

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 13, 2016 9:54 AM
To: Public Hearing
Subject: FW: Stop the rezoning of 3365 Commercial drive and 1695-1775 E. 18th Ave.

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

From: David St. Loe **5.22(1) Personal and Confidential**
Sent: Sunday, June 12, 2016 2:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Stop the rezoning of 3365 Commercial drive and 1695-1775 E. 18th Ave.

Stop the rezoning of 3365 Commercial drive and 1695-1775 E. 18th Ave.

I'm asking you to oppose this rezoning of this land, here are the reasons why:

A: 40 trees will be cut down from this site. A historical stream bed on the site will be buried.

B: Apartment buildings on East 18th don't follow City policies. The proposed 4 storey apartment building on East 18th should be replaced by ground oriented building types.

C: The proposed six story building on commercial does not fit the character of this single family neighborhood. It should be reduced in height.

D: density of 6,225 Square feet is too much at 1695 E. 18th, where the house from 3365 commercial will be moved to. Laneway infill House would only be 650 ft.² here but the backyard proposed is 3222 ft.². This is excessive density.

E: density of 78,278 ft.² is excessive for the six and four story apartment building's proposed on commercial Drive and E. 18th Ave. Normal density for this neighborhood is up to 0.75 FSR.

F: 114 units and only 81 parking stalls, this will create parking problems in the area.

G: parking ramps 81 cars is on East 18th and this should be off commercial Drive as there is already too much traffic congestion on East 18th due to church and school traffic.

Yours truly,

David St. Loe

Sent from my iPad

Ludwig, Nicole

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Tuesday, June 14, 2016 10:39 PM
To: Public Hearing; Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Subject: REZONING: 3365 Commercial Drive and 1695-1775 East 18th Avenue

REZONING: 3365 Commercial Drive and 1695-1775 East 18th Avenue

Please confirm by email (1) that the following document will be provided as part of the public record of written comment for the 23 June 2016 "new" public hearing (2) that the previous written comment to the "voided" 24 May 2016 public hearing will in fact be carried forward.

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What follows is a text version of the oral comment that Joseph Jones presented to Vancouver City Council on 24 May 2016 during the "voided" public hearing on the rezoning proposed for 3365 Commercial Drive and 1695-1775 East 18th Avenue. These comments are now provided as written submission to the "new" public hearing scheduled for 23 June 2016. **It is inexcusable for the minutes of the "voided" public hearing to have omitted in summary any mention of the extensive information provided by speakers on the development proposal's blatant disrespect for stated policy:**

The following spoke in opposition to the application, noting concerns with the proposed height and density, that local amenities are already stretched beyond capacity, high rents, and existing and future traffic in the area:

• • • • •

Joseph Jones to: 3. REZONING: 3365 Commercial Drive and 1695-1775 East 18th Avenue

Cressey's development proposal for the northwest corner of Commercial Drive at East 18th Avenue comes forward under a complex and abusive amalgamation of disparate policies. The speaker who follows me will outline specific key difficulties.

I am taking on a complementary task of providing historical context for, and criticism of, the governing Interim Rezoning Policy. I have followed IRP closely since its inception in October 2012. I was among a handful of Vancouver residents who attended a 17 October 2012 information meeting where a large group of City staff interacted with a room filled with developers. Since then I have tracked every one of the six proposals as they emerged from back room negotiations into public view. See the map on the overhead screen.

Three points stand out:

One. The developer take-up on this bureaucratic fantasy has been spotty and dismal. The city web site for IRP reiterates a key statement made at the October 2012 meeting:

A maximum of 20 rezoning applications will be considered throughout the city prior to reevaluation by Council.

On the basis of the public hearing rate established so far, which approximates one per year over a period of four years, Council would reevaluate this policy in 2032. Only desperation to deliver anything at all under IRP can account for the policy contortions and inventions that planners have scrambled into the proposal for 18th and Commercial.

Two. A single local community has suffered most of the impact of IRP's cobbled-together nonsense. That local community is the area that I have lived in for well over three decades, Kensington-Cedar Cottage. This current proposal would be the third to land in the same small area. This seriously skewed distribution of fumbling experimentation and density dumping shows no respect to the local area that in September 2005 underwent the mass rezoning of 1577 properties as the first so-called neighbourhood centre.

Three. The only IRP proposal rejected so far was for the 4600 block of Dunbar Street in March 2013. The main reason cited for rejection was affordability. Yet five months after that, on 19 August 2013, Councillor Kerry Jang offered up this memorable definition of affordability:

Well, you know, affordable housing is something that somebody can afford.

That circular definition does epitomize a realpolitik about the current massive transfer of public assets to private interests. Were that definition applied westward as well as eastward, the rich and powerful of Dunbar would not have enjoyed such special treatment in 2013. I'm now watching to see what the IRP outcome will be for King Edward at Oak in Shaughnessy.

Let me conclude by offering you the Joseph Jones definition of policy as it is formulated under the direction of a caucus-whipped Vancouver City Council:

Policy is whatever an unfettered Council wishes to do in the moment.

24 May 2016

Ludwig, Nicole

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Wednesday, June 15, 2016 9:54 AM
To: Public Hearing; Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Subject: Trees at CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue

Please post the following document among the written comment received on the "new" public hearing for the site development proposal that is scheduled for 23 June 2016, and acknowledge that this action has been taken.

Trees at CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue

The following document can also be viewed with better formatting and with live links at <https://eyenonquay.wordpress.com/2016/06/14/seven-big-old-trees/>

A grove of seven Lawson cypress trees is the most visible issue posed by Cressey's application to develop the site on the northwest corner of Commercial Drive at East 18th Avenue. The account that follows distills a variety of information sources on that magnificent grove of trees. To facilitate focused discussion, the many other trees on the site are not considered here.



Rationale

1. The cypress grove is a major existing amenity in the heart of East Vancouver. It occupies a special and prominent location

At the actual geographic center of East Vancouver
Near the Cedar Cottage site that gave its name to the local area
Among the intersections of the unusual local street grid
Along a distinctive curve that connects Commercial to Victoria
Adjacent to Skytrain and highly visible to thousands daily
On an irregular narrow extension of property that allows for easy separation
from surrounding parcel development

2. Vancouver has suffered accelerated loss of tree canopy because of massive hasty redevelopment.

3. When compared with west side, East Vancouver is a clear poor cousin in the area of tree provision.

Problem

Throughout the refinements of the 3365 Commercial development proposal, the approach to retention of the prominent cypress grove has been consistently grudging, partial, insufficient, and ineffective. Careful examination of the record reveals that all of the cypress trees are under serious threat, with high likelihood that all will die quickly under the existing proposal.

1. A few glib words tossed around in Council chamber guarantee “absolutely” ... nothing (Exhibit A).

2. The conditions set out in the report of the project arborist offer no substantial assurances (Exhibit G). The track record of tree destruction at the Avalon Dairy site shows how little the “planning” and Council approval matter to what actually happens — Avalon Tree Whack and Avalon Clearer Cut.

3. The project arborist has indicated on at least two occasions that the plan, in terms of longevity for the trees, amounts to little more than developer window dressing (Exhibit E). His professionalism and frankness is to be commended.

4. The City of Vancouver has thus far lacked the will to keep the healthy grove whole. City of Vancouver “exploration” has clearly neglected the public interest in favor of serving the developer on bended knee (Exhibit D).

Mr. King mentioned that staff are exploring retention of two additional trees in the stand which would reduce density.

5. From the outset, unfriendly developer Cressey has made clear its hope that those trees would just disappear (Exhibit H).

Solution

1. The staff presentation on 24 May 2016 identifies the six healthy trees that the developer would pretend to

retain — with no guarantees about impacts of building modifications, excavation requirements, etc (Exhibit B).

2. A marked-up version of the arborist “retention” plan — better termed developer eradication plan — shows how a slight reduction of building footprint could allow for true healthy retention of the entire cypress grove (Exhibit F).

3. The City of Vancouver owns a crucial piece of land right beside the grove, land that the developer seeks to incorporate into the project. Rather than hand over that piece of land (owned since 1939) and walk away, while extracting yet more resources from an underserved local area, the City of Vancouver needs to negotiate and to use its leverage.

6. City-owned Lot at 1733 East 18th Avenue

One of the five lots that comprise the subject site (the lot located at 1733 East 18th Avenue) has been owned by the City of Vancouver since 1939 and has always been vacant. The lot is 295.4 m² (3,180 sq. ft.) in area, measures 18.2 m (60 ft.) x 16.1 m (53 ft.) and is located mid- block west of Commercial Drive (see Figure 2). The City lot represents nine percent of the total subject site area. The City has determined this relatively small lot is not required for infrastructure purposes nor is it suitable for additional community amenities for the area, particularly given the existing supply of park space and services in the area. The City has entered into an agreement with the applicant to sell the lot, but such purchase and sale is conditional on Council’s unfettered consideration and approval in principle of the land use matters reflected in this rezoning application.

Policy Report — 11 April 2016 (Exhibit C) — Page 16

4. Since the City of Vancouver already owns 9% of the land, it should engage in a swap-and-sale deal to genuinely retain the full healthy grove as an ongoing public asset. The mappings cited in items 1 and 2 above make it clear that this is reasonable and possible. This would be done at no “cost” to the City of Vancouver, which could still extract a portion of the land value. The developer could also benefit from giving up a portion of the site that requires the expense of a greater amount of excavation. The developer’s problems of pretending to care for the trees and of needing to be monitored could also be reduced considerably.

Should these dealings with a favored developer mean that the local area only acquires yet more burden and loss, with zero true public benefit? New market rental for a few individuals does not constitute “public benefit” according to any reasonable use of the term.

• • • • •

Exhibits A – H

The following annotated extracts with source citations are presented in reverse chronological order.

A. Heather Deal / Yardley McNeill Exchange — 24 May 2016

Transcription from Council video record — 2:23:45 to 2:24:45

<http://civic.neulion.com/cityofvancouver>

3. 3365 Commercial Dr & 1695-1775 East 18th

Councillor Deal:

Um — you went through some numbers at the beginning — Can we go back again to the tree numbers — those large cedars, I think it's cedars at the corner — Were those saved in the original plan? Because those are really significant.

Planner McNeill:

With the original inquiry, no, they weren't. When it came in for an application, they were five of the seven — There's seven fifty-foot Lawson cypress trees, and two of them are within the building footprint for the rental building. The other five are outside of it, and those are proposed to be retained, in addition to a seventy-five foot tall western hemlock that's off the northern property line.

Councillor Deal:

Right. So it's the ones right at the corner that — I'm looking at the air photos — and they're the ones that from the street are the most significant. So those are being retained at this point?

Planner McNeill:

That's correct.

Councillor Deal:

And we can put that as an — as an absolute requirement?

Planner McNeill:

Absolutely.

B. Staff Presentation — CD-1 Rezoning — 24 May 2016

<http://council.vancouver.ca/20160524/documents/phea3-Presentation.pdf>

Existing Trees — Slide 15



Existing Trees

Existing	Existing trees (>20 cm caliper)	Healthy trees	Existing trees to be retained
Street right-of-way	7	0	0
Subject site	39	15	6
Total	46	15	6

15

C. Policy Report — 11 April 2016

<http://council.vancouver.ca/20160419/documents/p4.pdf>

Particularly relevant portions of the following extracts have been marked in **boldface**.

p. 3

The site is located at the interface between the Cedar Cottage neighbourhood and a major arterial route including the elevated Skytrain guide-way; **as well as a number of significant specimen trees**. With continuing dialogue with the community, the proposal has evolved through the application review process. If approved, the proposal will provide affordable rental and family housing in a well-located setting. The overall development concept would preserve a number of existing mature trees and establish an appropriate transition in scale and form along its East 18th Avenue frontage.

p. 5

Several of the lots are large and over-grown with trees and bushes of varying degrees of health. Notable landscape elements include a cluster of large Lawson Cypress trees at the southeast corner of the site and a large Western Hemlock near the north property line. The ground elevation rises to the west and some sections of the site are below the grade level of East 18th Avenue.

p. 8

The proposed rental apartment building is comprised of a six-storey block facing Commercial Drive and a 3 1/2-storey block fronting East 18th Avenue, linked by a three-storey glass-enclosed bridge element that contains the lobby on the main floor and corridors above. One level of underground parking is proposed with access from the low point along East 18th Avenue. **Retention of a significant stand of five mature Lawson Cypress trees at the corner of the site near Commercial Drive and East 18th Avenue is proposed. If the application is approved along with the proposed conditions of enactment, a significant Western Hemlock tree that exists near the north property line will also be retained.** As such, the built form has been sensitively shaped and arranged on the site in order to integrate with the existing mature landscaping.

p. 9

The distance between the rental building and the closest neighbour to the west is 185 feet. **The retention of a significant Western Hemlock tree in the rear of the subject site will provide a screening element,** and in conjunction with the oblique views generated by the six-storey block (due to the Commercial Drive alignment), will result in limited over-look onto adjacent properties and an acceptable relationship with the context.

p. 12-13

Tree Retention and New Landscaping

As noted, the subject site is significantly vegetated and it contains a number of significant specimen trees. A certified report by a professional Arborist was submitted with the rezoning application. Staff have reviewed the report and confirmed that the subject site contains a total of 39 existing trees that are over 20 cm (about 8 inches) in caliper. Seven trees over 20 cm caliper exist within the City-owned street right-of-way (see Figure 7).

The professional arborist has assessed all of the existing trees and has determined that the majority of these trees are in poor or declining health. Of the total of 46 trees inventoried, only 15 are considered to be healthy and can be expected to have a reasonable likelihood of longer-term survival. Many of the existing trees have suffered from lack of maintenance or neglect, some have been topped or have been improperly pruned and others suffer from infestation or disease. Several have multiple stems and are not considered high-value tree assets suitable for retention. The seven existing trees that are currently located within the public street right-of-way are not considered to be healthy enough to be safely

retained and, with future development of sidewalks and curbs will be replaced with a double row of new street trees. Of the trees located within the five lots that comprise the subject site, 15 are deemed to be healthy enough that they could be retained based solely on their existing condition.

The rezoning application proposes to retain six of the 15 existing on-site healthy trees (of the nine not being retained, four have multiple stems and are not considered to be sound candidates for retention, the remaining five are within the proposed building foot print). Those proposed for retention are some of the largest of the existing healthy trees within the subject site and include five of the 15 m (50 foot) tall Lawson Cypress trees that are prominent at the corner of Commercial Drive and East 18th Avenue as well as the 23 m (75 foot) tall Western Hemlock that is situated near the north property line. **To retain the Western Hemlock, the underground parking as proposed in the rezoning application will need to be reconfigured** (see conditions in Appendix B).

As part of the application, a significant number of new trees would be planted across the subject site. A total of 81 new trees would be planted -- 54 new trees on the private property and 27 new street trees within the public road right-of-way. Along with the six existing mature trees to be retained, the total number of trees will be 87 which is 41 more trees than exist today (see Figure 7).

p. 16

The preservation and re-use of the heritage house **along with the retention of several large specimen trees is generally consistent with sustainability goals of the City.** Through the conditions of this report, and in line with advice sought from the UDP regarding sustainability measures, staff are recommending conditions of approval that seek consideration of external shading devices on the south elevation of the rental building to mitigate solar gain. Additionally, the development of an extensive green roof on the 3 1/2-storey rental block is sought in order to improve the sustainability performance of the development.

Appendix B. 3 of 12

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

Appendix B. 4 of 12

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

D. Urban Design Panel — 3 June 2015

<http://vancouver.ca/files/cov/committees/minutes-urban-design-panel-20150603.pdf>

Relevant comment on trees from the Urban Design Panel review is reproduced below:

Yardley McNeill, Rezoning Planner:

This site is comprised of five lots, heavily wooded with a variety of specimen trees, most notably a cluster of seven large Lawson Cypress trees at the corner of East 18th Avenue and Commercial Drive and Western Hemlock along the north property line.

Colin King, Development Planner:

The site includes significant mature trees, including but not limited to the prominent stand at the corner of the site and two to the rear providing screening to adjacent 2-storey development.

The two trees in the courtyard area could be retained with minimal interruption of the current landscape proposal and deletion of five parking spaces since the current proposed application exceeds required parking. As well these trees have high visibility from the north along Commercial Drive.

The massing at the corner is a direct expression of the 6-storey height and has been pulled back to retain a stand of five mature trees. Mr. King mentioned that staff are exploring retention of two additional trees in the stand which would reduce density.

Jennifer Stamp, Landscape Architect, [for developer Cressey] further described the landscaping plans and mentioned that the existing trees currently land in the children's play area which she feels can be easily incorporated as a play element. The existing stand on the corner will have a pathway for the public and some seating on the corner.

Urban Design Panel summary comment:

As well they thought there should be solar shading on the south façade although they noted that the existing trees would help somewhat in mitigating the solar gain.

E. Joseph Jones Comment on 21 May 2015 Open House — 1 June 2015

<https://eyeonnorquay.wordpress.com/2016/05/29/six-letters/#2of6>

What follows is the portion of comment directly relevant to trees as made by Joseph Jones to City of Vancouver on 1 June 2015 in formal response.

3. The retention of cypress trees at the corner is highly desirable. Extensive discussion with the project arborist at the open house underlies the following recommendations. As presently structured, the development adjacent to the retained trees will result in a root loss of approximately 30%, significantly impairing the longevity of the five trees proposed for retention. Therefore the physical structure fronting Commercial Drive should be modified to mitigate root loss and to enhance that area's provision of water and nutrients. Slight additional setback of the building should be coupled with more extensive foundation setback to accommodate existing root structure. Cantilever with design to channel rainwater under the sheltered portion should provide a viable option, especially considering the large benefit already conferred on the developer in the form of requiring no commercial space on ground floor. As necessary to achieve this additional root space, commensurate reduction in underground parking would be acceptable. The existing grove of cypress trees amounts to a major amenity. Since absolutely nothing will be coming back to the neighborhood from this proposed development, impact on already enjoyed amenity should be minimized as much as possible.

4. The weakest, smallest cypress should be removed immediately to enhance the viability of the remaining four. The arborist does not anticipate a healthy future for the runt. With slight additional setback, one additional tree to the north that is scheduled for removal could be retained.

Information reported from another person who talked to the arborist paints a grimmer picture: that adjacent excavation for underground parking would likely destroy the root system of the presumably "retained" trees within two years.

F. Tree Retention Plan of Arborist — 30 April 2014

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/3365commercial/documents/treeretentionplan.PDF>

The graphic below is an extraction of the Lawson cypress grove area from the larger graphic that constitutes the

1646	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	48	15	Normal	Suitable as group	This tree is growing in a grove setting that has resulted in asymmetric crown that faces the grove edge. This tree can only be retained within the whole grove.	Retain	Retain in the group, note any landscaping or hardscape adjacent this tree must be approved by the project arborist.	2.9
1647	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	42	15	Normal	Suitable as group	This tree is growing in a grove setting that has resulted in asymmetric crown that faces the grove edge. This tree has small twin tops, as they may require an aerial inspection to determine if further treatments are necessary.	Retain	Retain in the group, note any landscaping or hardscape adjacent this tree must be approved by the project arborist.	2.5
1648	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	27	13	Normal	Suitable as group	This tree is growing in a grove setting that has resulted in asymmetric crown that faces the grove edge. This tree is the smallest tree in grove.	Retain	Retain in the group, note any landscaping or hardscape adjacent this tree must be approved by the project arborist.	1.6
1649	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	43	15	Normal	Suitable as group	This tree is growing in a grove setting that has resulted in asymmetric crown that faces the grove edge. This tree can only be retained within the whole grove.	Retain	The adjacent excavation must be under taken under arborist on site direction, and the excavation cannot intrude into the TPZ.	2.6

7. 042 West (44.26), Viewpoint 6-C, 451' x 17' 884-223-4200 F 601-233-1074

6

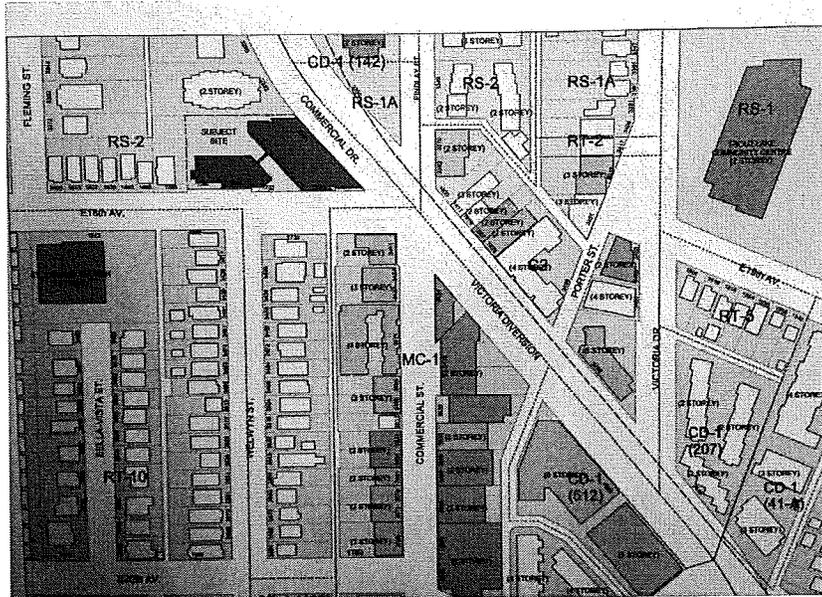
Tag #	Common Name	Botanical Name	Diameter (in.)	Height (ft)	Overall Condition	Stability	Comments	Stability Remarks	Tree Location Concerns	Tree Cost
1650	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	45	15	Normal	Suitable as group	This tree is growing in a grove setting that has resulted in asymmetric crown that faces the grove edge. This tree can only be retained within the whole grove.	Retain	The adjacent excavation must be under taken under arborist on site direction, and the excavation cannot intrude into the TPZ.	2.7
1651	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	47	15	Normal	Suitable as group	This tree is growing in a grove setting that has resulted in asymmetric crown that faces the grove edge. This tree can only be retained within the whole grove.	Remove	This tree is in conflict with the proposed building envelope.	2.8
1653	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	48	15	Normal	Suitable on own	This tree is part of the grove, however it's growing slightly in the open and singular retention of this tree may be possible.	Remove	This tree is in conflict with the proposed building envelope.	2.9

Section 5.0 Construction Guidelines on p. 18-21 assures “absolutely” nothing beyond observation and reporting. Consider what happened to significant trees at Avalon Dairy subsequent to approval of the report to Council. Essentially, the developer is routinely given a blank cheque to modify plans and to remove significant trees at will, with only pro forma “discussion” and “review” involved — and no consequences for deviating from what Council approved.

H. Original Cressey Plan — 7 October 2013

<https://ccan2013.files.wordpress.com/2013/10/area-comp.jpg>

At the pre-application open house, Cressey presented plans that showed intent to wipe out the entire Lawson cypress grove at the corner.



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 16, 2016 2:30 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 18th Ave

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

From: jane law s.22(1) Personal and Confidential
Sent: Wednesday, June 01, 2016 11:51 AM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 18th Ave

To the Mayor and Council,

I am writing to register my and my entire family's disapproval of the plans for the above development as they currently stand. The problem is with the six story building. This is simply too tall, too invasive and inappropriate for our neighbourhood. Four stories is the absolute maximum we can absorb comfortably without ruining the nature of our space, our views and the culture of this area.

We also do not want the greed of development to attempt to cram the same number of units into a four story building as a six story one. There simply has to be a smaller number of units. As our representatives, your job is to ensure the best outcome for the ongoing development of our area and we expect you to do so. Do not let us down.

Sincerely,

Jane Law,
s.22(1) Personal and Confidential

Sent from my iPad

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 16, 2016 11:23 AM
To: Public Hearing
Subject: FW: Opposed to Project at 3365 commercial and 1695-1775 east 18th avenue

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

From: nancy sweedler 5.22(1) Personal and Confidential
Sent: Thursday, June 16, 2016 5:56 AM
To: Correspondence Group, City Clerk's Office
Cc: Correspondence Group, City Clerk's Office
Subject: Opposed to Project at 3365 commercial and 1695-1775 east 18th avenue

Dear Mayor and Councillors,

My name is Nancy Sweedler. I live at 5.22(1) Personal and Confidential Which is about three blocks from the proposed Project.

I spoke at the last public hearing on this Project. I spent a lot of time preparing to speak and have been very upset since that meeting was voided. I feel that the meeting should have been reconvened. Unfortunately I am now out of town. Because of the short notice that was given for the new Council Meeting I was unable to change my plans. It is very challenging to gather residents together for a second time in a few weeks.

I have spent a lot of time explaining what happened in Council during the first public meeting and why there is a second meeting. Many residents do not understand and therefore may not come to speak.

I have lived in the Cedar Cottage Neighbourhood for 35 years. I have many friends and neighbours that I have long time relationships.

I would like to remind Council that Cedar Cottage is an active, vibrant Neighbourhood with a Vision. This Vision has always included the request that new projects be attractive, well thought out and have small green mini parks and green links.

I am concerned about the height of the proposed building. 6 stories of concrete blocks does not fit into the character of the Neighbourhood.

I am concerned that the parking ramp on 18th avenue is dangerous and will cause more congestion in an already traffic heavy area. Please take a closer look at the traffic patterns in that area.

I am concerned that the density of the housing exceeds the normal allowance for the Neighbourhood. And doesn't fit into the present guidelines.

I am concerned that no improvements are being made in our Neighbourhood. No amenities, no green space, no park, no playground. WE LOVE OUR NEIGHBOURHOOD and want to be proud of any additions to it. We are not opposed to new buildings. We are asking that you consider the lack of design and character of the proposed Project.

I am concerned and wondering how the City can justify cutting down almost all of the 39 beautiful trees on the site. As you all are aware of the Vancouver tree canopy is rapidly disappearing. There is a wonderful grove of old trees on that site. There are many more trees that could live and create a beautiful green space and mini park for all residents to enjoy. I feel that the loss of these trees will have an adverse effect on my health and well being and other residents feel the same way. I do not understand given the City's green policies that this could be approved.

I wish I could be at the meeting on June 23rd to speak with you in person.

Thank you Mayor Robertson and Council for reading this letter and seriously considering my concerns about this Project.

Sincerely,
Nancy Sweedler

Hardo and Friederike Ermisch

s.22(1) Personal and Confidential

June 17th, 2016

Mayor Gregor Robertson and City Council
City Hall
453 W 12th Avenue
Vancouver, BC

Dear Mayor and City Council:

At first we would like to mention that we are living in this area for 25 years and have seen many changes, most of which were not for the better.

We want to let you know that we strongly oppose the rezoning of 3365 Commercial Drive and 1695-1775 East 18th Avenue as currently proposed for the following reasons:

1. 18th Avenue connecting Knight Street and Commercial Drive is a very busy street already with a lot of traffic for a residential area. The planned project will increase the traffic even more and the noise that comes with it. It will also compromise the safety of pedestrians who frequently cross the street because there are schools, churches, a seniors home, parks and businesses in the area.
2. From Monday to Friday 18th Avenue between Commercial Drive and Knight Street is very busy in particular during the morning and the afternoon because of Tyee Elementary School and St. Joseph's Elementary School which with their special programs cater to families all over Vancouver who drive their children to and from school. Every Sunday we have traffic congestions because there are church services taking place in the two churches on 18th Avenue and Fleming Street. St. Mark's has two services in the morning and St. Joseph's has five spread over the day.
3. Lack of parking space has been an issue in our neighborhood for more than a decade. Years ago this led to complaint sessions which were attended by the neighbors, representatives of the two churches, the city and the Vancouver Police Department.
4. The area surrounding the project in question has already an unusually high population density compared to similar neighborhoods in Vancouver and there is little or no parking available.
5. We are opposed to the project also because the developer plans to cut down a high number of trees (40), which is going to have a negative impact on wildlife - birds in particular - air quality and noise protection. A City Council claiming to build a green city should protect every green space especially in high density areas like ours is already.

6. We agree with our neighbors who oppose the project by the following reasons:
- A. 40 trees will be cut from the site. A historical stream bed on the site will be buried.
 - B. Apartment buildings on East 18th don't follow city policies. The proposed 4 story apartment building on East 18th should be replaced by ground-oriented building types.
 - C. The proposed 6 story building on Commercial does not fit the character of this single family neighborhood. It should be reduced in height.
 - D. The density of 6,225 square feet (0.96 FSR) is too much at 1695 East 18th, 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.
 - E. The density of 78,278 square feet (2.71 FSR) is excessive for the 6 and 4 story apartment buildings proposed on Commercial Drive and East 18th Avenue. Normal density for this neighborhood is up to 0.75 FSR.
 - F. 114 units and only 81 parking stalls, this will create parking problems in the area.
 - G. Parking ramp for 81 cars is on East 18th. This should be off Commercial Drive, as there is already too much traffic congestion on East 18th due to church and school traffic.

At last we want to share with you our frustration about the way the Vision Team and City Council in general handled the meeting on May 24th, 2016 and everything related to it. The citizens of this city who put a lot of time and effort in presenting their thoughts and concerns to you, should be treated in a way they deserve as concerned citizens. The way the meeting was conducted was disrespectful toward the sacrifices on personal time spent for the good of the community.

Sincerely,

Friederike and Hardo Ermisch

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 20, 2016 10:17 AM
To: Public Hearing
Subject: FW: Proposed Rezoning 3365 Commercial Drive

From: Anna Kraulis **s.22(1) Personal and Confidential**
Sent: Sunday, June 19, 2016 11:40 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: Proposed Rezoning 3365 Commercial Drive

Dear Mayor Robertson and City Council,

This letter is concerning the proposed rezoning at 3365 Commercial Drive and 1696 to 1775 East 18th Avenue.

I am urging to you to reject this rezoning.

Here are some important reasons, although there are many more:

40 trees will be cut from the site, and a historical stream bed will be buried. As Vancouver works toward increasing its tree canopy, developments such as this are taking us backwards. The Greenest City 2020 Action Plan maintains that trees (and particularly older trees) are essential for human health, mitigating the effects of climate change, species habitat, aesthetic and so on.

We need to preserve these valuable green spaces as much as possible, so I would urge you to explore possibilities for a public park in this space instead (which would also be in conjunction with the Greenest City Goal of having citizens in closer walking distance to green spaces).

Thank you for your consideration, I look forward to your acting on this matter.

Best,

Anna Kraulis

s.22(1) Personal and Confidential



St. Mark's Evangelical Lutheran Church Vancouver B.C.

s.22(1) Personal and Confidential

Pastor Hardo Ermisch

/ Pastor Kristina Breit

s.22(1) Personal and Confidential

RE: Rezoning application for 3365 Commercial Drive and 1695-1775 East 18th Avenue

Dear Mayor Gregor Robertson and Councillors George Affleck, Elizabeth Ball, Adriane Carr, Melissa De Genova, Heather Deal, Kerry Jang, Raymond Louie, Geoff Meggs, Andrea Reimer, Tim Stevenson

We, St. Mark's Lutheran Church, support the position of the Cedar Cottage Area Neighbours to oppose the development on the lots of 3365 Commercial Drive and 1695-1775 East 18th Avenue as it is currently proposed.

1. Our neighbourhood is a single-family neighbourhood. The proposed 6-storey development on Commercial drive and the 4-storey building on E 18th will not fit the neighbourhood in character and density. We support the call of the neighbourhood to reduce the buildings in height, to adjust the development to the character of the neighbourhood and to replace them with ground-oriented buildings.
2. As we take the call to be keepers and protectors of the earth serious, we opposed the destruction of the historical stream bed and the 40 trees in the proposed location. We ask to seek a solution that would integrate and keep as many old trees as possible and to protect the stream bed.
3. For us most concerning is the traffic and parking situation on E 18th Avenue, looking at the proposed high density development and the proposed ramp for the parking off E 18th Avenue. The neighbourhood already faces a challenging traffic situation:
 - a) During school days East 18th faces high traffic volume of the two schools in the neighbourhood. This means increased traffic in the morning as well in the afternoons, when children are picked up. The students attending the school are not children from the neighbourhood, but come from all over the city due to the special Programs of the schools: Tye School offers a FSL-program, St. Joseph is a Catholic School.
Additionally, East 18th is used as approach- and through-road for the students of the near by Stratford Hall School (with IB Program). We are concerned that the traffic on East 18th Avenue will again see an increase with the new development.
 - b) High volume traffic on East 18th is not only a problem on week-days but also on weekends, due to several churches in the area: St. Mark's Lutheran (1593 E 18th), St. Joseph's (1612 E 18th), Vancouver Chinese Alliance Church (3330 Knight Street), St. Margret's Anglican Church (1530 E22nd), and others. This leads to high traffic volume and congestions even on Saturdays and Sundays between 9am and 5pm.
 - c) The parking situation on East 18th Avenue and the side streets that will be affected by the proposed development, already proves to be difficult. Most of the churches mentioned above have parishioners who come to these particular churches because of their ethnic backgrounds. That means, most of them don't walk to their churches but drive quite a distance and need parking. The three parking lots of St.

St. Mark's Evangelical Lutheran Church Vancouver B.C.

s.22(1) Personal and Confidential

Pastor Hardo Ermisch s.22(1) Personal and Confidential / Pastor Kristina Breit s.22(1) Personal and Confidential

Joseph's, Chinese Alliance and the Portuguese Church have by far not enough spaces as more parishioners arrive by car than parking spaces are available.

Besides the streets face additional traffic and parking volume on days with big events at the Croatian Cultural Centre (3250 Commercial Drive).

We ask City Council to oppose the planned development as proposed and to listen to the voices of the citizens of Vancouver and especially the neighbours of Cedar Cottage, who will be negatively affected by the new development.

For St. Mark's Evangelical Lutheran Church
Pastor Kristina Breit

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 20, 2016 10:20 AM
To: Public Hearing
Subject: FW: NEXT DOOR NEIGHBOUR - Public Hearing June 23/16 - rezoning at 3365 Commercial Drive and 1707, 1733, 1775 and 1695 East 18th Avenue

From: grnmac 5.22(1) Personal and Confidential
Sent: Monday, June 20, 2016 2:44 AM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Carr, Adriane; Reimer, Andrea; Ball, Elizabeth; Correspondence Group, City Clerk's Office; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Stevenson, Tim; Affleck, George
Subject: NEXT DOOR NEIGHBOUR - Public Hearing June 23/16 - rezoning at 3365 Commercial Drive and 1707, 1733, 1775 and 1695 East 18th Avenue

Hello Mayor and Council

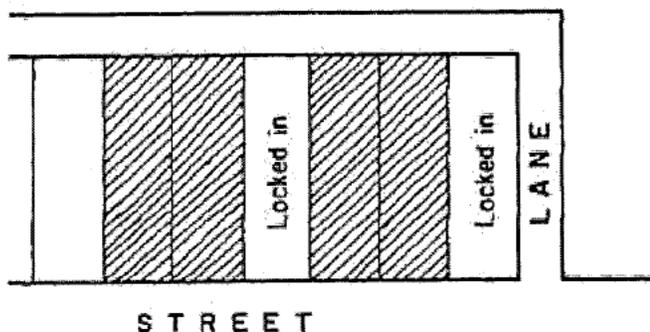
I request that City Council oppose this project at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue.

My home is next door to the west of this rezoning project on East 18th Avenue. I am opposed to this whole rezoning project of area 1 and area 2. I will most likely be unable to attend the June 23, 2016 Public Hearing. I would appreciate if Council will ask staff to answer my questions in **bold** in this letter.

Why is the City allowing a locked in situation for my property? Why isn't the City discouraging this amalgamation of five lots per their own policy? The amalgamation of the five Cressey properties has created a 'locked in' scenario for my property. There is a lane easement along the west side of my property. Cressey's west property at 1695 East 18th locks my single remaining property in between his lot and the lane. Below is the scenario that the City policy RS-2 and RS-7 Infill and Multiple Dwelling Guideline say should not happen: <http://former.vancouver.ca/commsvcs/guidelines/R006.pdf>
" RS-2 AND RS-7 INFILL AND MULTIPLE DWELLING GUIDELINES

No assemblies or individual parcel developments should "lock in" the infill or multiple dwelling development potential of an abutting large or deep lot. In these instances, assemblies which include the potentially locked-in parcels will be encouraged (Figure 2).

Figure 2. Assemblies Which Create Locked-in Parcels Will Be Discouraged"



The proposed project is too tall and dense for a single family area, 85,000 buildable square feet is too much in a RS single family zone. There are 1 to 2 storey buildings surrounding this project. This proposed project will change the character of neighbourhood. It is an unfriendly development that will overlook bedroom windows and very private backyards.

The heritage component has excessive bonus density at 3,200 square feet, with a total density of 6,200 square feet. The Vancouver Heritage Commission, May 2015, didn't support this proposal. They said the heritage was in the land because it is on Commercial Drive where the train used to go. Moving the house at 3365 Commercial Drive one block away from its original location keeps none of its heritage. **Why is this even being considered for heritage in this new location?**

October 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. **Why is this proposal allowed when there are already two 'affordable' rental projects built 1 block away from 18th Avenue and Commercial Drive and another one being built 8 blocks away at 15th and Knight?** All these projects received waivers on DLC's; that puts a great deal of pressure on the amenities of this neighbourhood because the developer is not paying anything toward amenities (daycare, community center) and this changes the character of the neighbourhood.

What policy is the City using to get this huge density of 2.71 FSR? It certainly doesn't look right to me. No one at City Hall will tell me what policy they are using to get more density in this single family RS zone. The IRP does not speak about density and the other policy used in the IRP initiative does not recommend additional density in RS zones, the Rental Incentive Guidelines. The Mayor's Task Force on Affordable Housing doesn't mention additional density in RS zones. **What is going on with this proposal that allows additional density for an affordable housing project in a RS zone?** None of the policies, guidelines, or reports say this should happen.

Further, this project takes too many mature trees from the neighbourhood. Cressey's idea of replacing the mature trees with smaller trees is not the same as keeping the mature tree canopy.

The Arborist Report, Figure 1 - Location of site 18th and Commercial Drive, includes my property at 1665 East 18th Avenue. **If they have made an error this big here then how many other errors have they made in their report? Can their tree information be relied on?**

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/3365commercial/documents/arboristreport.PDF>

It is very strange that the arborist who lived in the neighbourhood and did an inventory of the trees on the site in 2015 did such a different survey of the quality of the trees than the Cressey arborist. The neighbourhood arborist wasn't paid by the developer. He found 35 'Good' trees. **Which arborist is correct?**

There is a potable water well on the lot at 3365 Commercial Drive. **Has the City looked into what is feeding this well?**

The traffic study done by Cressey says this proposed project will increase the traffic to 1 vehicle every 2 minutes on this residential RS zoned street. And they expect 1 service vehicle per 2 hours on East 18th Avenue. That is a huge increase of traffic due to this development on a residential street.

The following is what the Cressey March 12, 2015 Transportation Study says: "More challenging, however, is that there is no rear laneway for the site, while the servicing vehicle intensity is expected to be low (1 movement per 2 hours). Given this, it is proposed to provide a passenger loading zone on East 18th Avenue, fronting the site, and smaller servicing vehicles would be able to access the visitor parking located within the building if necessary. New vehicle movements projected with the development site are expected to be around 23 to 30 (per hour) in the peak period times, or 1 vehicle every 2 minutes, and where the majority (two thirds) are expected to directly access Commercial Drive at the East 18th Avenue intersection." Here is the link to that Transportation Study,
http://former.vancouver.ca/commsvcs/planning/rezoning/applications/3365commercial/documents/transportationstudy_rev.pdf

How is it possible that Cressey can predict what direction the traffic will go when leaving the building? They have no idea that two thirds of the traffic will head toward Commercial Drive and not go west up East 18th through the neighbourhood to Knight Street. Their statement is just guess work.

In the March 12, 2015 Transportation Study, Exhibit 6.2, Total Vehicle Volumes AM and PM shows that Welwyn Street is on the north side of East 18th Avenue beside the site. Welwyn Street does not go further north than East 18th Avenue, it stops at 18th Avenue. **If there is such a blatant error here then how much more of the March 2015 Cressey Transportation Study is incorrect? Can their traffic information be relied on?**

Again in the December 3, 2015 Cressey's Transportation Study, Exhibit 6.2a and 6.2b, Site Traffic Volumes AM and PM show Welwyn Street on the north side of East 18th Avenue. Welwyn is not on the north side of East 18th Avenue. **If there is such a blatant error here again then how much more of the Cressey Dec. 2015 Transportation Study is incorrect? Can their traffic information be relied on?**
http://former.vancouver.ca/commsvcs/planning/rezoning/applications/3365commercial/documents/transportationstudy_rev2.pdf

Yours truly
Mr. N. MacKenzie



s.22(1) Personal and Confidential

June 19, 2016

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

via 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 be no changes to this densification of the neighbourhood. It is a shame that nobody got that statement in writing as now we are discussing turning 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 they 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 objective 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 did not recommend its inclusion on the Heritage Registry.

The Developer wishes to increase the zoning by claiming that he will build Affordable Housing in an high rise building which would be out of character with the neighbourhood. The City has just changed its definition of 'Affordable Housing' in order to bring it into line with the definition agreed upon by the Federal Government and all the Provinces of Canada. The previous definition was supply side oriented while the generally accepted new definition is demand oriented. This demand orientation defines 'affordable' as 30% of the total family income as the maximum rent before it becomes unaffordable. If the rent is say \$1,000.00 per month, which includes heat and light, then the total income should be above \$40,000.00 per year. The facts are that the mean income for a single person in Vancouver is about \$27,000.00 per year and for a family the mean income is about \$38,000.00, which is to say the majority of citizens could not afford to live it this proposed project. Please note that the rents of the Porter which was built by this developer under the City's old definition is greater that \$1,000.00 per month.

I would like to add that any family housing needs multiple bedrooms for a growing family. Anything less is a ticking population implosion where our schools and park facilities will be under utilized in the future.

I have asked a City Planner if the City has tested any of the "Affordable Housing" projects built under the old definition or under the new definition if the residents actually are living in "Affordable Housing" as defined by CMHC. As of writing of this letter I have no reply, maybe you can get an answer out of City Hall.

Mr. Mayor and Council please respect your Heritage Commission and prior planning advice and refuse this rezoning application. Let the Developer build to the R2 density and keep the maximum number of trees and save the City owned lot for its heritage value.

Yours Truly

s.22(1) Personal and Confidential

Chris Shelton

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 20, 2016 1:45 PM
To: Public Hearing
Subject: FW: Stop the rezoning of 3365 Commercial drive and 1695-1775 E. 18th Ave.

From: Greg Farrell s.22(1) Personal and Confidential
Sent: Monday, June 20, 2016 1:27 PM
To: Correspondence Group, City Clerk's Office
Subject: Stop the rezoning of 3365 Commercial drive and 1695-1775 E. 18th Ave.

I'm asking you to oppose this rezoning of this land, here are the reasons why:

A: 40 trees will be cut down from this site. A historical stream bed on the site will be buried.

B: Apartment buildings on East 18th don't follow City policies. The proposed 4-5 storey apartment building on East 18th should be replaced by ground oriented building types.

C: The proposed six story building on commercial does not fit the character of this single family neighborhood. It should be reduced in height.

D: density of 6,225 Square feet is too much at 1695 E. 18th, where the house from 3365 commercial will be moved to. Laneway infill House would only be 650 ft.² here but the backyard proposed is 3222 ft.². This is excessive density.

E: density of 78,278 ft.² is excessive for the six and four story apartment building's proposed on commercial Drive and E. 18th Ave. Normal density for this neighborhood is up to 0.75 FSR.

F: 114 units and only 81 parking stalls, this will create parking problems in the area.

G: parking ramps 81 cars is on East 18th and this should be off commercial Drive as there is already too much traffic congestion on East 18th due to church and school traffic.

Yours truly,

Greg Farrell

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