

Kennett, Bonnie

From: Desjarlais, Lecia
Sent: Wednesday, May 15, 2019 1:20 PM
To: 'barry garfield'
Cc: Public Hearing
Subject: RE: Rezoning Application for 188-198 West King Edward OBJECTION

Hi Barry,

Your comments have been forwarded to City Clerks.

Please submit comments to publichearing@vancouver.ca in the future.

Kind regards,

Lecia Desjarlais

Planning Analyst | Rezoning Centre
Planning, Urban Design and Sustainability | City of Vancouver
515 W 10th Avenue, Vancouver BC V5Z 4A8
604-871-6738 | lecia.desjarlais@vancouver.ca

From: barry garfield s.22(1) Personal and Confidential
Sent: Wednesday, May 15, 2019 12:45 PM
To: Desjarlais, Lecia
Cc: De Genova, Melissa; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Kelley, Gil
Subject: Rezoning Application for 188-198 West King Edward OBJECTION

I am resending this email of objection to rezoning because I did not receive any correspondence from the city to indicate initial receipt.

Further, I reviewed the Council Meeting Agenda for May 16th with regards to rezoning 188-198 West King Edward and noticed that there is NO record of any correspondence, pro or con, being received for this application. And I know a number of people who submitted letters, and they are also not represented as objecting to the application.

Therefore please accept this resubmission in an effort to make a public record of my objection.

On Monday, April 22, 2019, 11:09:54 p.m. PDT, barry garfield s.22(1) Personal and Confidential wrote:

Dear Mayor, Council, and City Planning,

As a property owner residing in the s.22(1) Personal and Confidential, I object to the current low density RM-8AN pre-zoning and rezoning application for '188-198' West King Edward Ave.

I feel City Planners missed a golden opportunity during Cambie Corridor Stage 3 planning, to put higher density living along the main arterial, West King Edward Ave.

The property location of this rezoning application is at the beginning of the 3rd city block east from the Canada Line Station. A mere five minute walk. The Canada Line gives access to Downtown Vancouver (heading North) and Richmond and the Airport (heading South).

This location on King Edward Ave is also on a very popular bus route to UBC (to the West) and Burnaby Metrotown Centre (to the East).

It only makes sense that the best use of redevelopment residential land along '100' block West King Edward Ave is to attract as many people as possible to live near the Canada Line Station. This current pre-zoning and application do not meet that objective.

Rents and ownership costs in the City of Vancouver are unbearable for most.

A recent City Motion put forward by Councillor Carr states that rental incentive guidelines place rents on the West side of Vancouver for studio suites at \$1,646 per month, and 3-bedroom units at \$3,702 per month. The motion also states that over 50% of Vancouver residents are renters and that 50% of these households earn less than \$50,000 per year.

Why would City Planners encourage 3-story townhomes on this main arterial route which will likely sell between \$1,400,000 and \$1,800,000 or rent for \$2,000 to \$3,800 per month?

This is not affordable.

To attract more people to reside near the Canada Line Station, we need to build smaller units that are affordable to buy and/or affordable to rent.

Here is an example of how wrong RM-8AN zoning is for the '100' block of West King Edward:

One block West of '100' block West King Edward Ave, heading toward the Canada Line Station is zoning for 4-story apartment style living at roughly 1.8 FSR. A 4-story building at Yukon and West

King Edward has been built where previously 'three' (3) homes stood. This 4-story building, along with a few 2-story lane-facing townhomes comprise 42 individual living units.

These lots are approximately 50' x 150' each.

Now to compare..... similar 50' x 150' lots in the third block from the Canada Line Station ('100' block West King Edward) are eligible for RM-8AN 3-story Townhomes. This is the subject block of this rezoning application. If a developer fully builds out to the RM-8AN guidelines, the developer will be able to achieve up to eight (8) living units per lot.

Given the same three lot assembly of the prior example, the RM-8AN developer would achieve 24 living units.

Lets reflect... 42 living units or 24 living units. What is the best use of valuable land which is three blocks from the Canada Line Station? My common sense tells me 42 is better public good for this land than 24.

Higher density '42' will provide units smaller in size that will be more affordable to buy and less expensive to rent.

The '100' block West King Edward Ave needs to be higher density, not lower density.

I would like to request that Council and Planners take a moment to reflect and relook at the proposed RM-8AN pre-zoning, and consider higher density in the range of 1:8 FSR for '100' block West King Edward.

I understand that rules and policies have been put in place and that the applicant has followed these existing guidelines. Therefore the applicant's rezoning application will likely proceed. But I wonder if the applicant's land owner would reconsider this rezoning application or hold off on developing under RM-8AN if the possibility of higher density was being considered for the '100' block West King Edward.

Given the need for more affordable housing, the new city-wide rezoning initiative, and the Planner's yearly Cambie Corridor review coming due this fall, I again ask for everyone to slow down and consider how increasing the density on '100' block West King Edward can help.

Thank you for considering.

Barry Garfield

Kennett, Bonnie

From: Desjarlais, Lecia
Sent: Wednesday, May 15, 2019 1:21 PM
To: 'Jack Sandhu'
Cc: Public Hearing
Subject: RE: KING EDWARD CANADA LINE STATION

Hi Jack,

Your comments have been forwarded to City Clerks.

Please submit comments to publichearing@vancouver.ca in the future.

Kind regards,

Lecia Desjarlais

Planning Analyst | Rezoning Centre
Planning, Urban Design and Sustainability | City of Vancouver
515 W 10th Avenue, Vancouver BC V5Z 4A8
604-871-6738 | lecia.desjarlais@vancouver.ca

-----Original Message-----

s.22(1) Personal and Confidential

From: Jack Sandhu [mailto:jack.sandhu@vancouver.ca]
Sent: Wednesday, May 15, 2019 11:21 AM
To: Desjarlais, Lecia
Cc: De Genova, Melissa; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; s.22(1) Personal and Confidential; s.22(1) Personal and Confidential; mclaughlinonyourside; mikemccardell; mayorscouncil; Kelley, Gil
Subject: Re: KING EDWARD CANADA LINE STATION

I am resending this email with minor additions for your perusal and consideration.

A little history of the planning process:

At a Public Hearing on April 4th 2019 City Council approved rezoning three assembled properties on 76-96 West King Edward Avenue from RS-1 (one family dwelling) to RM-8AN (multiple family dwelling) under the Cambie Corridor Phase 3 plan with 1.2 FSR, up to 3-story Townhomes. This block is four blocks from the King Edward Canada Line Station. The Planning Department has declared this '0-99' block on West King Edward Avenue as a Transitional Block. This Townhouse Transitional Block effectively is to bring higher building heights such as 4-story down into the neighbourhood's 1-1/2 story single family home height. Note '0-99' block was initially not part of the Cambie Corridor Plan.

The westward neighbouring '100-199' block West King Edward Avenue (which contains the applicant's rezoning application) was the block the City Planners originally cited as a Transitional Block from Cambie Corridor Phase 2's 4-story residential buildings along the main arterial King Edward Avenue.

However, after '100-199' block property owners invited the City Planning Team to do a walk through in the neighbourhood, the planners decided to change the Cambie Corridor Plan to allow '0-99' block into the plan, effectively making it the Transition Block. '100-199' block is now no longer required as a Transition Block.

Property owners of '100-199' block West King Edward Avenue (comprising over 165,000 square feet of land) feel our land should be utilized for HIGHER DENSITY (mid-rise, not low rise) due to its close proximity to the KING EDWARD CANADA LINE STATION. We also believe the mirror block west of Cambie '600-699' West King Edward should also be mid-rise, not low rise due to its proximity to the Canada Line Station.

We are asking that both '100-199' and '600-699' West King Edward Avenue be reconsidered for similar mid-rise zoning as our neighbouring Cambie Corridor Phase 2 properties. The city would still have its desired transition blocks '00-99' and '700-799' thus satisfying the planners desire to transition.

This request is SUPPORTED by ALL 22 SINGLE FAMILY HOME owners on both North and South sides of '100-199' Block West King Edward Avenue and the majority of '600' block owners.

I urge city councillors to take as much time as needed to make the correct decision to better address our housing crisis.

Sincerely,

Jack Sandhu

Kennett, Bonnie

From: Desjarlais, Lecia
Sent: Wednesday, May 15, 2019 1:25 PM
To: Public Hearing
Subject: FW: item 10 in today's zoning agenda
Attachments: City Hall Final.pdf

Hi City Clerks,

Here's another comment I received on April 23rd, just after referral.

This is regarding 188-198 West King Edward Avenue.

Lecia Desjarlais

Planning Analyst | Rezoning Centre

Planning, Urban Design and Sustainability | City of Vancouver
515 W 10th Avenue, Vancouver BC V5Z 4A8
604-871-6738 | lecia.desjarlais@vancouver.ca

s.22(1) Personal and Confidential

From: Ian Guns
Sent: Tuesday, April 23, 2019 10:21 AM
To: Desjarlais, Lecia; De Genova, Melissa; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael
Subject: item 10 in today's zoning agenda

April 19, 2019

Mayor and Council
City of Vancouver
453 West 12th Avenue
VANCOUVER, BC

Dear Mayor and Council:

RE: Item 10 Policy Reports, upcoming council meeting on April 23, 2019
Rezoning: 188-198 West King Edward Avenue

Our Block (the 100 block West King Edward) has been slated for Phase 3 Cambie corridor development. My neighbours and I have unanimously agreed that designating "Townhouse only" as planner Susan Haid has insisted, is a gross underutilization of housing and contrary to the city's affordable housing plan. Before setting a precedent by allowing the rezoning of 188-198 West king Edward, please consider this.

We have met with planners, discussed in several meetings with neighbours, and ultimately several of us spoke to council on this topic just prior to the phase 3 decision. Response from staff when questioned by council why such low density was being considered on a busy artery so close to a Canada Line station, was rather disappointing and inadequate. Our block is now surrounded in the plan by townhouses as "off artery" family-oriented ground-based housing. A substantial blending into the neighbourhood of RS-1 housing. Compared to Many other areas of the city where mixed density has proved very successful, planning townhouses on a busy artery so very close to mass transit is most definitely a waste of housing.

To quote from the plan,

"Ground-oriented housing geared towards families in areas off the arteries."(Cambie corridor plan, providing housing diversity and affordability).

"Higher buildings along the arterial streets and strategic sites will sensitively transition into the surrounding neighbourhoods" (Cambie corridor plan, 3.1 vision)

"Along King Edward Avenue, new low to mid-rise residential buildings are proposed..."(Cambie corridor plan)

Particularly, we object to the zoning limitations of 1.2 FSR for our block, with the intention of allowing only Town-homes. One additional block of Low-rise along this artery will help many more people than it upsets. We ask Council to direct staff to allow the same density to our block as that of our neighbours to the west, the 200 block West King Edward (FSR 1.78). Surely this opportunity to provide much needed housing should not be missed.

Please consider increasing the FSR for the 100 block of West King Edward. It makes sense for the future of Vancouver.

s.22(1) Personal and Confidential

Thank you for your consideration

s.22(1) Personal and Confidential

Kennett, Bonnie

From: to s.22(1) Personal and Confidential
Sent: Wednesday, May 15, 2019 9:27 PM
To: Public Hearing
Cc: Terry Eng
Subject: Rezoning Application for 188-198 West King Edward OBJECTION

To whom it may concern, I reviewed the Council Meeting Agenda for May 16th with regards to rezoning 188-198 West King Edward and noticed that there is NO record of any correspondence, pro or con, being received for this application. And I was one of several concerned owners who submitted letters and not represented as objecting to the application.

Therefore please accept this resubmission in an effort to make a public record of my objection.

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Thank you for considering.

Mr C. Y. Ng

Kennett, Bonnie

From: Aileen wong s.22(1) Personal and Confidential
Sent: Wednesday, May 15, 2019 11:17 PM
To: Public Hearing
Subject: Reference Number: 101012781764

Hi

I express my concern regarding the rezoning application for 188-198 West King Edward Avenue. I request to increase the density on block 100 to 200 West King Edward Ave from 1.2 SFR to 1.75 SFR

Reference Number: 101012781764

We like to build more apartments than town house as we grown older we don't like to climb stairs in town house up & down. Apartments are more convinient for older people. Also town home are more expense ,apartment are more affordable for most people.

Thanks
Aileen ha