, May 24, 2016 11:28 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 3365 Commercial Drive - re-soning

I am a resident in the neighborhood  
I oppose the rezoning of 3365 Commercial Drive for the following reasons:

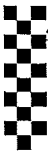
Adding another large scale housing project within a couple blocks of already existing ones puts additional undue pressure on community resources:

- Transit on #20 is bad at the best of times and adding a large rental complex will aggravate the problem.
- Community services like the Trout Lake Community Centre, schools and child care centres will be strained more than they were planned for; i don;t see the CoV asking for any added services through the development to alleviate this issue, in fact it looks like the DCC are being waived.
- The density is excessive for the site given the neighborhood context.

This efforts to provide for affordable housing is not supported by providing the necessary amenities for the citizens who already live there and those who are supposed to move in.

Regards

Stephan Baeuml,  
s.22(1) Personal and Confidential



3469 Commercial Street  
Vancouver, B.C. V5N 4E8

May 20, 2016

Mayor and Council  
c/o City Clerks Office  
453 West 12th Avenue  
Vancouver BC V5Y 1V4

U.S. 604.873.7419

Dear Mayor and Council

Re Rezoning of 3365 Commercial Dr

Please consider this letter as my complete opposition to the rezoning of 3365 Commercial Drive and 1698-1775 East 18th Avenue.

When the RS2 was first implemented in Cedar Cottage the citizens were told that there would no changes to this densification of the neighbourhood. It is a shame that nobody got that statement in writing as now we are discussing turn RS2 into CD1. The Planning Department's motto should be "More honoured in the breach than the observance."

This developer wishes to increase the zoning by claiming that an old house, with no historical significance or architectural detail, that is falling down probably because it was built wood on grade and is therefore rotting from the ground up, should be saved. The Developer is performing the "Two Dorthies" Game where you claim heritage value and save the door knob and replace every stick of wood in the building and then add back the door knob. If this building is of Heritage Value then where is its evaluation, what has the Heritage Commission ruled on this building, what about the grove of trees, what about the heritage lands, that is the fragment of stream that is owned by the City? You can not make a green City by cutting down trees and burying a once upon a time salmon stream. There is no Heritage value to this house and the Heritage Commission does not recommend its inclusion on the Heritage Registry.

Mr. Mayor and Council please respect your Heritage Commission and prior planning advice and refuse this rezoning.

Yours Truly

s.22(1) Personal and Confidential

Chris Shelton

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 24, 2016 2:10 PM  
**To:** Public Hearing  
**Subject:** FW: E 18th Avenue and Commercial Street Development

**From:** Elizabeth Earle s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 24, 2016 1:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** E 18th Avenue and Commercial Street Development

Hello Mr Mayor and Councillors;

I am hoping to attend the public hearing about this development tonight but in case I don't make it, I want to let you know my concerns.

I am concerned that this development does not conform to our community's plan, drafted partly by residents years ago.

We have a designated area for low rise apartments in the former Industrial/Commercial area of Cedar Cottage and in the centre of the neighborhood. This area has been developing nicely and the current model of up to 5 stories is in keeping with recent developments in this area.

The E 18th Avenue development is not in this 'central neighborhood area', is mostly on a single family residential street and the proposed density is much higher than even that of the 'central neighborhood area'.

The removal of 98% of the mature trees will drastically change the look of the area, the habitat for a good number of birds and animals, not to mention the loss of trees, something Vancouver is trying to discourage. The trees currently mitigate the traffic sound from Commercial Drive and if they are mostly gone, it will mean a lot more noise for the residents of E 18th Avenue.

If this rezoning and development goes through - with most of it being along a single-family residential street - then I am wondering if all our streets are going to be subject to a giant (disproportionate to everything surrounding it, really!) development proposals? Are any single family zoned streets protected? Or can we expect six or eight storey developments popping up on every street in our neighbourhood?

I hope these questions will be answered and the plans modified to suit the scale of the development in the neighbourhood before this development is approved.

Sincerely,

Elizabeth Earle  
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