

**Kennett, Bonnie**

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**From:** Jennie Wang  
**Sent:** Monday, June 25, 2018 10:07 AM  
**To:** Public Hearing  
**Subject:** Public Hearing for the "Increased Housing Choice in Grandview-Woodland: Proposed Amendments to the Zoning and Development By-law"

Dear Mayor and Council,

I am writing to request amendment of the proposed Arterial Townhouse Zoning RM-12N proposed for 1<sup>st</sup> Avenue and Nanaimo Street. In particular, I request that you direct staff to strike pt 5 – the option to build T-shaped 4 storey apartment buildings up to 1.7 FSR within this newly identified townhouse zone.

Allowing apartment blocks within the zone would be counter to the stated goal of creating ground-oriented family housing in this area and is also counter to the opinions of the many people who participated in the Grandview-Woodlands Community Plan process, including the Citizen's Assembly and sub-area workshops that informed it.

The Grandview-Woodlands Community Plan indicated it would consider applications for courtyard rowhouses with a height up to 12.2 metres (3.5 storeys) at 1.3 FSR in this area (p.91). Sub-area workshops for Grandview and Nanaimo, clearly indicated the community preference for gentle densification including duplexes, laneway homes and townhomes in this area. In fact, the local group Friends of Garden Park submitted petition results to the city at that time of close to 450 people that lived adjacent to these areas south and north of 1<sup>st</sup> avenue and who clearly did not support the higher building forms.

I am in support of the general principle of ground-oriented townhouses along the 1<sup>st</sup> Avenue and Nanaimo Street in the identified areas. The new RM-12N zoning proposal has already increased the permitted FSR for courtyard townhouses or rowhouses from 1.3 under the community plan to 1.45. However, the change from these 3.5 storey courtyard townhouses or rowhouses to the option for 4 storey t-shaped apartment buildings is a significant deviation from the plan that I do not believe is appropriate, particularly for the areas that do not provide the option for mixed use at grade. I therefore ask that you please direct staff to revisit this issue and maintain the ground-oriented townhouse form in this area.

Regards,

Jennie Wang

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**From:** Alan Le Couteur  
**Sent:** Monday, June 25, 2018 12:26 PM  
**To:** Public Hearing  
**Subject:** REZONING: Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law

s.22(1) Personal and Confidential

Dear Mayor and Council,

I am writing to ask that you remove the option to build T-shaped 4-storey apartment buildings within the proposed Arterial Townhouse Zoning RM-12N, proposed for 1<sup>st</sup> Avenue and Nanaimo Street.

The proposed change runs directly counter to the results of the extensive community consultation for the Grandview-Woodlands Community Plan. As you may recall, the original Emerging Directions document in 2013 recommended that this area be zoned for 4-storey apartments or stacked townhouses, and the community reaction to that proposal was overwhelmingly negative. The consultation process for the plan was extended, and ultimately a compromise was reached in the final Community Plan in which these areas were zoned for 3.5-storey townhouses with an FSR of 1.3.

I supported this final version of the Community Plan. In particular, the 3.5-storey townhouse zoning represented a balance between the need for greater density throughout Vancouver, while also preserving the ground-oriented nature of housing in this part of the neighbourhood.

Now that the city is proposing to allow the originally proposed 4-storey apartments for this area, I question whether the community consultation process that led to the approved Grandview-Woodlands Community Plan was even undertaken in good faith. Many local residents signed petitions and engaged in the sub-area workshops to ensure that their perspectives were heard. I am disappointed that the City has chosen to ignore the results of their own consultation processes, and is seeking to essentially revert to the original plan for these areas.

I recognize that the City needs to continue to evolve and densify to address housing challenges. I support densification: the move to a 3.5-storey, ground-oriented townhouse form represented a thoughtful balance between the need for greater density while maintaining consistency with the sub-area, in which the primary build form is ground-oriented housing.

I and many others in the neighbourhood believe that a ground-oriented build form encourages residents to better know their neighbours and encourages civic engagement – issues that have been recognized as a challenge in the City.

Please direct staff to strike the option to build 4-storey apartment buildings in the RM-12N zoning, and maintain the 3.5-storey zoning that was agreed to in the Grandview-Woodlands Community Plan.

Regards,

Alan Le Couteur

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**From:** Lauree Fay s.22(1) Personal and Confidential  
**Sent:** Monday, June 25, 2018 3:30 PM  
**To:** Public Hearing  
**Subject:** Grandview-Woodland Community Plan Implementation - Public Hearing June 26, 2018

**Vancouver City Council:**

**RE: Grandview –Woodland Community Plan Implementation**

We are writing to express our concerns regarding the proposed zoning changes contained within the Grandview Woodland Community Plan, specifically those changes proposed along the east side of the Nanaimo sub-area.

We are residents of the Hastings-Sunrise community but we live adjacent to these proposed zoning changes. We are not opposed to moderate densification but we are opposed to the concentrated densification on the east side of Nanaimo Street. By concentrating densification on the east side of Nanaimo, it will negatively affect the residential communities of Hastings-Sunrise, not only in appearance but emotionally. The east side densification will have the physical appearance and feel of a wall and will divide the seamless residential neighbourhoods of Grandview Woodland and Hastings Sunrise. We feel the proposed density is too heavily concentrated on the east side of Nanaimo Street. Surely the density can be achieved by constructing the multi-story buildings on both sides of Nanaimo Street, thereby preserving at least some of the view corridors and the strong sense of community presently enjoyed by the residents of both neighbourhoods.

In addition to the proposed zoning of the Nanaimo sub-area, we are extremely concerned with the kind of design/architecture that will be approved. We live in an area (Kamloops and Kitchener) that once had design guidelines that maintained the character of our neighbourhood. These design guidelines were adhered to for a time but appear to have disappeared with zoning changes.

We feel, along with many of our neighbours that we have not been adequately consulted about these zoning changes nor have we been invited to participate in the planning process as affected residents. We require further information and input.

We urge you to reject the current proposed zoning changes along the Nanaimo sub-area and to re-formulate the plan to address the concerns of residents affected.

Yours truly,

Lauree Fay

John Dundee

s.22(1) Personal and Confidential

-This email has been bcc to concerned residents