

From: Sjors s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 5:05 PM
To: Correspondence Group, City Clerk's Office
Subject: public hearing to 3365 Commercial Drive, 1695 to 1775 EAST 18th

Mayor Robertson and Council

How convenient it was to void the last public hearing. It gives me the feeling I'm being silenced. That my time and appearance and views are not important to City hall. There was no apology from the City council to the people who came. I request the city council to view my presentation from the last public meeting.

So Cressey could rustle up some more developer friends. Cressey they have outnumbered the last public meeting. Friends of Cressey will to parlay what an awesome development we need more rentals this is and Cressey is doing for Vancouver.

I am opposed to 3365 Commercial Drive, 1695 to 1775 EAST 18th Monster development

Cressey has not listened to the neighborhood complaints and has barely made any changes to their initial plans.

They ignored the impact this development has Traffic problems , trees , parking issues, Saving of a teardown The Myers Residence heritage"home and density issues.

Cressey developer is only in it for the money.

31 studios, 38 one-bedroom, 30 two-bedroom, and 11 three-bedroom

$\$41850 + \$60800 + \$60000 + \$30800 = \$193450$ no parking

Cressey abusing city policies

They are exempt from paying amenities for building rental housing. Which has a negative impact on our community?

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

The proposed 6 story building on Commercial does not fit the character of this single family neighborhood. It should be reduced in height.

Could Clarify The rental building is being considered under the City's

Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's

Neighbourhoods policy.

This development is not green. not even Leeds certified

40 trees will be cut from the site. 80% of the property will be building.

no use to do another arbor report.

We want Cressey to come to the Cedar Cottage community with a better design which addresses a multitude of problems with this development.

City Traffic studies not enough

CLARK PARK PLAYGROUNDS.

density impact on Lord Selkirk elementary School

740 students almost at full capacity.

waiting list for French immersion

waiting list for out of boundary kids.

Cedar Cottage neighborhood Aftercare program at full capacity. waiting list

Affordable housing

Porter rental

Studio 500 sq. ft \$1350

1 Bedroom 600 -665 sq. ft \$1600 - \$1700

1 Bedroom plus Den 720 sq. ft \$1850

2 Bedroom 720-885 sq. ft \$2000 - \$2300

3 Bedroom 960—1030 sq. ft \$2800

\$100 for parking

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What is Cressey giving back to Cedar Cottage Neighbourhood?

Why fast track this unattractively designed development.

The use of electronic devices during public meetings

<https://cityhallwatch.wordpress.com/2016/06/22/councillors-meeting-privately-violate-legislation/>

The alleged harassment by Cressey

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

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 5:25 PM
To: Public Hearing
Subject: FW: NEW PUBLIC HEARING 3365 Commercial Dr and 1695 to 1775 East 18th

From: Mark Viljoen s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 5:12 PM
To: Correspondence Group, City Clerk's Office
Subject: NEW PUBLIC HEARING 3365 Commercial Dr and 1695 to 1775 East 18th

As a long term resident of this area I would like to register my strong opposition to this development. The proposed building will be totally out of character with the existing neighbourhood, increase local traffic substantially, and will involve removing a rare enclave of original natural environment which is a little treasure in the midst of our city.

It is sad to see more and more high density developments being crammed into our neighbourhoods. East Vancouver has a unique ambiance and we are losing that to nasty, cheap looking developments. A perfect example of this would be the absolute nightmare called "The Cascades" on 1st avenue. Absolutely no reference to, or respect for the neighbourhood. Just a jumble of quickly constructed million dollar units. Totally transforming the area and not for the better.

Please do not foist this new monstrosity upon us.

Sincerely

Dr. Mark Viljoen

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Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 5:26 PM
To: Public Hearing
Subject: FW: is Public Hearing on June 23, 2016 at 6 pm re Rezoning-3365 Commercial Dr. & E. 18th Ave.

From: Stephen Stewart s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 5:23 PM
To: Correspondence Group, City Clerk's Office
Subject: is Public Hearing on June 23, 2016 at 6 pm re Rezoning-3365 Commercial Dr. & E. 18th Ave.

Dear Vancouver City Mayor and Council;

I hope this message finds you well. I am writing to express my concerns regarding the proposed rezoning of 3365 Commercial Dr. & E. 18th Ave to remove forest and allow higher density.

I live at s.22(1) Personal and Confidential a block away from the proposed development. While I recognize that with the current housing crisis there is a need for more accommodation in the city, I believe that the proposed densification, and particularly the 6 story building on the East side of the site go well beyond what is appropriate for our neighbourhood.

During the past decade, the neighbourhood has seen a fair bit of re-development and densification, particularly on the south side of the Victoria connector. As a result population in the area as increased significantly. Yet has been many decades since there has been any increase in parks and amenities in the area. The result is overcrowding in our local parks and community centre.

Although the Trout Lake Community Centre was completely rebuilt shortly after the Olympics, surprisingly, it was rebuilt with the same square footage as the previous one. Until parks and community space are expanded, it would be a serious error to allow for such a large redevelopment at Commercial and 18th.

With its natural stream bed and numerous mature trees, the proposed redevelopment site would actually make an excellent prospect for a small new park to ease some of the pressure that has been put on John Hendry park (Trout Lake) by increased population in the area. Given that part of the site is already city property, perhaps this would also be an more economical way to expand green space in the neighbourhood.

However, if turning the site into a park is not an option, I urge council to at least consider reducing density in the new development, and in particular to lower the height of the proposed building to match that of neighbouring new developments, which are 2-3 stories.

Sincerely,

Stephen Stewart

23 June 2016

Dear Mayor and City Council Members,

This is the second letter I have written concerning the Rezoning application for 3365 Commercial Ave and 1695-1775 E 18th Ave. The previous letter was about my concerns around the Interim Rezoning Policy (IRP). That letter I understand is still on record.

Since the previous public hearing was voided I have read more information concerning this application you will be debating.

As a voting citizen and a direct neighbor to this application I ask that you reject the rezoning proposal as it is currently written.

A Policy Report was prepared on 11 April 2016 by Acting General Manager of Planning and Development on the subject of 'CD-1 Rezoning – 3365 Commercial Drive and 1695-1775 E. 18th Ave. I have read this report along with relevant city policies and appendixes, and have concerns about how some of the facts were presented.

The house at 3365 Commercial Ave was assessed by the Heritage Commission for its historical significance and condition. Page 5 of the Policy Report states that *"the Vancouver Heritage Commission support the addition of the building to the Vancouver Heritage Register"*. In fact in their May 4 2015 meeting, the Conservation Review of the 'Myers Residence' stated that ***"the Vancouver Heritage Commission does not support the application to relocate and rehabilitate 3365 Commercial Ave 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."

The Heritage Commission met again to discuss this request for heritage status on 22 Feb 2016.

"In discussion, the Commission, with additional information provided by staff, was advised that further discussion of the project at 18th and Commercial by Cressey Development was premature because the project has not acquired necessary rezoning and development."

The original judgement by the Heritage Commission gave the Myer House a very low rating for historical significance and condition. Its only genuine value is in the semi-rural setting in which it is located. The Commission did not support this uninteresting, unimportant house to be moved from its current siting. The rezoning application should not use this false statement as a means to increase the density and decrease the development cost levies (DCL) of this project.

The Urban Design Panel meeting 3 June 2015 reviewed concerns that were voiced by the community in relation to:

- Contextual fit east west but also less emphasized the south to north transition in building heights.

- Questioning the appropriateness of 6 stories and massing of the Commercial Ave building.

- Acknowledgment of an existing stream bed.

- Improved setbacks and more pedestrian friendly Streetscape.

To mention a few points.

Finally the tree canopy cover of Kensington Cedar Cottage is 16th out of 21 neighborhoods with only 12.1% coverage. West Point Grey has 28.9%, Strathcona has 5.9% canopy cover. The arborist report

done 30 April 2014 identified 46 trees on site. 15 of those trees were considered to be of normal health and structure. This development will only retain 5 trees. These are mature trees. They cannot easily be replaced with new plantings

I ask you to vote against this rezoning proposal as it is presented

Elizabeth Laquer

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the text below the signature.

City builders form the urban landscape ①
Some 20 years ago the city targeted Dunbar and Cedar Cottage in a stellar project: City planning as if the community mattered, involving citizens to actively participate in their evolving communities. After many consultations, a collective "we" crafted the beautiful community realtors tell us people want to move to.
"We" are saying we don't want this project.

The city listened to put in a pedestrian activated light to cross Commercial at 18th when the previous development proposal for 35 units was rejected as inappropriate for this busy intersection. 18th is the only through street between Commercial/Victoria and Knight streets able to make both right and left turns onto arterials. (12th - 22nd)
To put three times more density shoeboxed into a monstrous facility built in a creek bed defies all logic.

We live in a car culture that is slowly changing. St. Joseph's church parkade has not appreciatively addressed the meagre parking in the area. Nearly all houses on 18th have one or two vehicles who park on the street. There are not many places for guest or visitors. Renters have usually gotten a set of wheels after about a year.
81 parking spaces for 114 units is not enough.

④
Perfectly good, lovingly tended are victims
to the wrecking ball, yet to resurrect
that derelict "heritage" house with seemingly
no redeeming qualities is a total sham.

The proposed concrete, steel and glass
buildings, the removal of cedar trees
and replacing them with deciduous trees
do not evoke anything the name Cedar
Cottage implies.

Brisette T.