

Swanston, Denise

From: Mark Budd s.22(1) Personal and Confidential
Sent: Monday, February 04, 2019 8:28 PM
To: Public Hearing
Subject: Letter to Council - 815-825 Commercial Rezoning Application - Public Hearing
Attachments: 815-825_Commercial_rezoning_publichearing_DMBUDD.pdf

Hello,

I am attaching a letter to Council's consideration during the February 12 public hearing regarding the "Rezoning Application - 815-825 Commercial Drive & 1680 Adanac Street".

I will attempt to attend the hearing. However, I will be in a professional development class (oddly the topic is "Timber Design for Light and Commercial Buildings") until 6/6:30. I would like the panel to consider the points raised in the letter.

Thank you,
D.M. Budd

February 4, 2019

City of Vancouver
c/o City Clerk's Office
453 West 12th Avenue, Third Floor
Vancouver, BC
V5Y 1V4

RE: Rezoning Application – 815-825 Commercial Drive & 1680 Adanac Street

Dear Council Members,

The proposed development can be commended for pursuing certification to a Passive House Standard. However, I would like to express some concerns regarding the application and design:

1. A discrepancy is noted in the number of suites listed on Drawing A1.1. The Project Statistics (Detail 1) list 16 Units under the 1 Bed category. However, the Area Breakdown (Detail 2) indicates 17 Units under the 1 Bed.
 - *Are there 37 or 38 Units in the development?*

2. Drawing A1.4 shows a 9'-9" wide loading dock for deliveries and waste removal. The loading dock is adjacent to an existing power pole. The drawing appears to indicate a 20ft long truck. It also appears that the clearance to the south neighbour is 25ft.
 - *Can the design team confirm whether a traffic encroachment study has been completed for the alley? What is the limit on the vehicle size and turning radius?*
 - *What is the plan for the existing power pole? Will trucks be required to navigate around the obstacle while backing in? Or will the power line be removed/repositioned?*
 - *What is the projected additional daily traffic in the alley for the proposed development?*
 - *Would the removal of commercial space in the proposed development (ie. maintaining the RM-4N zone) limit the increase in vehicles (ie. large delivery vehicles)?*
 - *Will council support the installation of traffic safety devices (speed bumps, signage, visibility tools) to increase safety in the alley?*
 - *Is council aware of the increased traffic in the alley due to the increase in commercial businesses (along Venables Street) that load into the alley?*

3. The proposed development is for a six-storey building. With the exception of the tower on the NE corner of Commercial Drive and Adanac Street, no other building in the immediate vicinity reaches a similar elevation. The shadow studies exhibit the consequence of this unnecessary elevation increase.
 - *Would a reduction in the building height limit the massing and shadowing at the end of the block?*
4. The proposed development could pose a potential load increase on the neighbouring buildings.
 - *To what extent has the design team considered the potential for increased snow loads on the neighbours' roof (to the west and south)?*
5. Similar to #4, the proposed development could pose potential foundation issues on the neighbouring buildings during and after construction. Note that one of these buildings actually houses residents with affordable rent (the "realistic" definition, not the "Vancouver-developer" definition).
 - *To what extent will the developer ensure and guarantee that the surrounding properties are not negatively impacted (settlement, stability) by the foundation construction?*

I am concerned that the rezoning application will have compounding negative effects on the surrounding community. The proposed development continues to add unaffordable units to an already vulnerable rental market. With this in mind I encourage council to consider the following actions:

- Limit the development to RM-4N to provide residential units only.
- Provide rent-controlled affordable units in the development.
- Provide traffic safety measures in the alley.

Thank you for your time.

Sincerely,

David Budd, P.Eng.

s.22(1) Personal and Confidential



Swanston, Denise

From: Tara Fernandez s.22(1) Personal and Confidential
Sent: Wednesday, February 06, 2019 9:21 AM
To: Public Hearing
Subject: 815-825 Commercial Drive

Good morning,

Thank you for the notice asking for the public's feedback on the above zoning change proposal.

As a resident of the area, I have two major concerns regarding this proposed building.

1) "Affordable" rental housing units - The term affordable is highly subjective, particularly in Vancouver, where rental prices are inflated. A search shows the current average rental price for a 1-bedroom is \$2080/month. How will this for-profit building define affordability for tenants? In this case, even a \$1500/month rent could be perceived as affordable. This is still out of reach financially for many locals. This building should not be proposed under the guise of affordability if these key details are omitted from the initial proposal.

2) Lack of adequate transit systems in the area - Currently, there is one bus service (Route 20) which serves Commercial Drive. This bus in particular is very unpredictable, has long wait times in between service and is often packed with people during rush hour. Even other express services, such as Route 95, are extremely busy during the morning and evening. I often find myself having to wait till the 3rd or 4th bus to arrive to physically be able to board for my work commute either way. This building and more residents in the area would put additional pressure on a system that is already *beyond capacity*.

Appreciate your consideration of this feedback.

Best regards,
Tara