

June 23, 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 June 23, 2016

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

I am **opposed** to the existing Cressey proposal for this package of land. The proposal is not compliant with the City's Interim Rezoning Policy and is in a style and scale that do not fit this neighbourhood and is not compatible with Vancouver's aspirations as a green, liveable city.

Kensington-Cedar Cottage is a very liveable. I have lived in the neighbourhood for 16 years. Like many of my neighbours, I love it. People either come and stay, or, if they leave, they often move back. People tend to renovate and rebuild around here, rather than move elsewhere.

No one batted an eye or said a word as Brix went up, or Stories, or the Works. The thing is, these developments are scaled and styled in a way that fits quite nicely into the neighbourhood and they appear to comply with the IRP. These developments actually added to the quality of the neighbourhood.

This Cressey proposal is different. The neighbourhood doesn't like the current design, including the density gained through a very weak heritage designation. The City's Heritage committee and the Urban Design committee have recommended a redesign of the style and scale of the development. So, I ask you to consider the following:

- **What is it about this development that would lead the City to ignore its own IRP, ignore the experts' advice and disregard the voices of a community that has been very accepting of development up until this proposal?**
- **Why does Cressey, with this proposal, get to flout the City's interim zoning policy, abuse the City's density bonuses for heritage provisions, run roughshod over and create ill will with its future neighbours and build something so unpalatable to the community?**

Cressey is not proposing to build something that is so special, so innovative, so inclusive, so green, so exceptionally affordable, that it should be permitted to:

- build a massive, monolithic structure on East 18th Avenue that does not fit in with the neighbourhood in the least and is not ground-oriented as the IRP requires
- treat East 18th Avenue as an arterial road (in a sense, creating an arterial road in a neighbourhood) by building a structure higher than 3 ½ stories and a parking garage entrance on East 18th that will exacerbate the neighbourhood's parking problems and traffic congestion related to the area's churches and schools
- get bonus density with a weak heritage argument that was strongly criticized by the Heritage committee
- cut down 40 viable trees, build a parking lot over a stream and disregard the need for wildlife habitat throughout the city

I accept that the city will always be changing and development will always occur. My neighbours and I do not accept that development in Kensington-Cedar Cottage would be exempt from City policies, common sense or respect for the community.

Mayor and Councillors, the bar that seems to be set for this development is just too low and the precedent that will be set for other developments in the city is very concerning.

Sincerely,

P. Struyk

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:04 AM
To: Public Hearing
Subject: FW: Oppose: REVISED Rezoning Application, 3365 Commercial Drive and 1695-1775 East 18th Avenue Public Hearing June 23, 2016

From: Lee Chapelle s.22(1) Personal and Confidential
Sent: Wednesday, June 22, 2016 10:46 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Correspondence Group, City Clerk's Office; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Carr, Adriane
Subject: Oppose: REVISED Rezoning Application, 3365 Commercial Drive and 1695-1775 East 18th Avenue Public Hearing June 23, 2016

Mayor and Council

This project is proposed under the City's Interim Rezoning Policy (IRP), which allows the construction of rental buildings up to six storeys on arterial streets. In this case however, the developer didn't just set their sights on lots on Commercial Drive. They scooped up five connecting properties in this RS Zone and amalgamated them. Now the project includes a three and a half storey apartment building intruding into this single family neighbourhood, which until now would not have been permitted.

This application violates several of the policies and guidelines intended to protect Single Family (RS) Zones.

1. RS zones are not listed as eligible to receive extra density under an IRP initiative.
2. The IRP policy permits only "ground oriented" housing within 100 meters of an arterial. "Ground oriented" generally means housing that has direct access to the street or ground level (i.e., its own front door).
3. The Mayor's Affordable Housing Task Force: Roundtable on Building Form and Design specifically recommended that the density be 0.60 to 0.73 FSR in RS single family zones, ground-oriented housing should be used.
4. New projects are supposed to reflect the character of the surrounding neighbourhood.

I urge City Council NOT to approve this rezoning. Too often, the Vision Vancouver majority uses "rental housing" to justify the violation of principles, policies and community goals. In this case, the principle is the protection of Vancouver's single-family zoning and the preservation of the character of these neighbourhoods.

What follows is a series of architectural images commissioned by CCAN to show a better option, a more modest apartment building, many more trees preserved, a mini-park, and ground oriented family rental housing that could be built here and meet the goals and needs of The City and Community and also follow the city policies.

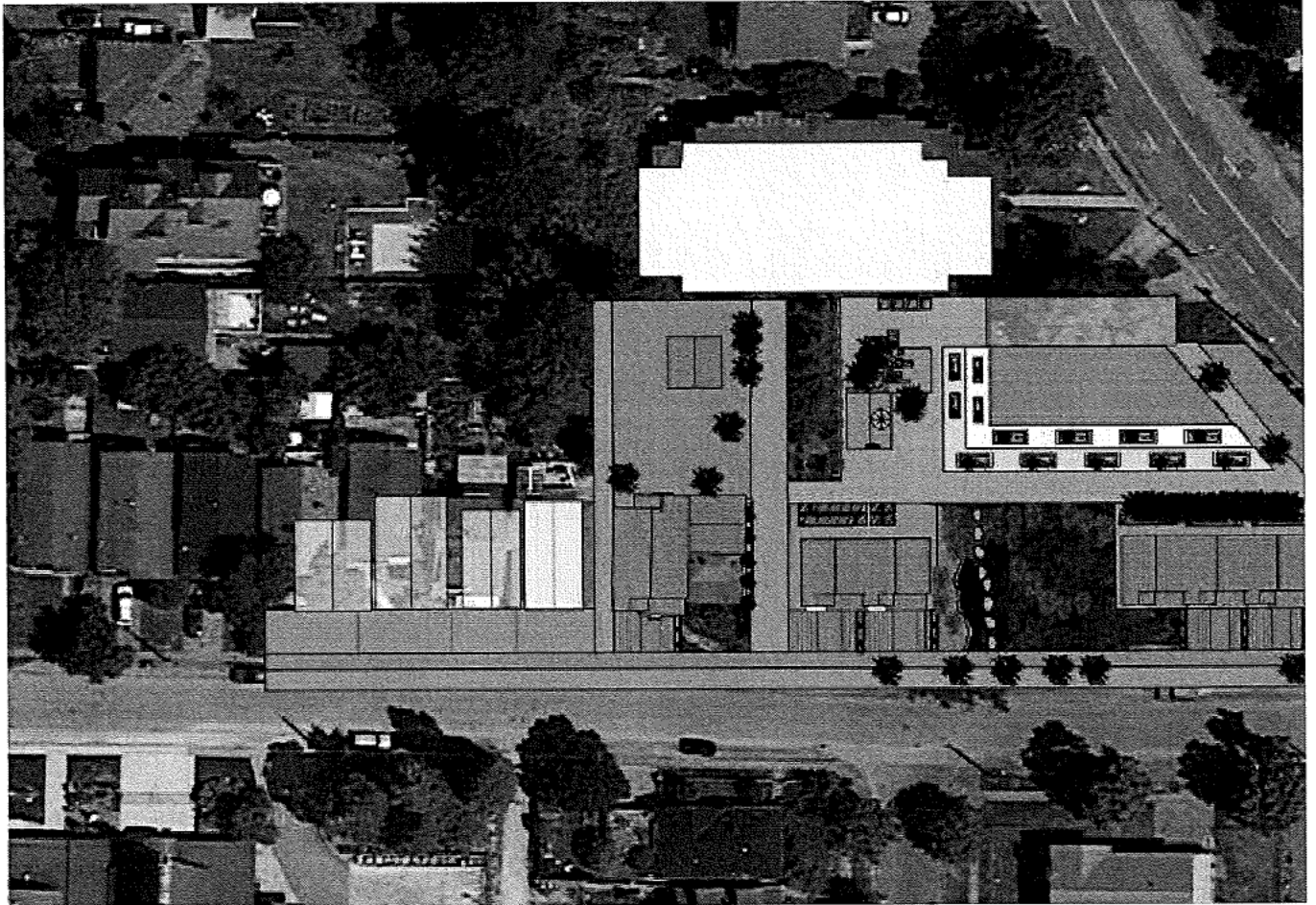
Please reject this overblown application and advise Cressey to submit a project that resembles the following drawings overlaid on the Cressey site at East 18th and Commercial Drive.

thank you

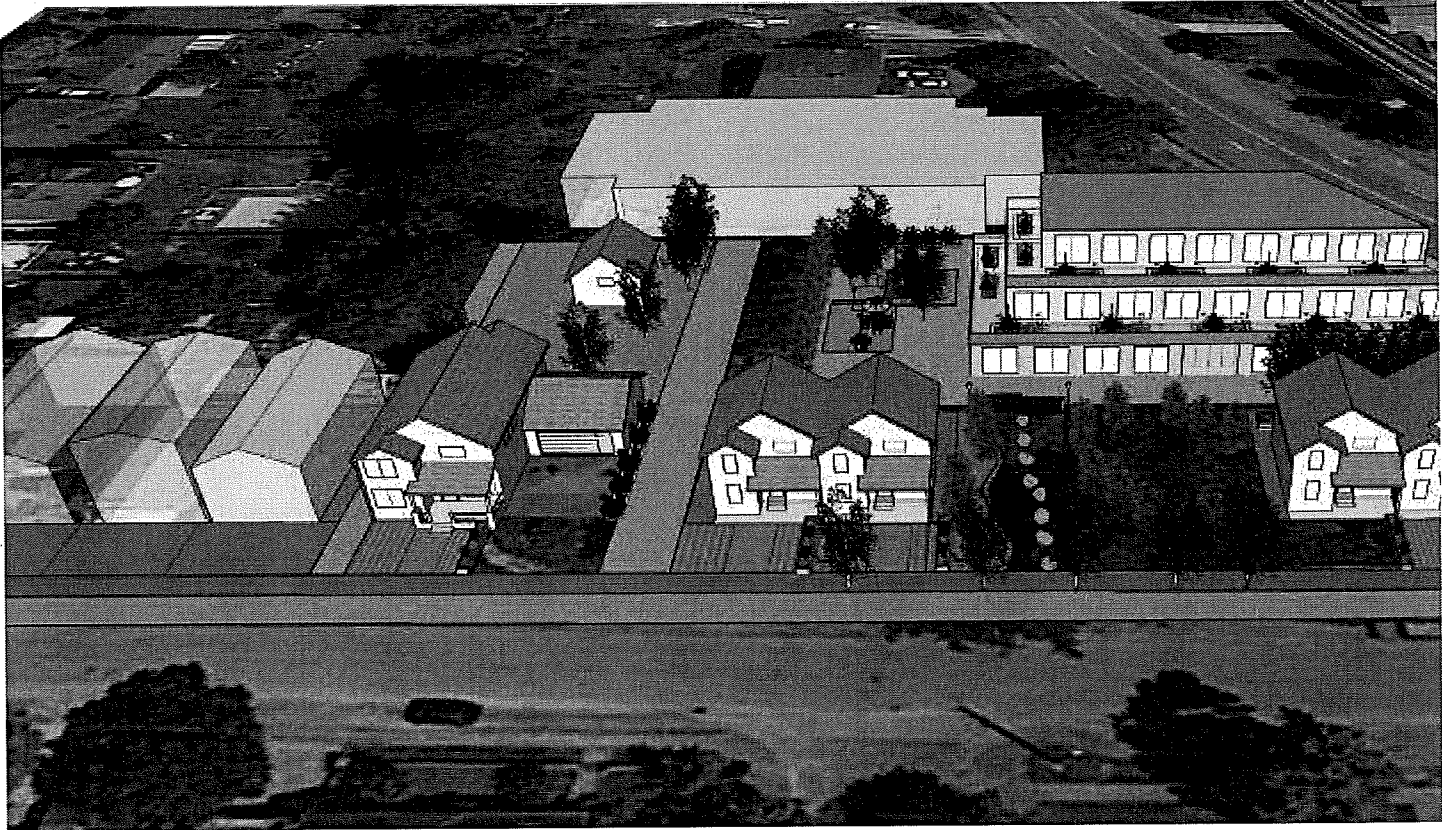
Lee Chanelle

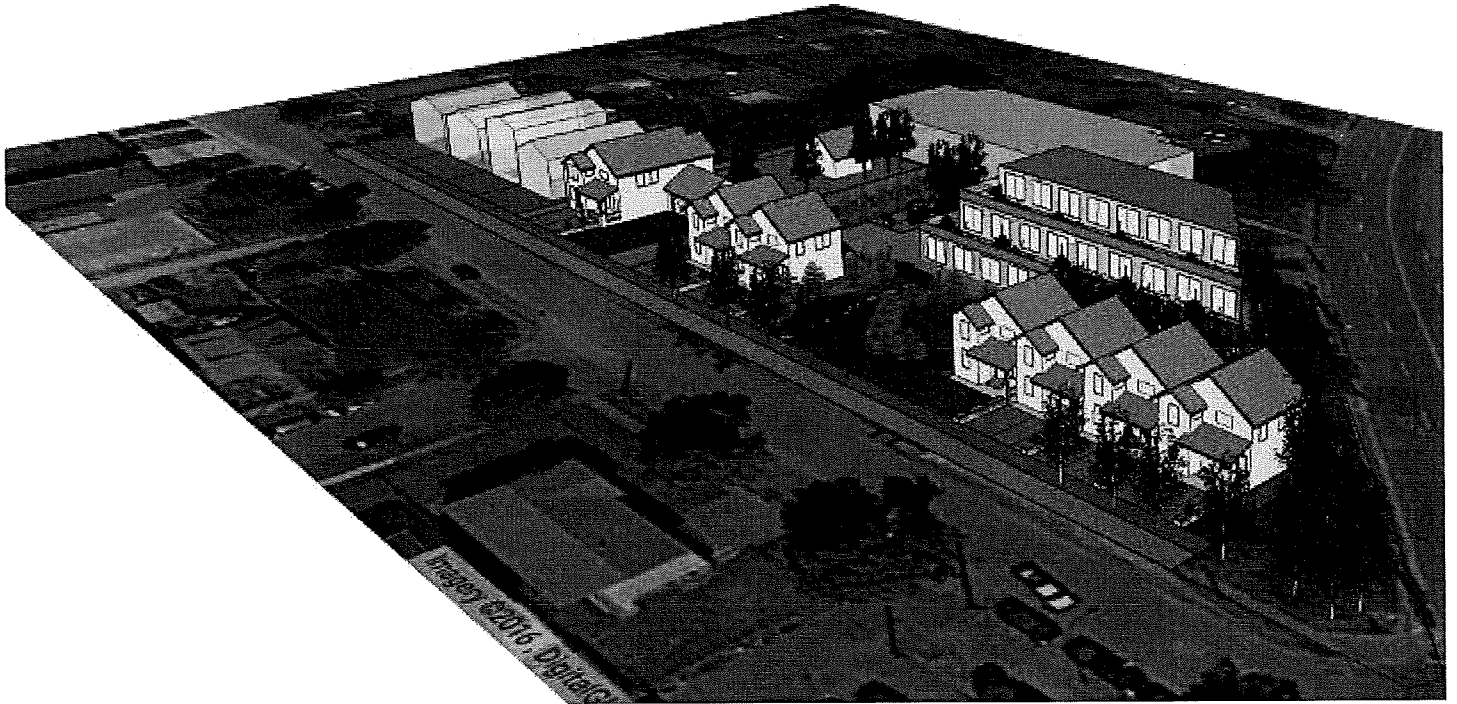
s.22(1) Personal and Confidential

s.22(1) Personal and Confidential



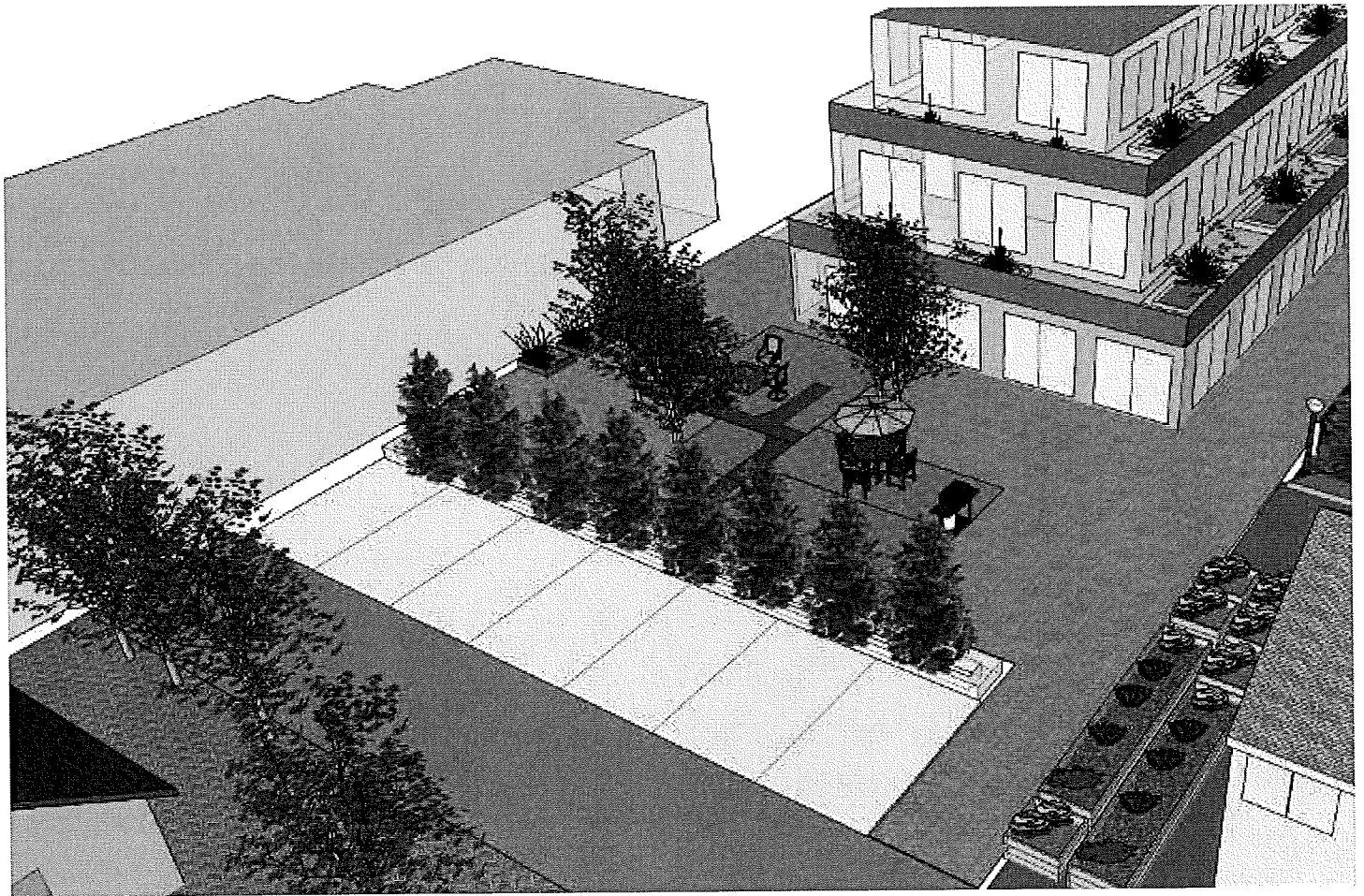


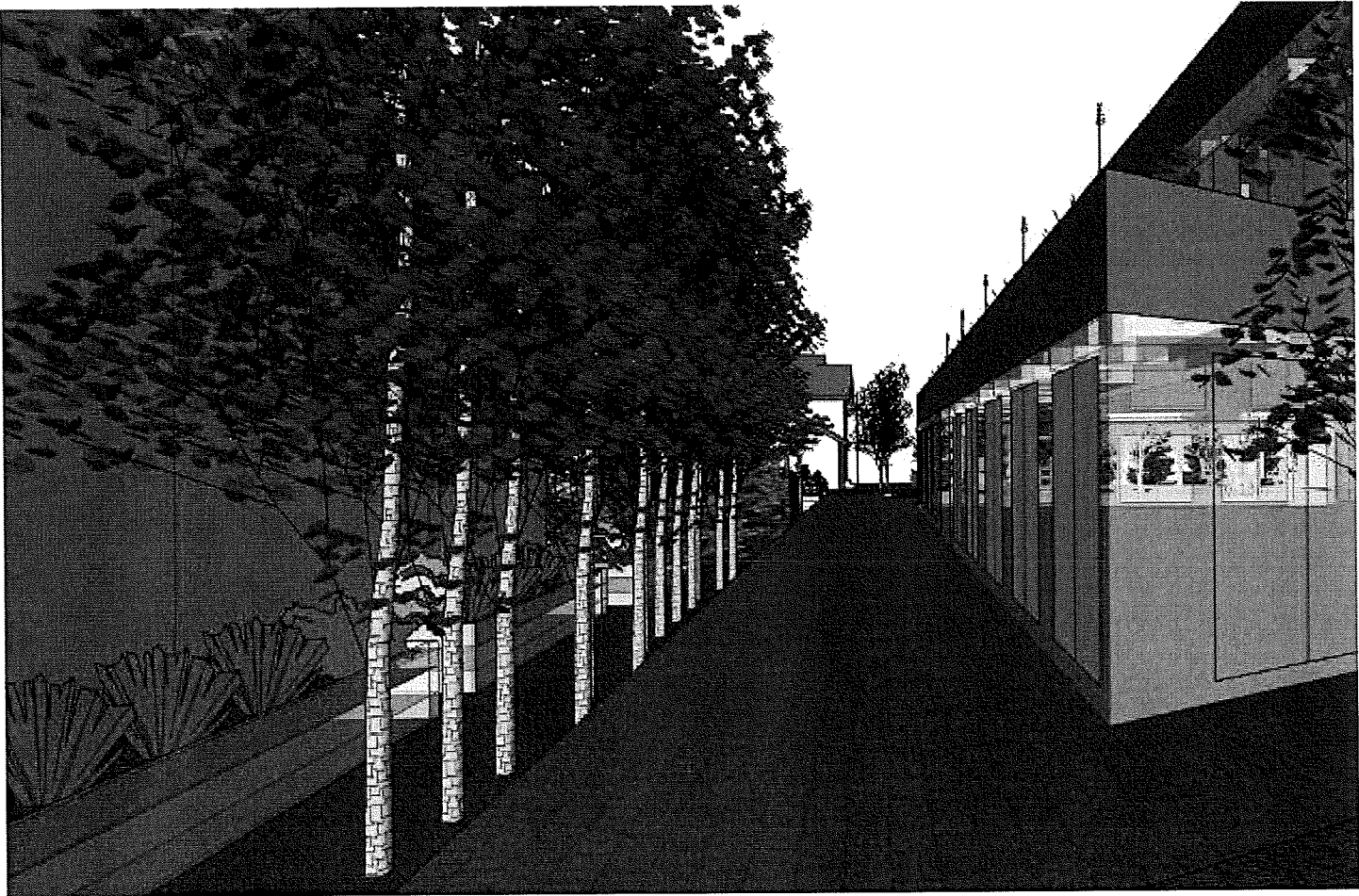


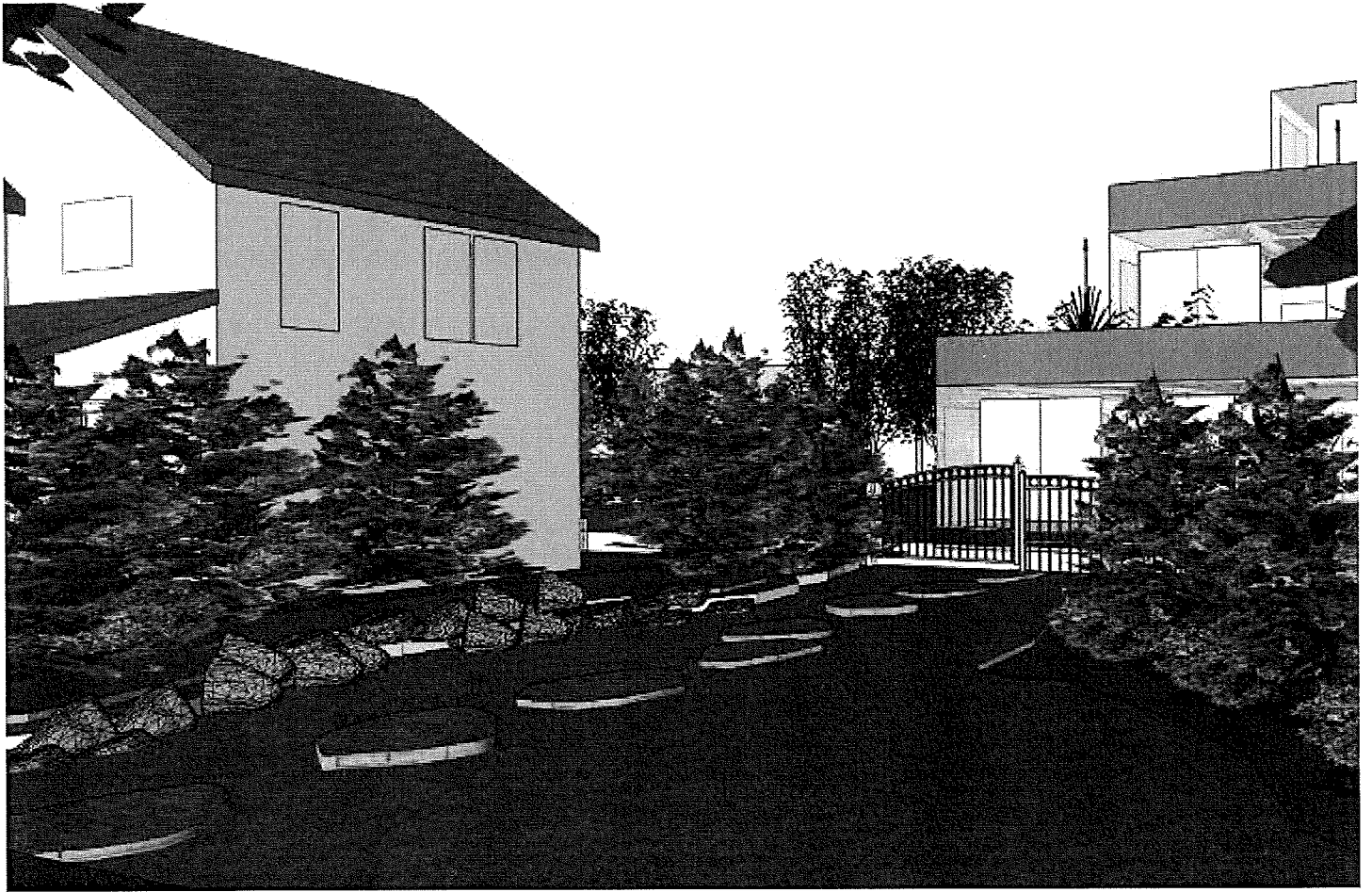
















Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:07 AM
To: Public Hearing
Subject: FW: PUBLIC HEARING 3365 Commercial Drive, 1695 to 1775 EAST 18th

From: Lee Chapelle s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 12:37 AM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Carr, Adriane
Subject: PUBLIC HEARING 3365 Commercial Drive, 1695 to 1775 EAST 18th

I OPPOSE this development
Council members

I wish to bring your attention to the email which I sent to City Staff in April of 2015 detailing numerous bad reports on Cressey as a landlord. I think that as Council members responsible for the future our this city you should be investigating this company, not approving more of their developments. I have heard of recent bullying tactics by Cressey regarding this very project against residents of the Porter property.

Lee Chapelle

----- Forwarded Message -----

Subject: Cressey Developments and Nacel Properties

Date: Tue, 14 Apr 2015 13:50:18 -0700

From: s.22(1) Personal and Confidential

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

Fwd: Cressey Developments and Nacel Properties

Hello

This is Lee Chapelle from the CCAN delegation you met with last week. Mr Munro mentioned in our meeting that he would be interested in feedback regarding Cressey's reputation as a landlord. I was given the job of looking for this information. I discovered that Cressey uses a subsidiary company by the name of Nacel Properties to manage their rental properties. Here are the Yelp reviews for this company. <http://www.yelp.ca/biz/nacel-properties-ltd-vancouver-4> Prepare to be shocked, they are terrible as you will see. If those aren't enough, you can click at the bottom to reveal 13 more reviews, all just as bad.

Here is another review on a website call "Ripoff Report"

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<http://www.ripoffreport.com/r/Nacel-Properties/Vancouver-British-Columbia-/Nacel-Properties-Cressey-Developments-Norman-Cressey-SLUM-Landlords-Terrible-bldg-mgmt-726890>

"Norman Cressey (and his son Scott Cressey) are the owners of a condo development company called Cressey Developments. AND some may not know that they ALSO own a SLUM LANDLORD operation called Nacel Properties. These rental buildings can be found all over BC but particularly in the lower mainland. They are all the same. I URGE you to google "nacel

properties complaints" and brace yourself for the massive amount of links you will come up with.

The rental buildings are infested with bedbugs, cockroaches, and rodents. They have constant fires and floods. Repairs are not made and if they are, they are done very poorly and put people's health at risk. Many of these buildings have fire alarm systems that do not work and these scumbags could care less if every one of their tenants died in a fire. They were the FIRST company ever to be charged by the Richmond Fire Dept after one of their slums was discovered.

This company is notorious for making promises they will NOT keep. They prey on people that they think will not fight them. This often includes low income individuals, single mom's, immigrants, etc. Every so often they rent a suite out to the wrong person (such as me). I recorded everything this company did to me including taking pictures, contacting politicians, city inspectors, news agencies, and the Residential Tenancy Branch. I sued them for over \$4000 after only being their tenant for 5 months.

BEWARE of this company. Before you EVER decide to rent from Nacel, do your research online. One search will net you thousands of complaints and BELIEVE every single one of them. It's unbelievable that this company is still in business. Truly unbelievable.

Also if you are someone who is looking to purchase a high end condo from Cressey Developments, keep in mind what business ethic these criminals have and try and find some empathy for the THOUSANDS of people this company is hurting. Please choose to buy from a different builder. Let's stop supporting this kind of abuse."

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I was not able to find anyone who said anything positive about this company and its buildings. I am alarmed at the prospect of having one of these projects right in our neighbourhood. I wish there was something you could do to stop this development.

regards
Lee Chapelle
On behalf of the CCAN delegation

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:08 AM
To: Public Hearing
Subject: FW: Public Hearing Today about Commercial Drive and East 18th

From: s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 9:46 AM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Today about Commercial Drive and East 18th

Dear Sir/Madam,

As local residents and active voters who have resided in the Commercial Drive area for twenty two years, we oppose the re-zoning of 3365 Commercial Drive and 1695-1775 East 18th Avenue and the building of a 6 storey apartment on Commercial Drive and 4 storey apartment on East 18th Avenue. These proposed buildings do not follow City Policies, will cause extensive localized traffic, will destroy urban habitat, may cause similar buildings to be constructed which disregard the needs and safety of the residents, and will cause significant health and safety hazards.

The proposed 6 storey and 4 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 meters in height and shall not have more than 2½ storeys." The height of the proposed buildings are 4 storeys and 6 storeys tall, which are about 2 to 3 times the height limitations of the RS-2 zoning bylaw 4.3.1. The purpose for the RS-2 zoning bylaws is to maintain the family residential character of the district, which the height of the proposed apartments contradict. Furthermore, according to the RS-2 zoning bylaw 4.1.1, the minimum area for the site should be 334 square meters for a 1 family dwelling, 668 square meters for a 2 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 7 times the maximum limit of the permitted area for a multiple family dwelling. 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 neighbourhood. The parking ramp itself on East 18th would cause heavy unnecessary traffic congestion when combined with the local daily school and church traffic. This would further cause a safety hazard for residents crossing streets in school, church and park areas.

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 maintain habitat for wildlife. The unnecessary and often illegal cutting of mature and old growth trees in residential housing projects is a growing concern in BC as reported by CBC (<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, as reported by the Vancouver Courier (<http://www.vancourier.com/news/social-housing-project-generates-729-police-calls-in-first-16-months-1.1385917>), the strategy by Gregor Robertson to end homelessness using the Marguerite 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. The Vancouver Courier also reported that "a document obtained by a Freedom of Information Act request with the city revealed 70 per cent of Marguerite Ford tenants were accessing primary care through Vancouver Coastal Health, including mental health and addictions support." 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 in short walking distance of three elementary schools (Tyee Elementary, St. Joseph's Elementary, and Lord Selkirk Elementary School), one IB world school (Stratford Hall), two churches that serve vulnerable English as a Second Language (ESL) populations (St. Mark's Lutheran Church and St. Joseph's Parish), two parks (Clark Park and Trout Lake Park), and a nursing home (Chelsea Park). These facilities and parks are frequently used by families, seniors, and children. Exposing the residents of the area and the community to a high density of homeless people puts the health and safety of the residents at risk, especially vulnerable residents in our community including seniors, minority ESL populations, and school-aged children.

If the bylaws are rezoned, a chaotic precedent for building projects in our community will be set. While the Marguerite Ford apartments were built to support subsidized housing for homelessness, the community around Commercial Drive to East 18th is not dense or robust enough to sustainably support a dense addition of subsidized housing and their associated problems with other populations. In the Olympic village, a greater population density diffused the problems of the high density of homelessness subsidized housing and provided extra safety to the community with more foot traffic. With less foot traffic to prevent altercation, our preexisting community does not have the density to successfully handle an overwhelming addition of a problematic population that would hurt our already-established, vulnerable populations within our community. Our living-assisted seniors, church-initiative ESL populations, and school-attending children are vulnerable to an abruptly introduced, dense population that is shown to have a prevalence for mental illness. They are already vulnerable populations and do not have the physical or mental tools to defend themselves against the many risk factors that the homeless initiative at the Marguerite Ford Apartments have been found to have. Many of our single family dwellings and small facilities also do not have the security features that were built into Olympic village, such as shared secure entrance ways, security guards, video cameras, close proximity to a police station, and easily patrolled blocks with highly visible landscapes with predictable foliage (<http://globalnews.ca/news/1581787/chaotic-scene-at-one-year-old-olympic-village-social-housing-complex/>). We do not have the medical support systems to work through foreseeable conflict of our current vulnerable populations and the introduction of a population with a prevalence for mental illness. If the previously planned zoning bylaws for Commercial Drive and East 18th are allowed to erode, the health and safety of our community will be affected at a more magnified rate than the Olympic village at each misplanned changed to it's organization and preexisting culture.

Therefore, we strongly urge Mayor Gregor Robertson and the City Council to re-consider these building projects and rezoning by laws which would adversely affect our neighbourhood in function, health, and safety.

Sincerely,

Constance Batore

Registered Kinesiologist with a perspective on health as it is affected by social factors, environmental factors, and vulnerable populations.

Juliet Batore

Registered Nurse with a perspective on health as it is affected by environmental factors, transmission of disease, access to medical care, vulnerable populations, and capabilities of government health care.

Adelene Batore

Environmental Studies and Business Major with a perspective on health as affected by socio-economic factors, environmental factors, demographics, and city planning.

Leckovic, Katrina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 12:01 PM
To: Public Hearing
Subject: FW: June 23 2016, 6 PM council Meeting - Rezoning 3365Commercial Drive and 1695 East 18th Ave.

From: VIC A s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 11:58 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: June 23 2016, 6 PM council Meeting - Rezoning 3365Commercial Drive and 1695 East 18th Ave.

Mr. Mayor and Council,

The new proposed site is too large for the area - much to high in density. The parking allowances fall much too short for what it should be - it should be 2.5 parking stalls for per suite. The low balling of parking allowances for this location would have a devastating spill-over impact ont the existing street parking. The city for too long has had an attitude that this neighbourhood can handle the parking spill over - as a resident I can say, it can not. With all the development that has taken place here over the past 25 years and especially the past 10 years all the available street parking has been taken. The city is creating another problem for this neighbourhood as it has done in the West End of Vancouver - major parking problems closed roads and congestion. I say - please stop this major development at this site. The Density has to be lowered and the parking space has problem has to be addressed.

As a resident of this neighbourhood I can say the above stated because I live here and I see the ramification of high density building. It has been going on here for quite a while and I have said nothing, but now I have to speak out as a concerned citizen. Just as the city did with the building of the new Trout Lake Community Centre, it is doing in my neighbourhood. What am I talking about? When the new Centre was built, the only new parking stalls that were put in were had by repainting the original stalls and making them smaller so we could have 5 or 10 new stalls could be had - this was ludicrous solution's to what is now a major parking problem here on the 3200 and 3300 hundred block of Victoria Dr.

I can site many examples of bad planning by the city in my neighbourhood going all the way back to the biding of the Croatian Community Centre and the housing that was torn down and site rezoned - but I want to keep this message short and to the point and I have said what needed to be said.

Thank You - from s.22(1) Personal and Confidential

Vic Aprem

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 2:14 PM
To: Public Hearing
Subject: FW: June 23 Public Hearing 3365 Commercial Drive and 1695 to 1775 East 18 Avenue

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

From: Grace MacKenzie **s.22(1) Personal and Confidential**
Sent: Thursday, June 23, 2016 1:46 PM
To: Correspondence Group, City Clerk's Office
Subject: June 23 Public Hearing 3365 Commercial Drive and 1695 to 1775 East 18 Avenue

Mayor and Council

I am writing to ask Council to oppose the proposed project at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue for the following reasons:

The proposed project at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue is not in a 'transition zone' as required in the IRP. This proposal is not in an RT zone or around a transit node, park or community centre as required if it is to be in a 'transition zone' as described in the Mayor's Task Force on Housing Affordability. This is a RS zone. To increase density in an RS all the policies, guidelines, bulletins, KCC Vision, Task Force, etc say to build ground-oriented housing in RS zones.

The mayor's task Force says:

<http://vancouver.ca/files/cov/HousingAffordability-DiscussionDraft-Gellers-BuildingFormDesign.pdf>

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Transition Zones

From discussions with housing providers and consultants, architects, and developers during the course of this study, a number of priorities seem to have emerged, as follows:

1. 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.

2. Modifications to C-2 Zoning

The C-2 zone has the potential to provide a significant amount of well-located affordable rental and ownership housing in close proximity to transit. One way to facilitate more affordable and livable housing would be to allow height

increases from four to five storeys. Modifications to some parking requirements could also be beneficial. Impacts on adjacent single family neighbourhoods could be addressed through the creation of the fore mentioned transition zones.

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Create more housing choices in RS zones

Given that so much of the property in Vancouver is zoned single family, the City's decision to permit three dwelling units on a single family lot with a modest increase in FSR is very significant. It would now seem most appropriate to further explore other approaches to create a broader range of more affordable housing choices on single family lots.

These might include a triplex comprising three smaller units for sale, a duplex combined with a coach house, or three smaller houses on a lot. In some instances, by combining lots, small attractive infill developments could be developed within established neighbourhoods. The resulting housing choices could appeal to a variety of households.

To promote these opportunities, the City should initiate a pilot project program in neighbourhoods around Vancouver to demonstrate how smaller units for sale and rent can be sensitively infilled within existing neighbourhoods without any increase in FSR.

Truly
Grace MacKenzie