

Ludwig, Nicole

From: Pickett Family s.22(1) Personal and Confidential
Sent: Thursday, January 17, 2019 10:16 AM
To: melissa.degenoa@vancouver.ca; Bligh, Rebecca; Boyle, Christine; Dominato, Lisa; Fry, Pete; Carr, Adriane; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy
Cc: Public Hearing
Subject: Bucci Development, "Commercial-Broadway Station Precinct sub-area"

Vancouver City Council Zoning application 17th January 2019

2532 Garden Dr; 2542 Garden Dr; 2560 Garden Dr; 2570 Garden Dr; and
2309 East 10th Ave; 2329 East 10th Ave; 2349 East 10th Ave; 2369 East 10th Ave

Dear Mayor and Council,

My name is Stephen Pickett and I and my family live at s.22(1) Personal and Confidential. This address lies in an area bounded by **Millennium Skytrain (Grandview Cut), Nanaimo St., and East Broadway**. This triangular area (not including the blocks actually on the arterials Nanaimo and Broadway) comprises approximately 10 city blocks. Roughly 100 houses and 200 residents, we are a tightly knit community owing to the geographical limitations of the area. There are very few entry and exit points; only one street actually bisects the neighbourhood, namely Lakewood Drive between Broadway and North Grandview Highway (that is, North of the railway line). In a small way we can be considered islanders.

I first came to this neighbourhood in 1987 as the accompanist of the East Vancouver section of the Vancouver Bach Children's Chorus, s.22(1) Personal and Confidential **Laura Secord School**. The school is situated on Lakewood Drive, the only through street, which itself a major traffic problem. It was the school and the beautiful tree-lined streets that stuck in my memory when looking for a house to purchase in 1991, and they embody the quiet dignity of a real neighbourhood. At least twice a year something like half the neighbourhood attends a party of one sort or another. Until 2 years ago we had a regular summer gathering (street party) in what we call **Triangle Park** (or Stonehenge) at the corner of 12th, Garden and North Grandview. We have a private emailing list with close to 100 members which we use to discuss common issues.

Others have spoken to FSR, setbacks and other design considerations. However I believe here the goal of the planning dept is to set a precedent in order to "dump density" around our neighbourhood. As the bulk of that development will fall along Nanaimo and Broadway, this project (set off from Broadway perhaps because the developer knew it wouldn't sell located on the arterial) if approved, would set the standard for projects, which it has been calculated would completely overwhelm and transform our quiet little community.

In fact if all the developments in the Triangle and along the two arterials proceed, **planners will have made a good job of planting 80% of the entire projected 9,500 increase in population of Grandview Woodlands, in our immediate vicinity**. We are already beset (and "beleaguered") on all sides. The traffic situation outside the school is terrible and it is merely a matter of time before a child is seriously injured or even killed with traffic at present levels (note to planning dept, please consider banning transport of children to/from Laura Secord School by car).

Motorists routinely run the stop sign at Grandview North and Lakewood (across the **CVP bike route**), often at speed, cutting through our neighbourhood to beat traffic. How long before a cyclist is the next victim?

The traffic chaos from 60+ spaces in the vicinity of Nanaimo and Broadway will likely overwhelm our few streets completely, especially as car owners from this building will need to traverse an average of 3 residential blocks (that's

basically the entire area) just to get in and out, owing to turn restrictions around a major intersection. It's already busy; envisage gridlock!

Even if the Bucci project does **NOT** go ahead in this very difficult time for developers, please do not establish that a **SIX storey building** (with no transition to single-family) can be built on a side street in our small neighbourhood (and presumably others). This is a terrible example to set. We already have a large number of laneway houses (including our own) which IS a great way to densify.

In passing, I don't believe you should consider the letter from **Dave Williams and Maggie Baynham, as they no longer live in the neighbourhood** (in Vancouver, even?) and whose motive in support could easily be inferred as potential profit when all our neighbourhood finally falls to the developers' (wrecker's) ball. Indeed it is my understanding that *they actually requested* our neighbourhood be included in the Grandview Woodlands Community Plan when purporting to represent our views to planners during the planning process. I believe it is safe to say that Dave and Maggie do not represent the views of the residents of the Triangle (a Cedar Cottage neighbourhood).

Thank you for your consideration

Stephen Pickett
MSS

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Pickett Family,
s.22(1) Personal
and Confidential

s.22(1) Personal and Confidential

Jobe Groot
s.22(1) Personal and
Confidential

January 16, 2019

Dear Mayor Stewart and members of Vancouver City Council;

RE: Rezoning proposal for 2542-2570 Garden Drive and 2309-2369 East 10th Avenue - Opposed

I wish to register my opposition to the proposed development and rezoning application on the North East corner of East 10th Avenue and Garden Drive (2542-2570 Garden Drive and 2309-2369 East 10th Avenue).

I am a member of a 4 person household, living in a single-family home at s.22(1) Personal and Confidential. The proposed development is located is less than s.22(1) Personal and Confidential.

We have owned this residence and lived in this neighbourhood for more than 16 years (since 2002). One of the members of this household grew up in this neighbourhood and, with the exception of a 5 year hiatus, has lived in this neighbourhood for more than 30 years.

We acknowledge the desire, and the need, to increase residential density in the city. Our household is not opposed to re-development to increase residential density in this neighbourhood, provided it is appropriate in scale and aesthetic, and done in a spirit of genuine dialogue and in consultation with the existing residents of the neighbourhood.

The neighbourhood of the "Grandview Triangle" (as we refer to the area) has a strong sense of community. I take exception to the developer's characterization that this area is in need of "revitalization". This neighbourhood is, indeed, a quiet and family-friendly neighbourhood, with a diverse mix of residents of different ages, ethnic and cultural backgrounds, and different stages of life. There is among the neighbours a solid community spirit and many of the local residents know each other well, help each other and socialize together regularly. We treasure this and wish to retain this feeling of community.

Residential densification in this area is already well underway. Multiple property owners have already built, or are in the process of building, new residences and/or laneway homes (a significant number of which appear to be configured, either officially or unofficially, for multiple-family occupancy). This is contributing noticeably to increased motor vehicle and bicycle traffic and street parking congestion.

I wish to register the following opinion and comments regarding the proposed development and rezoning application for **2542-2570 Garden Drive and 2309-2369 East 10th Avenue** :

1. I am opposed to the construction of a condominium-style development of 6 storeys at this location. The type of construction project currently proposed for the corner of East 10th Avenue and Garden Drive (with as many as +/- 70 or so suites, in a single 6 storey structure, depending on the version of the proposed developer's plan) is inappropriate in scale and aesthetic for this location and insensitive to the existing character of the neighbourhood.
2. While the city and the develop have made an effort to create opportunities for feedback from the local residents, it does appear as though the planning process for this area has, to date, discounted or trivialized the input from those residents who have taken significant time and effort to provide feedback regarding this development proposal.

The proposed development and zoning change, is being pushed on the neighbourhood, with little apparent regard or consideration for the opinion and desires of nearby property owners and residents, many of whom have lived here for many years.

3. Vehicle ingress/egress to the surrounding neighbourhood is constrained by 'the cut' and already experiences periodic high traffic volumes and parking issues, due to several factors:
 - a. Traffic congestion and street parking pressure during pick-up and drop-off times at the elementary school located in the area (Laura Secord School)
 - b. Commuters using the neighbourhood to park their vehicles during the day, to travel to the inner city by transit, and
 - c. Increase in traffic volume on East 10th Avenue, past the elementary school, in the afternoon peak traffic period, by drivers seeking to bypass the congestion and delays at the Nanaimo and Grandview intersection, who cut through the neighbourhood East 10th to Lakewood to East 12th Avenue by means of the two-lane viaduct over the railway/skytrain right of way in "The cut". This area also contains an intersection of two major commuter bike-ways.

4. Alternatives: I am willing to support a development for this location that would see construction of a row-house/town-house-type development; to a building height of 3, or possibly a maximum of 4 storeys. I feel strongly that a smaller scale development would be more appropriate and in character with the neighbourhood than the currently proposed 6-storey multi-unit structure.

Failing that, I would be willing to consider supporting a development proposal, that is more sensitive to the needs and aesthetic considerations of the location and of the neighbourhood, with a MAXIMUM BUILDING HEIGHT OF 4 STOREYS, above street level, for the E10th and Garden Drive location.

In consideration of our wishes and those of the property owners/residents of this area, a significant number of whom have lived here for many years. We sincerely hope that the City of Vancouver and the Bucci company will consider this response and adjust the parameters of the proposed development, and reject the rezoning application to allow a 6-storey development at this location.

Thank you for your attention.

Respectfully submitted,

Jobe Groot

s.22(1) Personal and
Confidential

Ludwig, Nicole

From: Tracey Loverock s.22(1) Personal and Confidential
Sent: Wednesday, January 16, 2019 8:02 AM
To: Public Hearing
Subject: 2542-2570 Garden Dr. 230--2369 East 10th ave.

Hello

While I support in general the densification of Vancouver neighbourhoods to create more housing options in the city of Vancouver, it should be of a scale that suits the surrounding neighbourhood.

The proposed 6 story building is not in keeping with the existing single family homes in the blocks nearby. Its height would overwhelm the adjacent Garden and 10th ave streets. This proposal would be more suitable for the block on Nanaimo and Broadway.

I would support a 3 story building here or townhouse development.

Thanks,
Tracey Loverock

s.22(1) Personal and Confidential

Note: Unfortunately, I was not able to make it to the public hearing last night so please accept this comment by email.

Ludwig, Nicole

From: Grant Pearce s.22(1) Personal and Confidential
Sent: Wednesday, January 16, 2019 3:47 PM
To: Public Hearing
Subject: Proposed development at 2542-2570 Garden Dr. 230--2369 East 10th ave.

To Whom It May Concern

The proposed 6 story building is not in keeping with the existing single family homes in the blocks nearby. Its height would overwhelm the adjacent Garden and 10th ave streets. This proposal would be more suitable for the block on Nanaimo and Broadway.

I support in general the densification of Vancouver neighbourhoods to create more housing options in the city of Vancouver, it should be of a scale that suits the surrounding neighbourhood. I would support a 3 story building here or townhouse development.

Thanks,
Grant Pearce

s.22(1) Personal and Confidential

Note: Unfortunately, I was not able to make it to the public hearing last night so please accept this comment by email.

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Robert Lovell s.22(1) Personal and Confidential
Sent: Wednesday, January 16, 2019 4:56 PM
To: Public Hearing
Subject: REZONING: 2542-2570 Garden Drive and 2309-2369 East 10th Avenue - Opposed

Hello,

I am a resident of the Broadway Triangle. In my opinion, the proposed development at Garden and 10th is too tall. I would like to see it at 2-4 storeys given it's not located on a majority artery like Broadway or Nanaimo.

Thank you,
Rob

Swanston, Denise

From: Peter Fox s.22(1) Personal and Confidential
Sent: Thursday, January 17, 2019 1:35 PM
To: Public Hearing
Subject: 2542-2579 Garden Drive and 2309-2360E 10th Ave

Dear Mayor and Council,
Congratulations for being elected to guide and oversee the maintenance and expansion of this wonderful city. A city that so many across our country and around the world want to move to. We who dwell in a particularly vibrant and, dare I even say, loving neighbourhood are actively concerned about maintaining it's warm and friendly character. We do try to understand the necessary expansion plans and appreciate some recent excellent design ideas permitted by the city. I personally like the two duplexes on Lakewood between E10 and N. Grandview Hwy And the one being built one block North between 10th and Broadway. The latter's roof line and windows neatly echo those of the Laura Secord School building just across the street. What a wonderful way to preserve an heritage structure; first you upgrade it seismically then you permit surrounding buildings to anchor it artistically in the neighbourhood so it's no longer a relic, but an architectural edifice presiding over it's own corner of our Triangle. In addition on the SE corner of Lakewood and N. Grandview Hwy, footings and foundations are in place to accommodate a duplex by the same architect so hopefully the theme will be expanded

From my own calculations these 4 structures will accommodate at least 9 families. Replacing 4 single family units, an increase of five families done with an eye to the future beautiful expansion of our city.

Let's talk a little about our triangle. My wife and I, every January, toast a Julian New Year's potluck party in our s.22(1) Personal and Confidential where we've lived for 45 years. We completed this year's last Saturday 62 guests attended, no family just neighbours and only adults. Such a happy gathering of people enjoying one another's company late into the evening was something to be treasured. I wonder just what will enhance this wonderful 'hood, as Bucci's suggests their proposal of apartments with in-house parking is will do.

I concur completely with all letters of opposition that I have so far read, so will not go over the same points but respond to Dave & Maggie's and Helen's pro letters.

Helen M says that enrolment in her elementary school is decreasing. The only elementary school in the neighbourhood is Laura Secord) which is actually at 102% capacity they're short 13 spaces. So where will the children from the projected 68 apartments go to school ? The Vancouver Tech is at 90% capacity with only 170 spaces available. I think Helen M needs to check her facts at <http://www.vancouver.sun.com>

I agree with Maggie and Dave, their concern about two levels of parking neatly puts their letter on our opposing side. For to accommodate 6 stories it needs 2 floors of parking, ergo one floor of parking will be sufficient only for 4 stories or less.

Once again thank you for this opportunity for citizens to engage with City Hall and I, along with my neighbours want you to know our concerns for the densification plans are not just for our little triangle but for the whole city to realistically continue to claim to be one of the most beautiful and most livable in the world.

Please don't let this valuable worldwide reputation be sullied by allowing an excessively tall building to disfigure a successful community that has been maturing over the past 100 years

Kathrin Beckmann

s.22(1) Personal and Confidential

January 17, 2019

Dear Mayor Stewart and Members of Vancouver City Council,

RE: Rezoning proposal for 2542-2570 Garden Drive and 2309-2369 East 10th Avenue – Opposed

I am writing to express my concerns regarding the proposed Bucci condominium development at Garden Dr. and E. 10th Ave., in Vancouver (2542-2570 Garden Dr. and 2309-2369 East 10th Ave.)

While I am not opposed to development per se and the resulting addition of housing options for Vancouver residents, I am *not* in favour of the height of the building, nor the number and type of housing options this development is proposing for our neighbourhood. The 'Triangle' as we locals refer to it, is a small area bordered by Broadway Ave., Nanaimo St., and North Grandview Hwy, with only 180 homes (on 173 properties).

Building Height:

In my opinion, 6 storeys is too high for a building in that section of the neighbourhood. I understand the proposed changes in the Grandview-Woodland plan indicate 6-storey buildings for the main arterials (i.e. Broadway Ave. and Nanaimo St.), however, the Bucci development is proposed for an intersection of side-streets, which currently have 2 storey residences on them. The visual transition from 6-storeys on one side of the street to 2-storeys on the other is too drastic. A 4-storey structure would be much more appropriate for the area and the 'look and feel' of the neighbourhood. In addition, it would create a more gradual transition from the proposed 6-storey structures on the arterials to the lower residences in the 'core' of the Triangle.

Number of Residences:

The current Bucci development proposal is for 68 residences in the building. These would be combinations of 1-, 2-, and 3-bedroom condominiums and could potentially add up to 200 residents to the neighbourhood. This increases the population of our Triangle from 700 to about 900 (about 25%), which is a huge increase for a small area such as ours. Road safety is already a concern in our neighbourhood as a result of the traffic associated with the elementary school (Laura Secord Elementary), plus the 2-bike paths that cross through the neighbourhood (one on Lakewood and one on North Grandview). The intersections at Lakewood and 10th, and Lakewood and North Grandview can be extremely hazardous at high traffic times, and adding another 200 residents moving through the area only increases the risk of potential accidents.

As mentioned, I am not opposed to development in my own neighbourhood. I have never been one to espouse the 'NIMBY' philosophy. In a growing city like Vancouver, which is so limited by its geography, I understand and support the idea of going 'up' in areas that are already developed, rather than going 'out'. Having said that, it is also important to develop at a pace and in a manner that supports the existing culture and infrastructure of the neighbourhood.

Type of Housing Options

In addition, I am disappointed to see that this proposal does not include any options for low-income, social housing, or seniors housing options. Vancouver has faced severe housing challenges in the last years, and one unfortunate result of high housing prices is that our younger, next, generation is moving away. For example, I run a gardening/landscaping business and have had people in their late-20s and early 30s working with me, all from the local area. It is proving difficult to find people, because they cannot afford to stay in the city. In fact, two of the three people who have regularly worked with me for the past five years, are leaving – one left last year, and one will be leaving this year. And, the main factor in their decision is cost of living, primarily housing costs. They can no longer afford to rent in Vancouver, much less buy. They could never hope to buy a residence in the Bucci development, at an average price of \$600,000 or more. They are not alone in that, and I am sure I am not the only small business owner experiencing this predicament. I would welcome the addition of housing options that actually *give* options for people with lower incomes and would totally support that type of development in my neighbourhood.

A development with a variety of housing options would support the culture that exists in our local neighbourhood and the larger area of East Vancouver, which I am proud to say is recognized as one of the most diverse areas across the country. I would like to keep it that way. I feel strongly that it is important for the future health of our communities if we have all walks of life and people of all generations and across many cultures living together, making connections and sharing experiences.

In sum, I would ask that you, as the mayor and as members of city council, please take into account these concerns in your consideration of the proposed Bucci development at 2542-2570 Garden Dr. and 2309-2369 East 10th Ave.

I appreciate your time and consideration in this matter.

Respectfully submitted,

Kathrin Beckmann

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