

Dear Vancouver City Council,

We live in a peaceful, beautiful, quiet, low-density neighborhood, which also has great view and tradition that lasted for decades. St. George's Senior School has been in the neighborhood for years and it stayed here with us in harmony.

However, with this new plan for St. George's Senior School coming out, it will break the peace of this neighborhood. We cannot break the tradition and the history of this neighborhood. Such scale of commercialized mode should never ever be utilized in this neighborhood. This is an overthrow and damage to this neighborhood, especially to the view and its living environment.

The density on the along the street is too high and the height is also no match to this neighborhood at all. This is a total shock, change and damage to the natural environment and this neighborhood. With the football field now, the view is very beautiful and the sky is wide and clear. Large scale and high density of buildings must destroy the view and the harmony. In addition, high building can harm the privacy of the local residents. Canada is a country that values privacy heavily and so does our neighborhood.

Traffic around the area will become really messy with the entrance of the underground parking open towards 28th Ave. 28th Ave is a narrow street which can only allow one car to go through at a time with cars of resident parked along the street. There are stop signs at both end, and it is not a through road. When there is a heavy load of traffic, all the cars will be stuck on 28th Ave. This will lead to serious inconvenience for the residents on 28th Ave. Besides, there is always a truck with a boat connected parked on the Crown Street and 28th Ave. It has been a problem sometimes now for the residents, as the space on the road is limited. The situation will only be worse if more traffic goes through 28th Ave from the underground parking.

With such dead traffic on 28th Ave. people will definitely use back lanes of 28th Ave. This will cause problem for the residents further as the traffic problem is not solved at all with the fact that 28th Ave. is not a through road. Interestingly, the south back lane of 28th Ave. is very bumping and lacking of maintenance at all. Residents along the lane had discussed before if they should raise money to fix the back lane, however, they said they did not want the lane to be fixed as they know many people will drive through the lane as a shortcut and they do not want this to happen. Not to mentioned the noise issue with large amount of the traffic goes through 28th Ave. and stuck on 28th Ave.

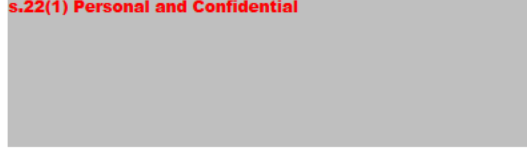
We suggest that the entrance of the underground parking should be towards 27th Ave. First of all, it is a through road and connected to an intersection that allows the traffic to go to different directions. Secondly, at the north end of Camosun Street, there is a dead-end road which can help to ease the traffic by allowing vehicle to temporarily park or make a U-turn there.

We pay a large amount of school tax each year. The tax is to support the school to serve the neighborhood better not the other way around. School should not either override or destroy this quiet and peaceful neighborhood and the community environment.

This community and neighborhood means a lot to us. We truly hope that the plan should be adjusted and take more into consideration.

Sincerely,

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Clare Zhong

2025-01-17 10:00:00

Public Hearing Submission RE 4175 West 29th Ave (St. George's Senior Secondary School)

City of Vancouver
City Clerk's Office
453 W 12th Ave
Vancouver, V5Y 1V4

July 3, 2018

RE; 4175 W 29 Ave Proposed Rezone from RS-5 to CD-1

I own the home at **s.22(1) Personal and Confidential** three houses in from the proposed rezoning and site of the proposed major development. I have reviewed the above rezoning application and am shocked by the proposal and the lack of amenities provided to the community this massive redevelopment impacts.

Public schools are a necessary and important part of a neighbourhood. They provide children from the local community education without the need for excess travel. This helps the environment and reduces traffic by minimizing the need for students to be transported by motor vehicles through residential neighbourhoods on the way to and from school. The same does not hold true for private schools. They do not usually serve the children of the immediate neighbourhood in which they are located as most of the students are transported into and out of the neighbourhood increasing noise ,congestion and generally adding to the degradation of the environment (greenhouse gas etc).

If my approximation is correct, this site, if developed to RS-5 zoning of the adjacent neighbourhood, could support 69 single family homes.

The city claims we desperately need more home sites. This development is eliminating a potential of 69 single family home sites and 69 laneway houses for rental use. That is a loss of 138 home sites for families in Vancouver. That is unacceptable.

City hall claims there is a housing shortfall. The city is taxing folks who have empty homes. Is the city going to impose a special tax on developers who permanently eliminate 138 home sites in RS-5 zoned areas?

Single family (RS-5) home sites complement and nurture this lovely neighbourhood. Single family home sites were envisioned by the city planners and by most us who invested and set down roots in this community. Single family home sites are preferred, not by your planners who wish to pack and stack, but by us who actually reside here.

St. George's has over the years expanded like an elephant increasing the pressure on the surrounding residential area. The traffic has increased dramatically due to the private existing school. In the morning, at noon, after school and during sporting and other school events the intersection at 29th and Camosun has become noisy and downright dangerous due to the increased pedestrian and traffic volume. During events, if I move my car I am unable to park in front of my home. The property owners in this area are saddled with these burdens. Their children are at increasing risk of injury from the additional traffic. As the student number increases the profits for St. George's increase and the residential community around the school carries the burden. It is unfair for the community to bear the increasing burden while St. George's reaps the benefits.

Today St. George's is again requesting to expand. Instead of proposing development next to the hydro facility at the north end of their property the development is proposed to be located mostly on perimeter of the property along Camosun and 29th Ave. thus replacing the present viewscape of open field with multi story and massive structures (up to 62 feet high!) with token greenery. In order to reduce the visual impact these structures should be placed along the rear of the property with large green spaces facing the street.

The Developer is asking for;

- a whopping FRS of 0.70! Yes indeed, quite a comprehensive development in a residential area.
- a new athletics building.
- a new performing arts building.
- a new staff and student accommodations building (a boarding school in our single family neighbourhood.)

Multi story structures in a single family neighbourhood? How many transient beds are being added? Is this building a cohesive community?

This is not a community school. This is becoming a commercial educational complex!

What benefits will this commercial complex bring to the community?

What community amenities are offered?

More spaces in a private school primarily for folks from outside the community are of little if any benefit to our community. Is this going to be another case of the developer getting all the benefit at the expense of the surrounding community? **NO!** This is a residential neighbourhood and we want it to stay that way. Pack and stack where the infrastructure exists, not in our single family residential neighbourhood we have paid a fortune for.

This commercial educational complex is incongruent with a single family residential neighbourhood. This commercial enterprise will be doing what they must to keep the complex operating 365 days a year. This commercial complex will concern itself with the bottom line. The local community will once again be saddled with the additional burdens brought on by the development and commercial activity.

I DO NOT SUPPORT THIS proposed expansion . It does not benefit us. It erodes our quality of life. **We do not need it. We do not want it. No more expansion of St George at this location!**

Let St. George's use that land as the RS-5 zoning permits, one family dwellings. **Nothing more!**

St George's might do well by selling their holdings in this residential neighbourhood and permit the community to realize the envisioned RS-5 and desired use. The proceeds could allow the purchase of land and building of appropriate facilities on an appropriately zoned site, for example just north of the Fraser River and south of Marine Drive in South Vancouver.

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Olaf Knezevic

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Dragnea, Irina

From: Chang Young Moon s.22(1) Personal and Confidential
Sent: Wednesday, July 11, 2018 12:40 PM
To: Public Hearing
Subject: Public Hearing for St. George's Senior School Rezoning Application

Opposing Comment by Chang Young Moon in a neighborhood capacity.

Why does St. Georges Senior School (hereafter called as School) need this sudden CD-1 Rezoning? Should School need to improve academic facilities, neighborhood would not be negative for it. It would be an adequate process for School to get a consent from the City and neighborhood with a building plan itself rather than securing CD-1 District rezoning first. In some sense, this clearly proves that School's proposed building masterplan is excessive one.

Indeed, proposed School's site plan will damage deeply our proud green residential environment with unnecessary new tall buildings. For this monster, they will cut lots of big precious trees and block the beautiful open green lanscape. I cannot help worrying it very much.

However, I would like to focus here on two important issues, the staff and student accommodation and a maximum students enrolment.

Regarding students boarding facility with staff's accommodation, School should have applied only for this new scheme first prior to this building proposal, because mass accommodation facility in campus is very serious issue to neighborhood. School has a big campus land but it seems not big enough to have school buildings and dormitory together in same area. Eventually School will face very strong opposition from neighborhood, if they apply it.

Regarding a maximum students enrolment which was mentioned in the proposal, I understand that School promised they will not increase current number of students enrolment to keep School prestigious. If it is true, they don't have to put it in the proposal and they don't have to consider any further new daily traffic accordingly.

Now neighborhood have been positively absorbing inconvenience caused by current traffic congestion during daily drop-off and pick-up.

Then why does School need to build underground parking?

Underground parking facility in the middle of quiet residential area and by the regional Pacific Spirit Park is really unfitted and even grotesque.

In fact, School has applied rezoning to the City not only under the condition of unapproved dormitory building plan in the campus but also under the assumption of none-existent issue of a maximum students enrolment. Conclusively I oppose that the City allows CD-1 Rezoning for School because this approval may tend to the deterioration of neighborhood living environment.

I wish that School should revise their plan which is more harmonized with their neighborhood and uniquely beautiful natural landscape under the present RS-5 zoning.

Thank you for your kind reading.

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Sent from my iPad

My name is David Worcester and my concern and comments on the proposed plan of the St. George's Senior School are the followings:

1. There is no green on side of the street on the plan now. The view will be largely impacted and changed, because along the street there will be buildings now.
2. In the proposed plan, the access to the underground parking is on Camosun Street and 28th Ave. I think that the traffic will be very heavy-loaded and 28th Ave is not a good choice to allow that many cars to go in and out at the same time.

Thank you,
David Worcester

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A large rectangular area of the document is redacted with a solid grey fill, obscuring the sender's contact information.

July 9th, 2018