

Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, May 30, 2017 10:34 AM
To: Public Hearing
Subject: FW: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

From: Sangeeta Wylie "s.22(1) Personal and Confidential)"
Sent: Monday, May 29, 2017 6:05 PM
To: Mayor and Council Correspondence
Subject: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

Hello,

I am writing to express my concerns, as a resident of the area where a "spot rezoning" is planned to put in a multi-unit dwelling.

I don't understand why we have zones in the first place, if a spot rezone can occur at any time.

As we see the city of Vancouver expand, it seems to be happening at a fast rate, and perhaps without a lot of forethought into the consequences.

Questions to consider- please consider truthfully and without bias, i.e. instead of defending/ or answering to justify:

Expanding the dwellings on this very narrow street which already has limited parking and limited alleys (eg. on the south side, there is no alley for the houses, and many owners must park on the street) -would this force more cars on the street?

What does this mean for the road conditions, especially with winters appearing to be harsher? What does it mean for the environment?

What does it mean for the demographic of the neighbourhood- which is mixed with many children, who attend the nearby Emily Carr and Edith Cavell schools?

Douglas Park is a unique neighbourhood- should Vancouver take pride in its old and unique, historic neighbourhoods, instead of making moves to 'modernize' and destroy them by packing in townhouses? This street is all residential, houses. There are few multi-plexes. In 100 years, will this beautiful area be transformed and modernized, and we lose a piece of history? Is modernity always the key, or is diversity in neighbourhoods/areas more interesting in making a city well rounded? What lessons can we learn from visiting cities like New York, Toronto, etc where heritage is protected and preserved, and neighbourhoods aligned so as not to destroy that alignment?

Is the almighty dollar more important than the neighbourhood itself? We have a peaceful and joyful street of well-meaning neighbours who look out for each other. Perhaps this is becoming a rarity in Vancouver, and I do wonder why. Is it because as more people get jammed into limited spaces, it causes more tensions?

Please consider that there is a neighbourhood association in Douglas Park- that in itself is a rarity in most cities- and this association is united in carrying out the will of the neighbours- in a democratic fashion.

If you don't consider the wishes of such a strong neighbourhood, are you acting on your own interests? How will this fare for you come election time?

We live in a democratic society. Governance is meant to be in the interests of the people who live in that area. When government loses sight of that, they lose the support of the people.

They also lose more than that- they lose their integrity and they lose the reasons they chose to govern in the first place- assuming those reasons were for the interests of the people.

Please consider these legitimate questions.

Our neighbourhood is very much against "spot rezoning".

If it were me, it would be a red flag, when a neighbourhood raises its voice in unity.

thank you for listening.

Sangeeta Wylie

"s.22(1) Personal and Confidential"



Castro, Maria

From: Mayor and Council Correspondence
Sent: Tuesday, May 30, 2017 10:35 AM
To: Public Hearing
Subject: FW: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

From: Ken McFaul "s.22(1) Personal and Confidential)"
Sent: Monday, May 29, 2017 7:29 PM
To: Mayor and Council Correspondence
Subject: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

Hi

As a resident of this neighbourhood i am against the re-zoning of the above mentioned property

Ken McFaul
"s.22(1) Personal and Confidential)"

Castro, Maria

From: The Hanburys "s.22(1) Personal and Confidential)"
Sent: Tuesday, June 06, 2017 1:15 PM
To: Public Hearing
Subject: Proposed rezoning of 809 West 23rd Ave. Vancouver

Please be advised that we – the residents of "s.22(1) Personal and Confidential)". Vancouver – are NOT in favour of changing the zoning of the above property from RS-5 to CD-1.

It is our opinion that the single family nature of the Douglas Park area would be compromised in a negative manner.

Clive and Pat Hanbury "s.22(1) Personal and Confidential)" Vancouver.

Castro, Maria

From: "s.22(1) Personal and Confidential)"
Sent: Wednesday, June 07, 2017 3:15 PM
To: Public Hearing
Cc: Ben La Borie
Subject: Re: Neighbor's Response to 809 West 23rd Avenue (AMORC Lodge) Redevelopment and Re zoning Proposal for Vancouver City Council Public Hearing on June 13, 2017
Attachments: To Vancouver City Council regarding 809 west 23rd proposed development.pdf

Please replace the letter I sent the other day with the attached. After I sent it I realized that I was 1 year off on my dates. I have corrected it in the attached.

Aileen

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: "s.22(1) Personal and Confidential)"
Sent: Monday, June 5, 2017 3:12 PM
To: publichearing@vancouver.ca
Cc: Ben La Borie
Subject: Neighbor's Response to 809 West 23rd Avenue (AMORC Lodge) Redevelopment and Re zoning Proposal for Vancouver City Council Public Hearing on June 13, 2017

Please see my attached comments regarding the negative impacts of the proposed development on my family home.

I would like to have my name added to the list of those entitled to speak to council at the hearing.

Your truly,

Aileen La Borie

To: Vancouver City Council

Re: Application for CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue (AMORC Lodge)

I am writing to express my concerns about the proposed development at 809 West 23rd Avenue. My husband and I (and our tenants) live in the property immediately to the west of this proposed building site.

We purchased our home in late May of 2014. Prior to buying our home, we were concerned that there may be a future development of the AMORC property so we did some research. We had our realtor talk to the then owner, to see if he had any plans to develop or sell the property – he said no. We also looked into the existing zoning for the AMORC Lodge and were comfortable that it was zoned as RS-5 or single family. Given this we were comfortable knowing that at some point there would likely be a redevelopment of the site, but that the zoning would allow one or two single family homes next to us.

View of front of AMORC lodge at that time:



View of backyard of AMORC Lodge at that time:



We signed the purchase agreement, and moved into our “forever home” on August 31st, 2014. Two weeks later the property went on the market and the developer and an investor (hereinafter called EDG) purchased the property from the then owner. The then owner continued to have gardeners come by and look after the property, making sure it was neat and well maintained until EDG took possession in early 2015.

EDG’s Conduct as Owner of Property:

EDG took possession of the property in early 2015, and installed a tenant as a “caretaker”. The property was not maintained. The building was tagged with graffiti. Garbage started piling up on the front lawn. Snow and ice was not removed and made the sidewalks difficult to navigate. The gardening was not done, and sticks and leaves were left blocking the sidewalk. We would email EDG and ask that this be remedied, as it was a safety hazard, and the only time that they actively cleared or cleaned up was when we called the city bylaw office.

EDG’s tenant started renting out the lodge for “events” in spring of 2015. He built an elaborate skateboard ramp on the inside. He created a Facebook page for the lodge and posted the Lodge property on an “event space rental website” for rental at \$750/night. At least 5 times there were parties until late with loud music. One time the parties blocked the street in front of our house with a stretch limousine. The worst occasion was Halloween 2016 where over 50 people were outside in the Lodge’s backyard until 3am and they let off fireworks in the street. Both my husband and I, and our tenants have had to call the police on numerous occasions in order to have the parties shut down. Each time we would let EDG know what was happening and ask that they talk to their tenants – they did not.

In October 2016 EDG started storing “materials” (lumber and other scraps) in the back yard. According to the principal of EDG this is to use in the future construction of the

property. We have looked at a urinal sitting in the yard for the last two years. This is what the view from our back window looks like right now.



Privacy & Noise of Proposed Development

Our biggest concern regarding the proposed development is the lack of privacy that the proposed development will give us. Our bedrooms, living room, dining room, kitchen, and our tenant's bedrooms all face the AMORC Lodge side of the property. The additional noise and light from the proposed development would directly impact the use and enjoyment of our property.

Under the proposed plan, there would be between 6 to 16+ people directly next door (assuming 2 adults/unit not including children). The building itself will have a 10 foot addition put on it so that it is even closer to our house than it is now. The city arborist has indicated that the Lodge cannot be moved to the west as there is a "heritage" fir tree on the property. The noise, light, and privacy imposition from 6-8 families with back living areas, bedrooms and barbeques will be vastly different than the noise from a single family home.

Specific Concerns with Proposed Development:

- There is a walkway adjacent to our fence which would provide access to the rear of the properties and the lock out suites. This would be used on a daily basis to access the garbage area and the rear parking spots.
- There would be 5 backyards adjacent to our property – the two on the south end would face onto the side of our house (where our bedrooms, living room and basement suite bedrooms are located). There would also be rear balconies (5 – 7) facing onto our property with the potential for that many barbeques going at the same time. This is made worse by having the building closer to us.
- There are a large number of windows on the back of the proposed development. Windows do not offer as much sound proofing as a wall would. The windows on the proposed dormer roof look directly into one of our bedrooms on the top floor. In addition, there are windows on the rear infill that likely look into our kitchen and bedroom. Although certain of the windows have been moved in the latest revision the overall number remains the same or larger with the glass gazebo.
 - The proposed plan also call for removal of the large tree in the back of the property. The developer continues to offer a small bamboo screen as a solution for providing us with a privacy screen. Bamboo is invasive and we disagree with this as a solution. A cedar hedge on the property would help with noise and visual appeal if the project goes forward. Alternatively, the developer could be required to pay for re-landscaping our property.

Here is the current view from the back of our property.



To contrast, if the zoning were not changed, then we would have a home with walls and limited windows on the east side of our home. The backyard would line up with our

backyard and would likely be used by 1 family with 1 BBQ (even if they had a basement suite and laneway rental). The noise and views would be oriented similarly to our home with the majority of the windows on the north and south side of the home. The noise would be filtered through insulation and walls, and under current city bylaws the windows would be limited so that the occupants could not look directly into our home.

Summary:

I understand the city's desire to have heritage properties preserved, and to provide options for density, but other options could be explored. For example, one plan that was suggested by the neighbourhood but not explored by EDG was to convert the AMORC Lodge into a duplex, and put a narrow home beside us. Another alternative is to put two homes next to us, both with basement suites and laneway homes. Either option could increase density to similar numbers as EDG's proposal, but limit the impact on us as neighbours.

Making a wholesale change to the zoning bylaws to accommodate this plan when it would have such a huge impact on the neighbours is inappropriate. EDG is asking that we make an extraordinary concession to allow for the change in zoning so they can build a dense townhome complex next to us. Given how they have acted so far, we are uncertain that we can trust them to follow the requirements put down by the city to protect our interests. I do not feel that the city should grant an extraordinary concession that would impact the current homeowners' use and enjoyment of their home in such an extraordinary way.

Yours truly,

"s.22(1) Personal and Confidential)"

Aileen La Borie

"s.22(1) Personal and Confidential)"

Re-zoning application: 809 West 23rd Avenue

Benjamin La Borie

My wife Aileen has already provided a statement with how the proposed development would impact us personally.

I wanted to supplement her submissions with some additional comments. It is our view that in order to receive an extraordinary remedy, there should be an equally extraordinary effort by the developer.

WHY is it an extraordinary development proposal?

- There are VERY few CD 1 re zonings in single family zoned areas in Vancouver, and fewer yet that are not on arterial streets;
- The development seeks to stratify two laneway houses as well as the four main building units when no neighbour has that privilege;
- The orientation of the building units results in 6 potential back yards next to us. The City has attempted to rectify some of those concerns with proposed landscaping and changes to the windows of the development;
- The proposal removes tree coverage, a hallmark of the Douglas Park area. However, the City stated that the building could not be moved eastward (for additional privacy and yard space) as there was a heritage fir tree on the property;
- The heritage value put forward as the rationale for the development is the absolute minimum it could be; and
- The Cambie Corridor Draft Plan as it currently stands implies that there will be townhouse properties TWO blocks away from the site, but this site is not within that plan.

WHAT has the developer done here?

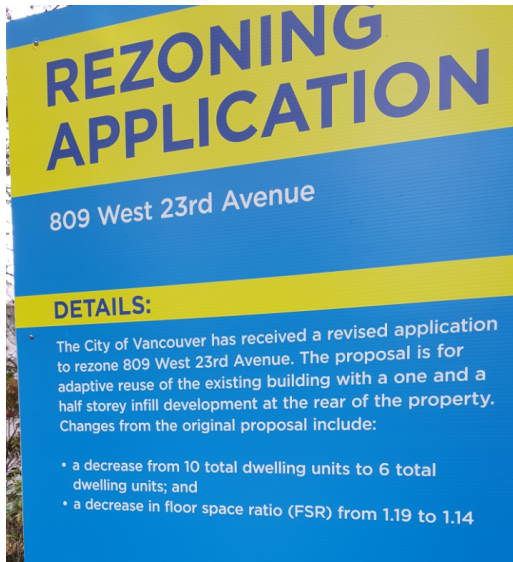
PRO:

- The developer has engaged in a long process of consultation with the City and open houses; and
- The developer seems to legitimately want to preserve what it views as a heritage property and provide other options for the area.

CON:

- Been minimally involved with the community or neighbours;
- Shows no specific commitment to community amenities;
- Allowed its tenant to rent out the building for late night parties;
- Showed minimal concern about upkeep and cleanliness; and

- The process and consultations appear to have not resulted in a real reduction in density. The development started seeking 6 units, 4 of which have lockout suites. Now it is 6 units, of which 2 could have lockout suites. That request for the lockout suite by law addition was made after the City loudly proclaimed that there was a reduction from 10 units to 6 and after both Open Houses.



This development tests how Vancouver is going to deal with re zoning just outside the Cambie Corridor. This might be a test case for re zoning single family areas. Is the City going to refit any possible heritage building into condominiums? Send a message that comprehensive re zoning has to be something that benefits all stakeholders and is extraordinary.