

**Kennett, Bonnie**

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s.22(1) Personal and Confidential

**From:** Margaret Davidson  
**Sent:** Tuesday, June 26, 2018 8:30 PM  
**To:** Public Hearing  
**Subject:** Public Hearing Notification: Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law

Dear Mayor and Council,

Over the course of the development of the Grandview-Woodland Community Plan, I attended the workshops and participated as best I could to offer a perspective on East First Avenue and what issues increased densification will bring forth. Between Commercial Drive and Nanaimo Street are four lanes of traffic with no opportunity to stop or park at any time. The lanes behind the houses between First and Second Avenues to the south and First Avenue and Graveley Street to the north therefore serve as the “front door” for these First Avenue residences – there is no ability to unload groceries or other goods. The lanes also allow access to City services such as fire fighting, garbage & recycling pickup etc. Tradespeople too must use the lanes to access housing on East First. In addition, these lanes also house the entrance to garages of residents on East Second Avenue and Graveley Street – and potential laneway houses. The lanes therefore serve multiple and often conflicting purposes: they were not designed for intensive housing.

It was with considerable surprise and dismay that I and other residents of this neighbourhood found out this spring that the zoning plan had been amended to accommodate four-story apartment buildings on this section of East First Avenue when it had already been envisaged as a townhouse rezoning.

As a long-time resident of this area, I am writing to request that you direct City staff to delete point 5 (the option to build four storey apartment buildings) of the proposed Arterial Townhouse Zoning RM 12N for East First Avenue and Nanaimo Street. A town house rezoning is one thing; a four-story apartment building rezoning is quite another, and to reiterate, was added on at the last minute after a process that has gone on for literally years. East First Avenue and its adjacent lanes, north and south, do not have the capacity to allow for such increased usage and densification. Townhouses, on the other hand, adhere to a more workable solution to the City’s goal to increase densification in Grandview-Woodland.

Yours respectfully,

Margaret Davidson



## Grandview-Woodland What's new in your community

Hello,

You are in receipt of this email as a person who is subscribed to receive updates on the Grandview-Woodland Community Plan and/or who has expressed interest in the proposed amendments to the Zoning and Development By-law in the Grandview-Woodland area. Please find below information regarding the upcoming **Public Hearing, Tuesday, June 26, 2018.**

A copy of the [Council Report](#) is available for review on the [Grandview-Woodland Community Plan webpage](#).

# NOTICE OF PUBLIC HEARING

## Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Vancouver City Council will hold a Public Hearing on:

**Tuesday, June 26, 2018 at 6 pm**  
Vancouver City Hall, 453 West 12th Avenue  
Third Floor, Council Chamber



Council will consider amendments to the Zoning and Development By-law. If approved, the proposed changes would introduce new district schedules RM-11/RM-11N and RM-12N, amend the C-2 district schedule, and rezone certain areas from RS-1, RS-5, RS-7, RT-4, RT-5, and RT-5N to RM-11, RM-11N, RM-12N, or C-2.

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

Starting at 8:30 am, Friday, June 15, 2018 until 5 pm on Thursday, June 26, 2018

**Email:** [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

**Phone:** 604-829-4238

**In Person:** from 5:30 - 6 pm on the day of the Public Hearing

### SUBMIT YOUR COMMENTS:

**Email:** [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)

**Mall:** City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC V5Y 1V4

All submitted comments will be distributed to Council and posted on the City's website.

### Read the draft by-law:

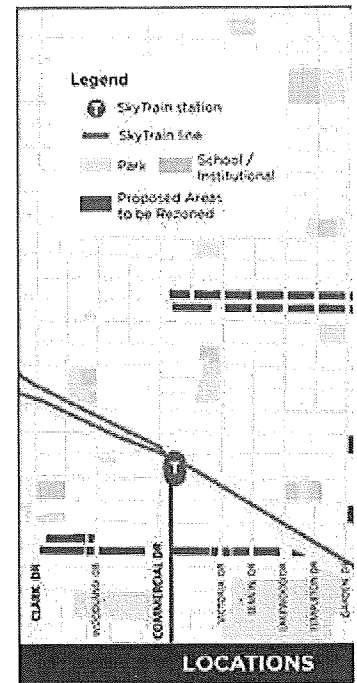
Available starting Friday, June 15, 2018 at Vancouver City Hall, City Clerk's Office, 453 West 12th Avenue, Third Floor

### Watch the public hearing live online:

[vancouver.ca/councilvideo](http://vancouver.ca/councilvideo)

### Follow:

[vancouver.ca/speaker-wait-times](http://vancouver.ca/speaker-wait-times)  
[@VanCityClerk](https://twitter.com/VanCityClerk) on Twitter



**Review the public hearing minutes** [vancouver.ca/councilmeetings](http://vancouver.ca/councilmeetings) (approximately two business days after meeting)

**Information:** [vancouver.ca/pub](http://vancouver.ca/pub)

**More information on this proposal:** [vancouver.ca/home-property-development/grandview-woodland-community-plan](http://vancouver.ca/home-property-development/grandview-woodland-community-plan) or phone Chant Joseph at 604-

### Public Hearing:

Tuesday, June 26, 2018, at 6 pm

City Hall, 453 West 12th Avenue

Third Floor, Council Chamber

### Increasing Housing Choice in Grandview-Woodland - Proposed Amendments to the Zoning and Development By-law

Council will consider amendments to the Zoning and Development By-law. If approved, the proposed changes would introduce new district schedules RM-11/RM-11N and RM-12N, amend the C-2 district schedule, and rezone certain areas from RS-1, RS-5, RS-7, RT-4, RT-5, and RT-5N to RM-11, RM-11N, RM-12N, or C-2.

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually beginning at 8:30 on **June 15, 2018** until 5 pm the day of the Public Hearing by emailing [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca) or by calling **604-829-4238**. You may also register in person at the door between 5:30 and 6 pm on the day of the Public Hearing. You may submit your comments by email to [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca), or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings) for important details.

Copies of the draft by-laws will be available for viewing starting **June 15, 2018** at the City Clerk's Department in City Hall, 453 West 12th Avenue, 3rd Floor, Monday to Friday from 8:30 am to 4:30 pm. All meetings of Council are webcast live at [vancouver.ca/councilvideo](http://vancouver.ca/councilvideo), and minutes of Public Hearings are available at [vancouver.ca/councilmeetings](http://vancouver.ca/councilmeetings). (Minutes are posted approximately two business days after a meeting.)

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING REGISTERING TO SPEAK:  
[vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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## IMPLEMENTING THE GRANDVIEW-WOODLAND COMMUNITY PLAN

In July 2016, the City approved a new Community Plan for Grandview-Woodland. It provides long-range guidance on a variety of issues - including housing, transportation, parks and public space, social issues, arts, culture, heritage and more.

For information on plan implementation work, upcoming events and opportunities for public involvement, please stay in touch via the following means:

Community Plan - Complete Plan Document (PDF 30mb)

Web & List-serv sign-up: [vancouver.ca/gw](http://vancouver.ca/gw)

Email: [grandviewplan@vancouver.ca](mailto:grandviewplan@vancouver.ca)

Twitter: [@gwplan](https://twitter.com/gwplan)

Facebook: Grandview-Woodland Community Plan

Telephone: 604-829-2015

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You are currently subscribed to grandview-woodland-community-plan as:

S.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Deb Hay **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, June 26, 2018 9:33 PM  
**To:** Public Hearing  
**Subject:** 6/26/18 - Public Hearing - Grandview Woodland Plan - Opposition to C-2

Hi,

I am opposed to 4 story, C-2, between Victoria Drive and Lakewood, 1900 E to 2200 East. Please remove the north side of 12<sup>th</sup> ave, between Victoria Dr. and Lakewood from Station Residential zone.

Honor commitments in the Final Recommendations in the community plan.

Thank you,

Deb Hay  
**s.22(1) Personal and Confidential**

## Ludwig, Nicole

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**From:** Ludwig, Nicole  
**Sent:** Friday, July 06, 2018 9:43 AM  
**To:** Public Hearing  
**Subject:** FW: Additional Correspondence regarding Grandview Woodland

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**From:** Lisa Osoba  
<[lisa.osoba@telus.net](mailto:lisa.osoba@telus.net)>  
**Date:** June 26, 2018  
at 5:35:23 PM PDT  
**To:** [publichearing@vanocouver.ca](mailto:publichearing@vanocouver.ca)  
**Subject:** Grandview  
woodland plan

Hello, I am a resident in Grandview woodlands living within one block of Nanaimo street. While I understand and agree with the need to offer greater housing options in our neighbourhood, I am writing to express my concern about particular zoning changes proposed for Nanaimo Street. I am concerned that local family-owned businesses who have been at the commercial node at Nanaimo and Charles for many years may be effectively pushed out of the neighbourhood because they will be required to move elsewhere during

construction and may not be able to afford rent when the new buildings are built. These businesses are no less a part of the character of the neighbourhood than the businesses on Commercial Drive which there seems to be a great deal more focus on preserving. I also feel that six stories is too high for buildings at this node with very little buffer from single family homes.

It also seems to me that many blocks in a row of the same height of building as proposed along the east side of Nanaimo street near 1st avenue will be aesthetically unappealing. It is not clear why the plan proposes so much more development on the east side of Nanaimo street as compared to the west side.

Sincerely,  
Lisa Osoba

Sent from my iPhone