

Isfeld, Lori

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

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

Dear Mayor and Council,

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

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

Yours sincerely,
Guy Cross
Vancouver

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

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

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

1. The building form does not meet the criteria set out in the Interim Rezoning Policy. The IRP states that "mid-rise forms up to a maximum of 6 storeys" may be considered if they front on arterials. In this case, a 6-storey building is proposed to front on Commercial Drive. "Within approximately 100 metres of an arterial street" (i.e. behind the apartment building), the IRP permits "ground-oriented forms up to a maximum of 3.5 storeys, which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses, and courtyard row houses." The intent of the IRP is "to encourage innovation and enable real examples of ground-oriented affordable housing types to be tested for potential wider application that will provide on-going housing opportunities."

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

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

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

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

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

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

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

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

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

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

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

Jeanette Jones

June 1, 2015

May 24, 2016

Gregor Robertson

George Affleck

Elizabeth Ball

Adriane Carr

Melissa De Genova

Heather Deal

Kerry Jang

Raymond Louie

Geoff Meggs

Andrea Reimer

Tim Stevenson

Re: Public Hearing on May 24, 2016

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

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

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

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

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

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

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

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

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

Sincerely,

P. Struyk

Isfeld, Lori

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

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

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

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

Brian

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

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

Office of the City Clerk
For distribution to interested parties

Sirs/Mesdames:

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

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

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

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

Brian Waite

s.22(1) Personal and Confidential

NOTES FOR CITY HALL MEETING

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

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

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

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

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

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

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

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

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

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

Brian Waite

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

Name: Peggy Mersereau

s.22(1) Personal and Confidential

City of Vancouver Public Hearing: May 24, 2016

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Isfeld, Lori

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

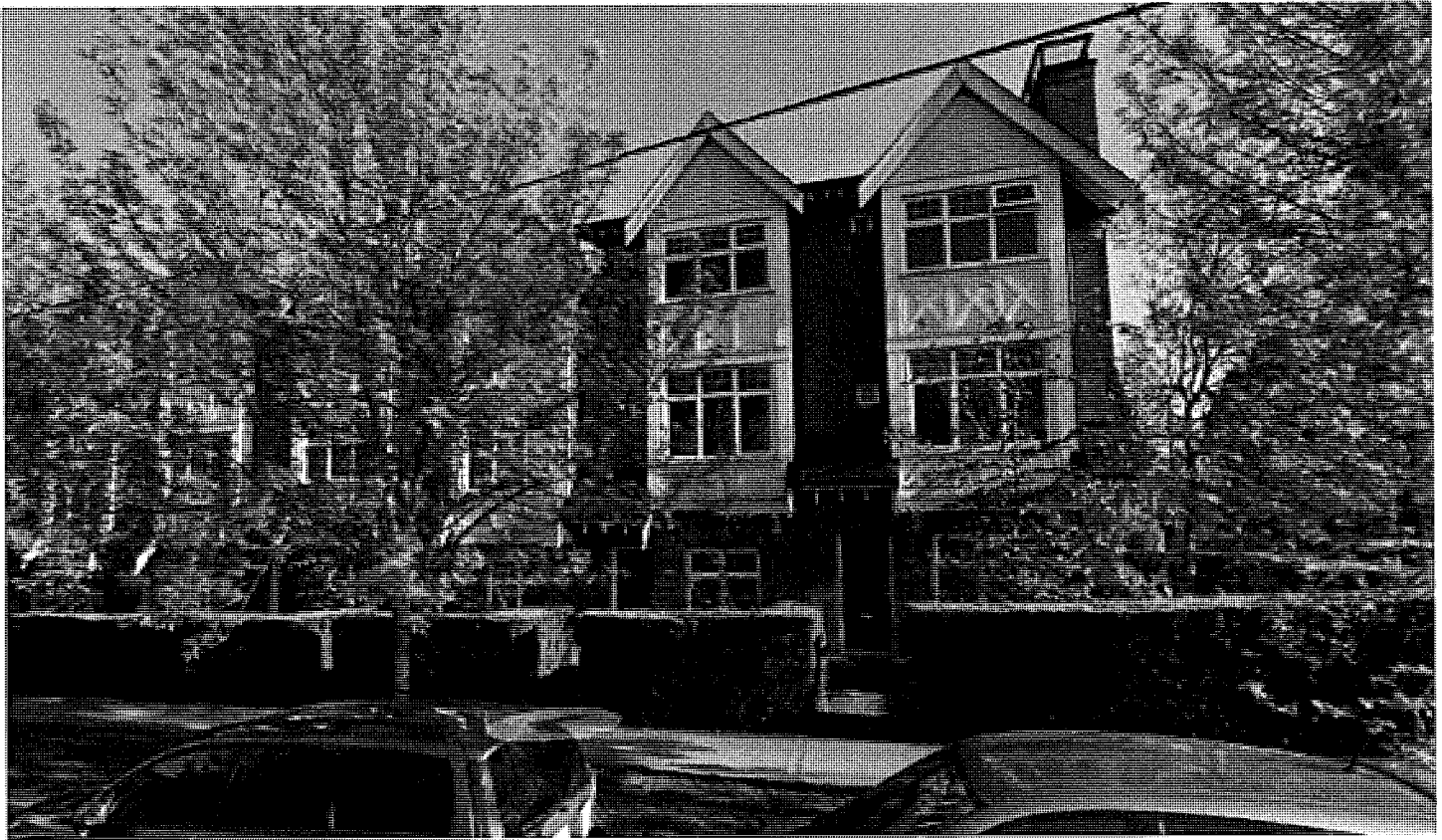
From: cbertelli s.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 6:58 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing concerning 3365 Commercial Drive and 1695-1775 East 18th Avenue

Mayor and Council,

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

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

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



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

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

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

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

Carlo and Cynthia Bertelli

5.22(1) Personal and Confidential

Isfeld, Lori

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

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

Dear Sir/Madam,

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

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

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

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

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

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

Sincerely,

Constance Batore and Adelene Batore

Castro, Maria

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

Dear Mr. Major and council members,

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

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

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

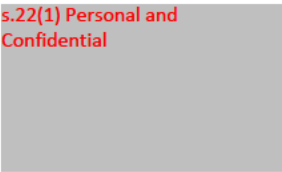
I would love to see the City of Vancouver really standing on their Green City principle in both theory and practice.

Please do not authorize this project.

Sincerely,

Carmen Miranda Barrios

s.22(1) Personal and
Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 10, 2016 2:24 PM
To: Public Hearing
Subject: FW: 3365 COMMERCIAL DRIVE - Re-zoning

From: Leona Rothney s.22(1) Personal and Confidential
Sent: Tuesday, May 10, 2016 1:19 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 COMMERCIAL DRIVE - Re-zoning

I oppose the re-zoning of 3365 Commercial Drive for the following reasons:

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.

1. The 6 story building is too tall as it does not fit the character of this neighbourhood with houses.
2. 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.
3. 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.
4. 40 trees will be cut from the site
5. 114 units and only 81 parking stalls
6. Parking ramp for 81 cars is on East 18th. This should be off Commercial Drive

Leona Rothney

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 11, 2016 9:33 AM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING

Categories: Blue Category

From: Peter H. Finch **s.22(1) Personal and Confidential**
Sent: Tuesday, May 10, 2016 10:42 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 and 1695 to 1775 East 18th Avenue PUBLIC HEARING

Mayor and Council:

I am opposed to the proposals put forth regarding these properties, for the following reasons.

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. The trees on this corner have been a landmark for at least 70 years.
6. 114 units and only 81 parking stalls. This will increase parking problems already apparent in the neighbourhood.
7. The style and massing of the buildings being proposed does not respect that of the endangered historic streetscape. The actual design of the buildings could strongly affect whether any of the pre-Vancouver buildings survive or not.
8. The provisions for moving the historic house at 3365 Commercial Drive are offensive, in that very little of the building would be left after re-purposing. The historic value of the building lies less in the structure itself, but in its actual location, indicating the original "lay of the land," the last vestiges of which will be destroyed if this proposal is allowed, unchanged. The stream that crosses the property, a tributary of Canoe Creek, has been entirely piped underground with the exception of the 3365 Commercial property.
9. In that the properties in question have remained relatively undisturbed over the past half century, they are home to numerous species, including a number of ground-dwelling native bees, none of which have been positively identified*, but possibly including rare and endangered species. This matter should be referred for study and documentation.

Sincerely,

Peter H. Finch

s.22(1) Personal and Confidential

***Example: *Bombus affinus* now extinct in 94% of its former range, is suspected, but not confirmed in the area.**

Ludwig, Nicole

From: Brian Rudko s.22(1) Personal and Confidential
Sent: Tuesday, May 10, 2016 9:04 PM
To: Public Hearing
Subject: re: 3365 Commercial Drive

Categories: Blue Category

Hello: I have lived in the neighborhood for 20 years, and cannot say I have ever really noticed the houses on that site, nor paid any particular attention to it in the thousands of times I have driven by, but I am very aware of all the greenery and trees and we will really miss it when it is all torn down. I don't know the history of the site but is this like a glimpse of what the area looked like many many years ago? What can you do to try and preserve some of this?

Brian Rudko

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 16, 2016 4:14 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 18th Avenue

From: Piers Coleman s.22(1) Personal and Confidential
Sent: Sunday, May 15, 2016 11:46 AM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 18th Avenue

Hi

I am a neighbor of the proposed development at 3365 Commercial Drive and 1695-1775 East 18th Avenue. The area is predominantly detached houses, duplexes and townhouses.

It can be quite difficult to find parking on the road late in the evening and the number 20 bus is always very busy in the morning. Quite often it will pass because it is full.

The site mentioned would be ideal for a number of townhouses, but I am concerned at the strain the number of proposed units would bring to the neighborhood. I am not sure if this building will have underground parking, but I presume not if it hasn't been mentioned.

Regards, Piers

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 16, 2016 4:15 PM
To: Public Hearing
Subject: FW: 3365 Commercial drive, 1695 to 1775 east 18th

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

From: David St. Loe **5.22(1) Personal and Confidential**

Sent: Sunday, May 15, 2016 6:49 PM

To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office; Robertson, Gregor; Ball, Elizabeth; CLRdegenova@vancover.ca; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Louie, Raymond; Deal, Heather; Carr, Adriane; Affleck, George
Subject: Re: 3365 Commercial drive, 1695 to 1775 east 18th

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 hosing 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

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 16, 2016 4:15 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695 to 1775 East 18th ave

From: Peter Lekich s.22(1) Personal and Confidential
Sent: Sunday, May 15, 2016 9:05 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695 to 1775 East 18th ave

Hello,

I live at s.22(1) Personal and Confidential and I am concerned about the development at the corner of Commercial and east 18th. I believe that the proposed development does not have enough parking spots (81) compared to the number of units (114). As a result, most of the new residents will have to park on the street. Currently, street parking is very busy in the neighborhood and with this development, the situation will become much worse. Additionally the entrance to the parkade at the proposed development is currently shown to be on 18th. This is a residential street that is often congested (after church and during school drop off and pick up); as a result, the entrance would be better placed off Commercial Drive, which is a less residential street and has fewer children on bikes and walking along the sidewalks.

Thank you,

Peter Lekich

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 12:12 PM
To: Public Hearing
Subject: FW: public hearing 3365 Commercial Dr.

From: Cedar Clan s.22(1) Personal and Confidential
Sent: Saturday, May 14, 2016 2:09 PM
To: Correspondence Group, City Clerk's Office
Subject: re: public hearing 3365 Commercial Dr.

Hello-

I am concerned about this proposal for several reasons.

1. This plan is far too dense for the area, and not in keeping with the types of buildings on E. 18th.
2. I would like to see ground-oriented building types on E. 18th. If you live in a single family dwelling, would you want a 4 story building right beside your home? Most of us do not. I would not.
3. In the bigger picture, if the goal of the city is to have no single family homes for the future- perhaps residents should be told in an open straight forward way, so we can move and plan our futures- not wake up one day with the possibility of an apartment building next door.
4. Far too many trees will be cut down.
5. It is my understanding that a historical stream bed will be covered. Is there any way it can be integrated into the landscape and architecture of the site? I do not want it to be again buried. I thought the city was moving towards ECO density, not just DENSITY.
6. The density is excessive for this neighbourhood- the density stats for this area are well known. I would prefer to see this type of building on a major intersection or streets like Kingsway or Broadway. It will put large buildings right beside owners of single family properties- it ruins their properties.
7. For so many units to have so few parking causes issues in the whole area- but maybe the proposed parking stall number is the correct amount to be built (80 units instead of the proposed 110).

Thank you for reading my letter. I am opposed to this rezoning.

Regards,

Penelope
Cedar Cottage Resident

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 3:12 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive Public Hearing

From: Daryl Hayward **s.22(1) Personal and Confidential**
Sent: Tuesday, May 17, 2016 1:43 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive Public Hearing

To whom it may concern,

I wanted to take this opportunity to write to you in order to express my rejection of the proposed building plan at 3365 Commercial Drive and 1965-1175 East 18th Ave.

I live in an apartment located at **s.22(1) Personal and Confidential**, which means my patio looks out to East 18th Ave. Everyday my wife enjoys feeding the birds that call the trees on 18th their home and it brings joy to her life. I work for **s.22(1) Personal and Confidential** and a big part of maintaining my job is ensuring I provide myself with adequate self-care. Part of my self-care includes sitting on our patio and being mindful while I listen to the birds and enjoy the trees. Not only do I often see blue jays and hummingbirds but I also see squirrels and raccoons. It actually amazes me at how much wild life I get to see while sitting on my patio. It makes me happy to be living in Vancouver.

The proposed buildings will take that away from myself and my neighbors. I really want to take this chance to express how these buildings will effect my day-to-day life, my job and my mental health. With the construction of these buildings comes loud noises and heavy machinery as well as the destruction of habitat for the animals.

I thank you for taking the time to read this and I hope you will consider my thoughts in your decision.

Thank you,

Daryl Hayward

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 2:55 PM
To: Public Hearing
Subject: FW: Request to Reject Development 3365 Commercial Drive, 1695 to 1775 East 18th

From: s.22(1) Personal and Confidential **On Behalf Of** Gord
Sent: Monday, May 16, 2016 4:30 PM
To: Correspondence Group, City Clerk's Office
Cc: Correspondence Group, City Clerk's Office; Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Aysha Dhala; Louie, Raymond; Deal, Heather; Carr, Adriane; CLRaffleck@vancouver.ca
Subject: Request to Reject Development 3365 Commercial Drive, 1695 to 1775 East 18th

I am writing to gather your support to reject this rezoning application due to the following reasons.

- 1- I do not accept cutting down 40 trees and burying a historical stream. How does this follow Vancouver's policy of being a green city by destroying natural streams and vegetation.
- 2 - The proposed apartment block does not follow city policy and should be replaced by ground orientated building types.
- 3- The proposed 6 story building on Commercial does not fit the single family neighborhoods character and should be reduced in height.
- 4 - The density of 6,225 square feet (0.96) is too much at 1695 E18, where the house from 3365 Commercial will be moved to. The laneway infill house would only be 650 Sq feet here but the backyard housing proposed is 3,222 sq feet. This is excessive density.
- 5- The density of 78,278 sq feet (2.74) is excessive for the 6 and 4 storey apartment buildings proposed on Commercial drive and East 18th ave. Normal neighborhood density for this area is up to 0.75 FSR.
- 6- 114 units and only 81 parking stalls will create problems in the area.
- 7- The proposed parking ramp for 81 cars is on 18th ave. This should be moved to Commercial drive due to there being already excessive traffic congestion on East 18th due to a church and school traffic.

I thank you in advance to reject this rezoning application and support me on my points listed at the planned May 24th meeting.

Regards

Gord Longden

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 2:50 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 198th Ave

From: Melissa Walter s.22(1) Personal and Confidential
Sent: Monday, May 16, 2016 4:05 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 198th Ave

The idea of increasing density in this area is probably all right. However, the proposed development looks ugly and unfriendly to the street. As well, there is only one tree shown in the model. This is not acceptable.

More trees need to be planted or retained. There should be rooftop gardens, set-backs, a park, and a community garden in this plan. An example of a nice solution is at scotia street and 8th (near Kingsway). The area includes a public park, and then the building height increases gradually, allowing for a rooftop garden shared by members of the community.

I think the maximum height of 60 feet could be all right here, but instead of a monolithic 60 ft tall building, the building that is created should have setbacks, and should include greenery, decks, and courtyards.

Overall, as well, the building should be well made of high quality materials that are as non-toxic as possible. It should also be beautiful (unlike the highly depressing block-shape shown in the model) because it is honest in its use of materials and design, and created with a sense of proportion and awareness of the human needs of users. Ideally, residents should have access to natural light and the ability to see greenery outside from every room, or at least from most rooms.

Adding density here will mean increased need for parks, public space, and community facilities. Trout Lake/John Hendry Park is already overcrowded in summer and the community center fitness center is overcrowded all year.

What plans does council have to provide for the increased needs for GREENSPACE and COMMUNITY CENTER/FITNESS CENTER SPACE due to this development?

What plans does council have to make sure that the buildings build add loveliness and sustainability to the neighborhood AND are well-built, well-designed, healthy and livable for their inhabitants?

I would greatly appreciate receiving a reply. I live in this neighbourhood and I care that it is developed in a way that makes it more beautiful and livable, not less.

Thanks,

Melissa Walter

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 10:15 AM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 198th Ave

From: Melissa Walter **s.22(1) Personal and Confidential**
Sent: Wednesday, May 18, 2016 9:13 AM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 198th Ave

A family commitment prevents me from attending the hearing regarding this development. I am writing a second time as I have continued to feel ever more intense dismay at the way the plan would fill in green space with dense buildings, increasing the need for green space, garden space, and public amenities, while removing "lungs" (trees and other plants) from the city.

As well, shouldn't there be a grocery store, hardware store, or restaurant at ground level in the tallest building, as is normal at other sites along commercial drive further north?

Please reconsider the plan. As portrayed it plonks down ugly and monolithic buildings with no consideration for human (or animal) needs for trees, plants, gardens, and park space.

The plan should include

- rooftop gardens and decks and courtyards
- park space with trees
- a building that is not a monolithic block but has street appeal, setbacks and graduated heights.
- useful amenities for residents such as a grocery store or restaurant.

Thank you for consulting. Please do take these concerns seriously. People living in this neighborhood want it to be more beautiful and livable, not less!

All best,
Melissa

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 10:15 AM
To: Public Hearing
Subject: FW: Proposed Development 3365 Commercial Dr & 1695-1775 E. 18th Ave

From: Diane Oye s.22(1) Personal and Confidential
Sent: Wednesday, May 18, 2016 7:57 AM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Development 3365 Commercial Dr & 1695-1775 E. 18th Ave

Please take into consideration the dynamics of this neighbourhood. This proposed development does not fit with the character of the neighbourhood. People moved to this neighbourhood because it has established single family dwellings. It is one thing to convert commercial property along Victoria Diversion to residential apartment buildings but when you are allowing developers to change single family dwellings into apartment buildings it changes the whole atmosphere. 18th and 20th Avenues are becoming increasingly busy with traffic. The streets are so congested with parked cars that there are standoffs happening all the time because there is no where for cars to pull over to let another pass. Now you want to allow 114 units to have only 81 parking stalls; where are the other 33 residents going to park there vehicles? There are very few residents who have only 1 vehicle, the majority have 2 with not enough parking!

Please reconsider this extreme high density development.

Sincerely

Diane Oye

Resident since 1984

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 10:13 AM
To: Public Hearing
Subject: FW: Notice of Public Hearing: 3365 Commercial Dr
Attachments: jays.jpg

From: Jaclyn Jularbal s.22(1) Personal and Confidential
Sent: Tuesday, May 17, 2016 5:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Notice of Public Hearing: 3365 Commercial Dr

Greetings,

I'm writing to express my concern with the proposed development at 3365 Commercial Drive.

I live in the building across, at s.22(1) Personal and Confidential and my patio faces the proposed development site area; in this green space I have counted at least 10 species of birds (including stellar jays, owls, and hummingbirds), multiple resident squirrels, families of raccoons, and skunks. Although it's a relatively small area in size it's home to a vibrant community of wildlife that have obviously existed in this space for much longer than I have.

The brush is thick, the trees are old and tall, and there's a blackberry bush that grows higher than our apartment building; it's a food source for multiple living species in the neighbourhood and it would be devastating to see it removed.

The City of Vancouver is a fantastic municipality that prides itself on environmental consciousness, green space, and sustainability and I'm writing to report to you that this proposed development is in direct conflict with the environmental consciousness the City of Vancouver wishes to maintain.

I don't consider myself an "outdoorsy" person and I recognize the need for housing in the area, but this space is truly an urban oasis for the living creatures that rely on it and I feel like it's my duty to speak for them. There is no safer, natural place for them to be in this neighbourhood. Sometimes I have to shut my window because there's so many living things making noise outside of it - and to think that this literally lively area may lose its standing here is truly not in the best interest of the environment. I invite you to come by at any time to witness what I'm describing, particularly in the evening when the raccoons make their rounds.

I put a peanut on my balcony to demonstrate some of the wilderness this area is host to. I've attached a picture for your review.

Please feel free to contact me if you require any further information.

Kind regards,

Jaclyn Jularbal



le
ole

Correspondence Group, City Clerk's Office
Wednesday, May 18, 2016 3:37 PM
Public Hearing
To:
Subject: FW: CD-1 Rezoning - 3365 Commercial Drive and 1695 to 1775 East 18th Avenue, Sub-area's 1 and 2; and the Heritage Component in this proposal - May 24, 2016 Public Hearing

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

Sent: Wednesday, May 18, 2016 3:09 PM

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

Subject: CD-1 Rezoning - 3365 Commercial Drive and 1695 to 1775 East 18th Avenue, Sub-area's 1 and 2; and the Heritage Component in this proposal - May 24, 2016 Public Hearing

Dear Mayor and Council

RE: CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue, Sub-area's 1 and 2; and the Heritage Component in this proposal

Thank you for taking the time to listen to our concerns.

We are the Cedar Cottage Area Neighbours. We had our general CCAN meeting on May 7, 2016 and discussed the upcoming Public Hearing and the heritage component of the proposed rezoning of 3365 Commercial Drive and 1695, 1707, 1739 and 1775 East 18th Avenue.

We ask that you oppose the application on the agenda of the May 24, 2016 Public Hearing for Sub-area 1 and Sub-area 2 at 3365 Commercial Drive and 1695, 1707, 1739 and 1775 East 18th Avenue, for the following reasons.

This is a rezoning proposal in an RS-2 one-family zone. The rezoning proposal calls for two sub- areas. Sub-area #1, currently addressed as 1695 E 18th Avenue, proposes moving the house from 3365 Commercial Drive to 1695 East 18th Avenue. The house will then be renovated from a 1 ½ storey house to a 2 ½ storey duplex with 2 additional bonus townhouses at the rear of this lot of 3,222 sf. A laneway house would only allow 650 sf. This area #1 will be a total of 6,006 sq. ft. of buildable floor space. The other sub-area #2 consists of four lots and has proposed 79,000 sq. ft. of buildable rental floor space. Sub-area #2 currently contains the lot, 3365 Commercial Drive, where the proposed heritage house sits.

We unanimously decided that retaining this house as heritage would not benefit the neighbourhood. We feel that by the time the house at 3365 Commercial Drive is relocated to 1695 East 18th Avenue and renovated from

its current one and a half storeys it would no longer maintain heritage components of any value. We further feel that the extra density of 0.96 FSR and the additional 2 infill townhouses is excessive for this proposed heritage retention and for an RS-2 single family area. The house has a low heritage evaluation total rating of 5 points out of 100 and is classified as Group C. We do not feel the house has enough value to be added to the Heritage Registry.

We also do not support the relocation of this house to another lot on site or off site because we do not support the excessive density. We do not support the additional building heights of the house and proposed infill townhouse buildings. The proposed heights and density are too high.

At the May 4, 2015 meeting of The Vancouver Heritage Commission, they did not support the application to relocate and rehabilitate 3365 Commercial Drive due to the relocation of the house, its new siting and its condition. We ask that you rely on their advice and oppose this application sub-area's 1 and 2 on the May 24, 2016 Public Hearing agenda.

Further, we rely on the comments and recommendations of the Urban Design Panel copied below from transcripts of the June 3, 2015 meeting. The Panel did not recognize the heritage value nor could they see the cost justification in heavily modifying and moving the house.

On December 3, 2015 the proponent submitted a revised rezoning proposal. We consider the changes in this new proposal to be minimal and do not significantly change the proposal as first submitted in March 2015. They reduced the infill from three to two townhouses but have increased the size of each infill. The total reduction of the revised infill component is only 760 square feet.

Yours sincerely,

Louise Ga, Secretary,
on behalf of the members of CCAN

-----**Recommendations from the Urban Design Panel**-----

At the City's Urban Design Panel (UDP) meeting on June 3, 2015, in general terms the project was approved; 7 members for, 2 members against. But it was approved with the following recommendations from the Panel.

The Chair of the UDP, Jennifer Marshal, recommended for 3365 Commercial and 1695 to 1775 East 18th:

- turn the four storey building into two sets of two storey townhouses because "this four storey building is the neighbour to the neighbourhood and that you really have to have a good look at that".
- for the height of the six storey building on Commercial Drive, the City should take its cue for the height from Commercial Drive at 16th, 15th and 14th.

- this project is in a transition area, a border position with a very committed neighbourhood and that needs to be respected with the architecture
- that the four and six storey buildings are institutional and out of step with the neighbourhood.
- the setbacks need to be larger
- that the heritage house and infill is way too crowded and that it needs more space and breathing room around it.

Comments from other members of the Urban Design Panel on the Heritage component currently at 3365 Commercial to be moved to 1695 East 18th:

Stefan: Personally I don't see the heritage value in this. It's an old house you're heavily modifying it and you're adding some stuff that was not previously there. So I question the value of the heritage exercise regarding the massing. It's very close to the western property line.

Stuart: Setback is not enough and the overlook for the future development would be a problem, the infill. Setbacks should follow existing conditions of Commercial.

Matthew: I question the merits of the structure and its need to be retained. I question the development resources, financial and logical, in that regard. Infill location is not that good of a neighbour for the overlooks. The 9 foot setback is an issue; overlook should be mitigated. Is the project better with the infill not there?

Maghan: The infill could be further apart.

Chris: the heritage is orphaned from the project and not well integrated with the open space. Don't think the infill is supportive relative to the heritage.

Ken: I won't comment on repurposing, it's already been discussed.

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

Roger: Everyone has said what I wanted to say. The location of the house has to be considered with the infill and grade, because of the issue of retaining wall and how the infill respects the privacy of the west neighbouring properties and liveability. Challenging to save the trees, rather see tree planting for the two streets.

Neil: Moving of the pre-dated building makes sense; heritage rules enforce age, therefore we keep it. If the house were to be kept more central then it would be a more complicated relationship between the new building and the old.

Russell: It's too much sitting on the site. For me it begins with the heritage building. I have questions as to why you're keeping the thing, but if you're going to keep the thing the infill is not successful. It should not be there. The historic building could be where the infill is and facing east. It is not neighbourly to the house to the west. Have some setbacks.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 3:36 PM
To: Public Hearing
Subject: FW: May 24/16 Public Hearing - Agenda Item #3 - 3365 Commercial Drive and 1695, 1707, 1739, and 1775 East 18th Avenue

From: CCAN s.22(1) Personal and Confidential
Sent: Wednesday, May 18, 2016 2:48 PM
To: Robertson, Gregor; Carr, Adriane; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Correspondence Group, City Clerk's Office
Subject: May 24/16 Public Hearing - Agenda Item #3 - 3365 Commercial Drive and 1695, 1707, 1739, and 1775 East 18th Avenue

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

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

This letter is written on behalf of the Cedar Cottage Area Neighbours (CCAN).

A 3 December 2015 revised rezoning application for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue seeks CD-1 approval for 80,000 square feet of secured rental market housing on five consolidated parcels in an area presently zoned RS-2.

Addresses for the four developer owned or optioned parcels are: 3365 Commercial Drive; and 1707, 1775, and 1695 East 18th Avenue. The fifth City of Vancouver parcel at 1739 East 18th Avenue is proposed for sale to the developer of the site. This parcel is addressed as 1739 East 18th (also known as 1733 East 18th) Avenue, PID 009908200, Assessment roll number 692242250000. [Legal description: Lot 2, Block A, Plan VAP1795, District Lot 753 New Westminster.] BC Assessment values this parcel at \$665,000 in 2014, and at \$800,000 in 2015.

We ask that Council oppose the sale of this lot to the developer, Cressey, so that he can include it in the application before you at the Public Hearing of May 24, 2016. We ask that you oppose this application Agenda Item #3 for the reasons below.

Our Kensington-Cedar Cottage Vision (p. 37) approved creation of small green mini-parks and green links. This particular City of Vancouver parcel would provide an exemplary space of this type. The terrain features a small stream that has continued to exist in an uncovered state. Trees on site include apple, cherry, hazelnut and Douglas fir, and the location provides a home for birds and other wildlife. To condemn this natural space to serve as a ramp into underground parking would be a travesty of the green claims made by the City of Vancouver.

Approved Vision Directions

21.1 Rowhouses, Four-and Sixplexes, Duplexes

More housing variety should be provided by rowhouses, four- and sixplexes, and duplexes, which have many features of single family but would cost less than a new house. Among the conditions that should be met for this new type of housing are:

- in defined areas, not just anywhere
- with design controls to be attractive and fit into the neighbourhood
- built in small projects rather than in large ones
- with small green mini-parks and green links

Support %: 64 / 15 / 21

The now proposed six- and four- storey block buildings were never supported in the visioning for RS zone by the Kensington-Cedar Cottage Vision. The approved direction for new building types is copied above, and includes a mini-park space which this city-owned lot could provide.

In 1983 a moratorium on apartment buildings in RS-2 was ended, provided that development would be small-scale and respect the character and diversity of existing development. Such development is to occur with small-scale apartments or townhouses, at densities common in RS-2 areas, using building designs which are complementary to neighbouring structures. The adjacent existing apartment building to the north is two storeys. To the south and west are single family houses. To the east is a two-storey building.

If the current development proposal were to respect what was envisioned when the moratorium on apartment construction in RS-2 was lifted, then the 3365 Commercial Drive site could host an apartment building of appropriate small scale, and the parcels at 1707 and 1775 East 18th could host separate townhouses. This approach would make it possible for the existing green space at 1739 East 18th to benefit the local area as a mini-park. The disposition-for-cash alternative would do nothing except take value out of a neighborhood that in recent years has already accommodated considerably more than its proportionate share of new rental density.

To allow a third secured market rental project within a single ten-block area would further burden existing amenity and unfairly target a single specific local area. The STIR project Porter lies one block south of the site in question, and approved IRP at Knight and East 15th lies nine blocks west.

We further note that of the five IRP proposals to come forward so far, this would be the THIRD to land in the same Kensington-Cedar Cottage neighborhood. The City of Vancouver turned down ONE such project in Dunbar. We hope that KCC (a twin with Dunbar in the visioning process) might enjoy at least a fraction of the respect that has been shown to the Dunbar area.

In light of the foregoing considerations, we request that you vote AGAINST the sale of City of Vancouver land for the purposes of facilitating an underground parking ramp.

Yours sincerely

Louise Ga, Secretary
On behalf of the CCAN members

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, May 19, 2016 9:38 AM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING

From: s.22(1) Personal and Confidential s.22(1) Personal and Confidential
Sent: Thursday, May 19, 2016 9:19 AM
To: Correspondence Group, City Clerk's Office
Cc: cc2013@shaw.ca; Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; 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
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 cancers 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.

s.22(1) Personal and Confidential

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 12th 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 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

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 18th Avenue email 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 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 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
- Mail: 3rd Floor, City Hall, 453 W 12th Avenue, Vancouver, BC, V5Y 1V4
- Mayor Robertson gregor.robertson@vancouver.ca
- Elizabeth Ball CLRball@vancouver.ca
- Melissa De Genova CLRdegenova@vancouver.ca
- Kerry Jang CLRjang@vancouver.ca
- Geoff Meggs CLRmeggs@vancouver.ca
- Tim Stevenson CLRstevenson@vancouver.ca
- Andrea Reimer CLRreimer@vancouver.ca
- Raymond Louie CLRlouie@vancouver.ca

- Heather Deal CLRdeal@vancouver.ca
- Adriane Carr CLRcarr@vancouver.ca
- George Affleck 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

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, May 19, 2016 12:20 PM
To: Public Hearing
Subject: FW: Public Hearing Zoning 3365 Commercial Drive

From: Nancy Morgan s.22(1) Personal and Confidential
Sent: Thursday, May 19, 2016 12:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Zoning 3365 Commercial Drive

Hello Mayor and Council,

I am writing today in regard to the rezoning application for 3365 Commercial Drive, 1695 to 1775 East 18th. I do not support the proposed rezoning application.

I have carefully reviewed the developer's application, the council report (April 11, 2016) and the comments of other concerned parties, including the Cedar Cottage Area Neighbours (CCAN). After this review, I find I cannot support the developer's vision for this property and urge the Council to reject the zoning application as proposed.

I agree with the CCNA that the current developer's proposal does not fit the character of and is unpleasantly and excessively large and dense for that location. As a 15-year neighbour of the property in question, I feel that particular location is of enormous value to the surrounding neighbourhood. I am not sure if the Mayor and Council have actually viewed this property, but it is something special: a time capsule into the past of the Commercial Drive/Commercial Street area. It is also special due to the remarkable natural features that remain there, including the running creek and amazing trees. These natural features add to the green space of our community and would be a terrible loss. I feel the existing heritage house and trees have great historical value in their existing context on the property.

I fully support increasing density in the city of Vancouver. This Commercial Drive/Victoria Drive neighbourhood has seen a huge amount of recent densification and I have welcomed it. More affordable housing is an absolute need and additional people can only make our neighbourhoods more vibrant. However, the spaces that have previously given way to increased densification in this Commercial Drive/Victoria Drive neighbourhood were not nice places: they were rundown light industrial buildings. *The property at 3365 Commercial Drive, 1695 to 1775 East 18th is a very nice and very special place.* It should be replaced with something nice and special. What that location does not need is a very large, super dense, poorly constructed, generic development, devoid of character, green space and adding nothing distinctive or valuable to the sense of our neighbourhood.

I support the CCAN's suggestion that a lower density townhouse-style development is more appropriate for the location in question. I also ask the Council to carefully consider the value of the heritage value of the property's natural features and existing buildings and retain these elements if possible.

Thank you very much for your time and your work making Vancouver a great place to live,

Nancy Morgan
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 20, 2016 11:17 AM
To: Public Hearing
Subject: FW: Proposed Development at 18th and Commercial

-----Original Message-----
From: Kenneth Morrison s.22(1) Personal and Confidential
Sent: Thursday, May 19, 2016 7:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Development at 18th and Commercial

Dear Mr. Mayor and Councillors,

I am writing to state my opposition to the proposed development at 18th and Commercial. My primary reason for opposing this particular development is that I think it will change, irrevocably, the character of the neighbourhood. There has been much residential development nearby over the past few years. However, the previous development was fundamentally different than this new proposal for the following reasons:

1. This new proposal would remove a green space that contains several old evergreen trees. The other development nearby replaced light industrial facilities that were already devoid of green space.
2. This new proposal would erect a six-story building that is completely out of character of the rest of the neighbourhood.

I am in favour of development and understand well the need for creative ways to create more housing in the city. But, rather than turn this rather charming little corner of East Vancouver into what exists at, say, Kingsway and Knight, please consider saving your approval for the redevelopment of this parcel of land for a more appropriate project. For example, row houses and town houses would be much more in character and would still provide a significant increase in density.

Sincerely,
Kenneth Morrison
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 20, 2016 11:17 AM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 E. 18th Ave. (Comments for Public Hearing May 24/16)

From: Mark Oldham s.22(1) Personal and Confidential
Sent: Friday, May 20, 2016 11:07 AM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: 3365 Commercial Drive and 1695-1775 E. 18th Ave. (Comments for Public Hearing May 24/16)

I live on East 18th (just west of this site) and vehicle traffic and parking is already an issue in the neighbourhood (two churches right on the corner of E. 18th and Fleming as well as another church further west at the corner of E. 18th and Knight). There are also three schools (Tye, Saint Joseph, and Stratford Hall) in the neighbourhood. East 18th is also used as a quick way to get between Commercial and Knight, so many cars speed up and down the street, and I'm surprised there hasn't been someone killed as vehicles speed up the hill, which is essentially a blindspot.

If this development were to proceed, adding even more congestion to the neighbourhood, something would need to be done to calm the traffic in the area. If parking spaces for the new development are going to be limited, thereby causing residents to park on the street, the City should make much more of the streets on (and near) E. 18th between Commercial and Knight available for residents only. The church-goers (who aren't residents of the neighbourhood, obviously, as they all drive in to attend church) already park illegally and generally cause mayhem, so this new development sounds like it is only going to add to the problem. If there were a fire in the neighbourhood it would be impossible for a fire truck (or even an ambulance) to navigate through some of the streets.

[please remove my company and contact information if this email is going to be public]

Mark Oldham
s.22(1) Personal and Confidential

IMPORTANT NOTICE

This message, including its attachments, is confidential. If you received this email by mistake, do not copy, disclose, or disseminate any information contained in it. If you are not the intended recipient of this email please notify Solus Trust immediately by replying to the sender, and delete it from your system. Your cooperation is appreciated.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 20, 2016 1:50 PM
To: Public Hearing
Subject: FW: May 24, 2016 Public Hearing for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue

From: grnmac s.22(1) Personal and Confidential
Sent: Friday, May 20, 2016 1:27 PM
To: Robertson, Gregor; Carr, Adriane; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Correspondence Group, City Clerk's Office
Subject: May 24, 2016 Public Hearing for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue

Dear Mayor Robertson and Council

RE: May 24, 2016 Public Hearing for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue - revised rezoning as of December 3, 2015

I am opposed to the December 3, 2015 revised rezoning application of Cressey Development at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue. I don't see any substantial changes made from their original proposal to their December 3, 2015 revised proposal.

I ask you to oppose this entire application before you at the May 24, 2016 Public Hearing.

Cressey has harassed me three times to underpin my property and to put their large building cranes over my house. I do not want this to happen. This is an unfriendly development.

It is completely beyond me how the City would consider such a large development in a single family area. This project should be much smaller so that the developer would not need huge cranes and underpinning. A smaller project would also leave the land undisturbed so that the trees and shrubs would survive.

Cressey's interest in land seems to be simply to see how much money they can get out of it. They think they can use someone else's property to suit their needs. They don't consider that this is a person's home. A place where they brought the babies home from the hospital and raised them. Where there were graduation and wedding parties. Where the family, five generations of them, lived, played and died. Where they had heart attacks and survived. Where the pets are buried in the back yard. Where the best peaches in the neighborhood grew. This land is where generations of wild animals live; I know they have lived here for at least 75 years. Where trees and plants grow. It is really a shame that this land will be dug up, scrapped clear and covered with concrete for an underground parking lot the length and breadth of the site, destroying all the roots of the trees so they can never come back.

I request that this project be built under current RS-2 zoning. I request that the City require this proponent to build this proposal as recommended by the Mayor's Affordable Housing Task Force: Roundtable on Building Form and Design for an RS zone. That is ground-oriented housing on East 18th with no extra density than currently allowed in the District.

Make the entire project much smaller, 6 storeys on Commercial at 2.71 FSR is too much. This proposal is in an RS-2 zone that restricts developments to the lesser of 35 feet or 2 ½ storeys with a density of no more than 0.75 FSR. The IRP policy does not allow more density in RS zones and it doesn't allow a 4 storey apartment building on East 18th. I ask you to please oppose this application for 3365 Commercial and 1695 to 1775 East 18th Avenue at the Public Hearing for this proposal.

I own the property to the west of this project. I am very upset that the building from 3365 Commercial is to be moved to 1695 East 18th Avenue and that excessive additional housing as infill is proposed to the north on the lot at 1695 East 18th Avenue. The proposed buildings on 1695 East 18th are too much; too tall and dense for a single family area.

If 1695 E. 18th Avenue did have a lane, I believe the density of a laneway house could only be 10% of the property, which would be 700 sq. This proposed infill is 3,222 sq; this is excessive.

If the City allows this height and density it is creating an un-neighbourly project. These buildings will shadow my fruit trees and garden. The outdoor noise which could be created by the residents of four, three bedroom houses next door is unreasonable to expect in a single family RS-2 zone. Also the noise of maintaining four houses on 1695 East 18th is unreasonable for a neighbour to endure. This proposal will create a direct overlooking of my very private backyard and into the windows of my back bedrooms.

There is no back lane on these properties, what is being done so that the Fire Department can access a fire in the infill houses? I do not think this is a safe project.

If the City intends to allow four, three bedroom houses next door to me with very little side yard setbacks this will have a negative effect on any redevelopment I should choose to do. In this proposal the side yard setbacks should be much greater, at least 16 feet because of the proposed high density of 6006 sq. on 1695 East 18th. Currently they show a 6 foot setback, this does not seem enough of a setback for the maintenance of the new buildings at 1695 East 18th Avenue. The current proposed setbacks do not give me enough privacy.

I want to be ensured, by the City, that my wire and picket fences between 1695 East 18th and my property are not destroyed during development of this proposal. I do not want the aggravation of trying to deal with Cressey after they destroy my property. I want the City to be diligent in protecting me from this development.

I want the City to ensure that the natural current grade of our adjoining properties, that being 1695 and 1665 East 18th Avenue, remains the same. I want the City to ensure that the retaining wall between the properties is left and is left in excellent condition so that my property is not eroded away by this new development. I do not approve of any raising of the land at 1695 East 18th Avenue to my level of land. The design of any new development should complement the existing topography; your policies even say to do that.

This entire proposal will take away my quiet enjoyment of my home. It will take away my enjoyment due to:

- the excessive total density of 84,000 sq. and height of 3, 4 and 6 storey buildings the will make it gloomy and oppressive in an RS-2 single family house area,

- the overshadowing and overlooking of my yard and house; and the residential noise that will be created as described above,
- the removal of the tall trees and shrubs that provide refuge for wildlife which I enjoy to watch, and
- the excessive traffic noise that will be created by this project on East 18th Avenue in a single family zone.

I would like you to add my comments and opposition to this proposal to your permanent records.

Yours truly

Norbert MacKenzie

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 20, 2016 2:27 PM
To: Public Hearing
Subject: FW: Public Hearing 3365 Commercial Drive, 1695 to 1775 East 18th

From: Pippa Lubensky **s.22(1) Personal and Confidential**
Sent: Friday, May 20, 2016 2:15 PM
Subject: Public Hearing 3365 Commercial Drive, 1695 to 1775 East 18th

Hello,

I have been a resident of the Cedar Cottage neighborhood since 2008, living one block away from the proposed development. I agree with the city's strategy to increase density, the housing situation in Vancouver is desperate!

However, the project in question is too big considering it's surrounding neighborhood. Why not downsize it to the recommendations of the Urban Design Panel? I support their proposal which is

1. turn the four storey building into two sets of two storey townhouses because "this four storey building is the neighbour to the neighbourhood and that you really have to have a good look at that".
2. for the height of the six storey building on Commercial Drive, the City should take its cue for the height from Commercial Drive at 16th, 15th and 14th.
3. this project is in a transition area, a border position with a very committed neighbourhood and that needs to be respected with the architecture
4. that the four and six storey buildings are institutional and out of step with the neighbourhood.
5. the setbacks need to be larger
6. that the heritage house and infill is way too crowded and that it needs more space and breathing room around it.

I am not in favor of preserving the heritage house, it doesn't make the deal sweeter to preserve a house of questionable heritage value. More green space, less crowding is much preferred.

Thanks for considering!

Pippa Lubensky

Ludwig, Nicole

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Friday, May 20, 2016 3:33 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: 3. REZONING: 3365 Commercial Drive and 1695-1775 East 18th Avenue

Public Hearing – 24 May 2016

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

I Joseph Jones OPPOSE the Cressey proposal to develop the northwest corner of Commercial Drive at East 18th Avenue for the following reasons:

1. The various appeals to a grab-bag of supposedly applicable policies fail to stand up to scrutiny. One immediate piece of evidence for the shaky policy foundation is how the development site has been carved up into kludgy and dodgy subareas.

When I speak to Council at the public hearing, I will focus on outlining the dubious history of the Interim Rezoning Policy (effective 4 Oct 2012 | amended 2 Dec 2013 and 19 Apr 2016). A mapping of 2012-2016 IRP sites is provided as appendix to this letter.

2. The off-arterial extension of non-ground-oriented housing form, into the area along East 18th Avenue, fails to respect the Interim Rezoning Policy requirement to provide

Ground-oriented forms up to a maximum of 3½ storeys, which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses (p. 2 of Appendix A: Affordable Housing Choices Interim Rezoning Policy
<http://council.vancouver.ca/20160420/documents/cfsc2.pdf>)

A simulacrum end-run that proposes design "to emulate the rhythm and width of town homes" (p. 9) violates the Interim Rezoning Policy and is not acceptable. This aspect would set precedent for the entire City of Vancouver. A "3½-storey rental block" (p. 10) clearly is not a ground-oriented form.

3. There is almost no local area support for the use of heritage bonusing in this proposal. To this significant degree of non-support add the fact that the limited assessment from the Vancouver Heritage Commission has been unusually negative. Planners have tellingly avoided taking the insufficient revision of the unacceptable proposal back to the Commission. This willful misuse of "heritage" provision amounts to scam.

4. Discussion with the project arborist at an open house made it clear that keeping the "significant stand of five mature Lawson Cypress trees at the corner of the site" (p. 8) would be an empty gesture. With proposed development, the remaining trees would experience a serious 30% loss of root structure. The trees need more room, and the adjacent Lawson Cypress trees in the grove need to be retained. Unless the trees are given more space, a major existing green amenity will be eradicated (both immediately and by rapid death) from the

neighborhood by this development proposal.

5. The City of Vancouver proposes to hand over to big Vision-Vancouver-donor Cressey a piece of public land owned since 1939 – "nine percent of the total subject site area" (p. 16). To allow this would amount to extraction of value from the local area with no payback. This has become a depressing and regular pattern for how the City of Vancouver deals with East Vancouver.

Perhaps that money would be applied to the \$55 million purchase price for the Arbutus corridor on the favored side of town? Despite already owning most of the land needed to deliver a Renfrew Ravine linear park (connecting Norquay Park with Renfrew Ravine), the City of Vancouver continues to fail to provide any part whatsoever of the amenity package specified under the 2010 Norquay Plan. A large area of East Vancouver is undergoing massive and rapid redevelopment with none of the promised corresponding improvement to public realm.

6. The lengthy process for the site at Commercial and East 18th Avenue has seemed dominated by back room collusion between developer Cressey and the City of Vancouver. Despite extensive efforts made by local area residents to provide input, the end result has incorporated nothing significant from community feedback.

The City of Vancouver insulted a committed group of people with a stealth posting of 3 December 2015 "revisions to the application" – providing no notification to participants. In light of the foregoing comments, consider how little difference the following minor tweaks have made to address severe policy problems:

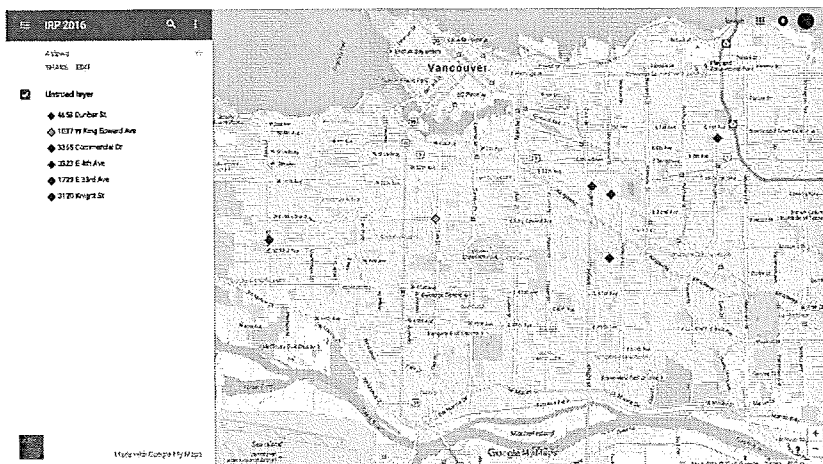
Revisions to the Application

December 3, 2015: Revised drawings were submitted on December 3, 2015 to address concerns raised by staff and the community. The overall density was reduced from 2.55 FSR to 2.40 FSR with a corresponding reduction in unit count from 118 residential units to 114 residential units. Increased setback and massing changes are proposed to the rental building, a reduction to the size of the proposed infill building on the heritage site, and the location of the underground parking ramp has been moved closer to Commercial Drive. In addition, the Transportation Study has been updated.

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

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Appendix: Mapping of the Six Proposals under Interim Rezoning Policy 2012-2016



Isfeld, Lori

From: [REDACTED] s.22(1) Personal and Confidential, s.22(1) Personal and Confidential
Sent: Tuesday, May 24, 2016 12:19 AM
To: Correspondence Group, City Clerk's Office
Cc: [REDACTED] 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,

s.22(1) Personal and Confidential

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

s.22(1) Personal and Confidential

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 12th 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 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

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 18th Avenue email 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 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 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
- Mail: 3rd Floor, City Hall, 453 W 12th Avenue, Vancouver, BC, V5Y 1V4
- Mayor Robertson gregor.robertson@vancouver.ca
- Elizabeth Ball CLRball@vancouver.ca
- Melissa De Genova CLRdegenova@vancouver.ca
- Kerry Jang CLRjang@vancouver.ca
- Geoff Meggs CLRMeggs@vancouver.ca
- Tim Stevenson CLRstevenson@vancouver.ca
- Andrea Reimer CLRreimer@vancouver.ca
- Raymond Louie CLRlouie@vancouver.ca
- Heather Deal CLRdeal@vancouver.ca
- Adriane Carr CLRCarr@vancouver.ca
- George Affleck 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.

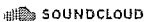
Despite the federal government's move to placate critics like Robertson, he's not exactly buying what they're selling.

"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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518

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

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

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>

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

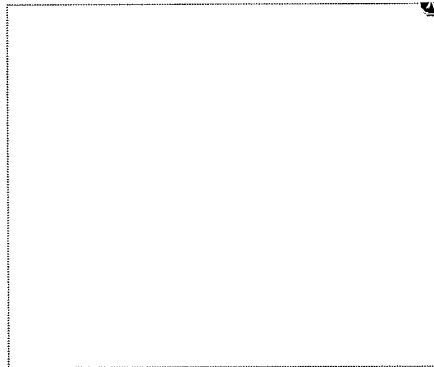
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Cedar Cottage Area Neighbours

The Twenty Ten Theme. Blog at WordPress.com.

Isfeld, Lori

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

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 18th Avenue for two main reasons.

1. The 3.5-storey apartment building on E. 18th 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. 18th 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

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

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

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

From: Leon Paul 5.22(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 18th 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

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 of 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

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

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

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

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

s.22(1) Personal and Confidential

May 20, 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 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 nighbourhood before this development is approved.

Sincerely,

Elizabeth Earle
s.22(1) Personal and Confidential