

## Swanston, Denise

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:10 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning application for 1535-1557 Grant Street "OPPOSED TO "REZONING: 1535-1557 Grant Street"  
**Attachments:** RF\_Letter\_to\_City\_of\_Vancouver\_08\_26\_19\_v1\_signed.pdf  
**Importance:** High

Hi – I sent this email on August 27 and resent it today, and it hasn't been counted on the public hearing page. If you could correct that I'd appreciate it.

If you could confirm receipt of this email that would also be great.

Thanks – Rob.

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**From:** s.22(1) Personal and Confidential  
**Sent:** September 10, 2019 6:26 PM  
**To:** 'CLRbligh@vancouver.ca' <CLRbligh@vancouver.ca>; 'CLRboyle@vancouver.ca' <CLRboyle@vancouver.ca>; 'CLRcarr@vancouver.ca' <CLRcarr@vancouver.ca>; 'CLRdegenova@vancouver.ca' <CLRdegenova@vancouver.ca>; 'CLRfry@vancouver.ca' <CLRfry@vancouver.ca>; 'CLRhardwick@vancouver.ca' <CLRhardwick@vancouver.ca>; 'CLRkirby-yung@vancouver.ca' <CLRkirby-yung@vancouver.ca>; 'CLRswanson@vancouver.ca' <CLRswanson@vancouver.ca>; 'CLRwiebe@vancouver.ca' <CLRwiebe@vancouver.ca>; 'kennedy.stewart@vancouver.ca' <kennedy.stewart@vancouver.ca>  
**Cc:** 'Wong, Karen' <Karen.Wong@vancouver.ca>; 'gil.kelley@vancouver.ca' <gil.kelley@vancouver.ca>  
**Subject:** RE: Rezoning application for 1535-1557 Grant Street

Mayor, Councillors, welcome back after your August Council recess. I look forward to seeing you at the public hearing on Thursday night, and have resent this email to ensure you have an opportunity to read my letter before then. I appreciated receiving your autoresponses indicating it had been received in August, but I am sure you also had a mountain of emails waiting for you on your return so mine was likely lost in the shuffle.

As you'll see, my objections are not to density, but rather to [this design](#) on [this site](#). I am sure you hear that a lot, so I have detailed the very specific challenges involved. Along with the issues of major slopes, short lots and no lane, in November 2018 the Urban Design Panel themselves noted that the proposed design is a poor context and neighbourhood fit – and declined to support it for a second time.

Thank you for your time considering this matter.

Regards – Rob Fisher, s.22(1) Personal and Confidential

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**From:** s.22(1) Personal and Confidential  
**Sent:** August 27, 2019 2:38 PM  
**To:** 'CLRbligh@vancouver.ca' <CLRbligh@vancouver.ca>; 'CLRboyle@vancouver.ca' <CLRboyle@vancouver.ca>;

'CLRCarr@vancouver.ca' <CLRCarr@vancouver.ca>; 'CLRdegenova@vancouver.ca' <CLRdegenova@vancouver.ca>;  
'CLRdominato@vancouver.ca' <CLRdominato@vancouver.ca>; 'CLRfry@vancouver.ca' <CLRfry@vancouver.ca>;  
'CLRhardwick@vancouver.ca' <CLRhardwick@vancouver.ca>; 'CLRkirby-yung@vancouver.ca' <CLRkirby-  
yung@vancouver.ca>; 'CLRswanson@vancouver.ca' <CLRswanson@vancouver.ca>; 'CLRwiebe@vancouver.ca'  
<CLRwiebe@vancouver.ca>; 'kennedy.stewart@vancouver.ca' <kennedy.stewart@vancouver.ca>

Cc: 'Wong, Karen' <Karen.Wong@vancouver.ca>; 'gil.kelley@vancouver.ca' <gil.kelley@vancouver.ca>; Rob Fisher  
s.22(1) Personal and Confidential

**Subject:** Rezoning application for 1535-1557 Grant Street

Mayor Stewart and Councillors – thank you for your time and attention in this matter.

My attached letter describes several of my key concerns about this proposal. The concerns listed are focused on the lack of fit with the neighbourhood it's to be situated in, and the site it's to be situated on. Those concerns are amplified by how disconnected this proposal is from the spirit and intent of – and stated policies within - the Grandview-Woodland Community Plan. My understanding is that you have now heard from many of my neighbours about these same concerns, and additional concerns as well. You may also be familiar with the concerns of the City's own Urban Design Panel, which has rejected this application twice already.

Neighbourhood feeling is pro-increased density, but it's not pro-this design on this site. Concerns are many and feelings are high, and we believe, justified.

I appreciate your taking the time to read my letter, and look forward to your response.

Regards – Rob Fisher

s.22(1) Personal and Confidential

City of Vancouver  
Mayor and Council

August 27, 2019

Re : Grant Street Rezoning Application (1535 – 1557 Grant Street)

Dear Mayor Stewart and Council :

Thank you for your time and consideration in reading this letter.

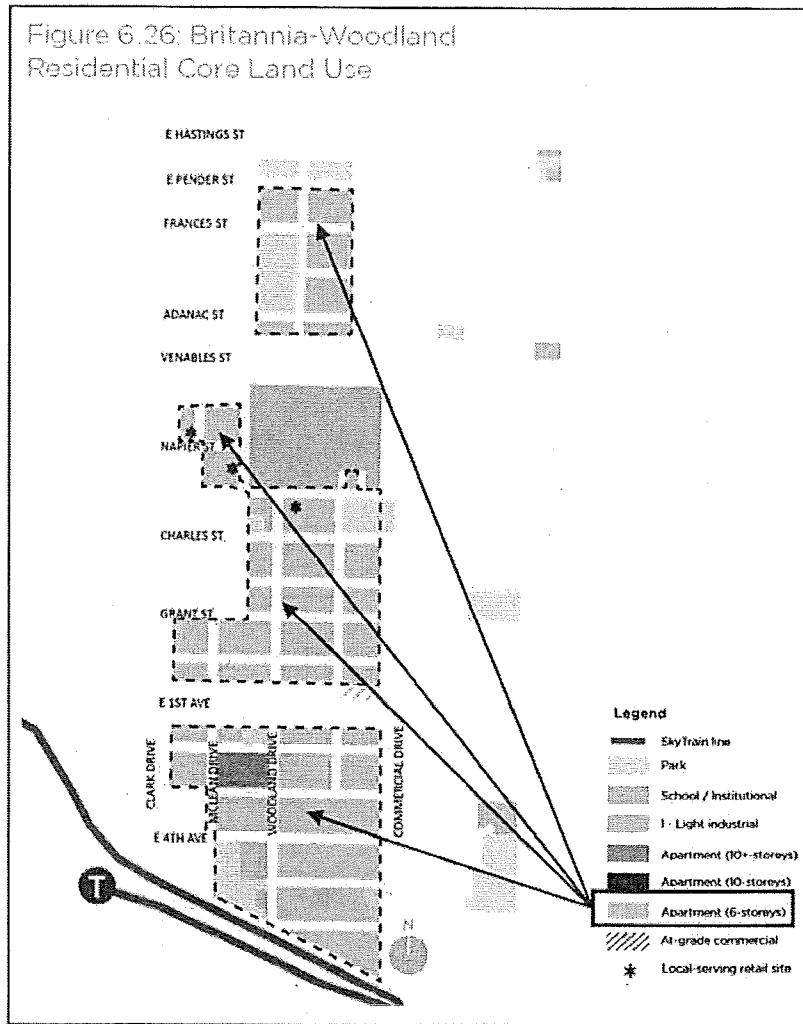
I am a Vancouverite born & bred, a lifetime resident of the East Side and for the last 13 years, the Grandview Woodland area. I own one of one of the houses that backs directly onto this proposed rezoning. In all of those capacities, I am vehemently against both this project and the process it has gone through to get to public hearing.

I completely understand that Vancouver is in a housing crisis and needs more density. However, for Vancouver to remain the city we love to live in, that density needs to fit the neighbourhoods and specific sites it is proposed for.

This proposal and this process does not fit either the neighborhood or the site. It goes far beyond the intent of the Grandview Woodland Community Plan entitled "Keep the Vibe of the Drive". It has the potential to irrevocably alter the character of one of Vancouver's most iconic neighbourhoods. And it completely disregards the unique characteristics of the site it's proposed for.

In terms of the neighbourhood, for the 42 block Britannia-Woodland Sub-Area the Plan states that "Policies will support the gradual introduction of new secured rental housing while also supporting retention of character homes and streetscapes". The intent is to "... build on Britannia-Woodland's strengths as an affordable multi-family neighborhood, with housing of various ages and scales".

Yet as shown in Figure 6.26 of the Plan, virtually the entire 42 block area has been designated for 6 storey apartment buildings. By definition those will all be new – replacing character homes and streetscapes.



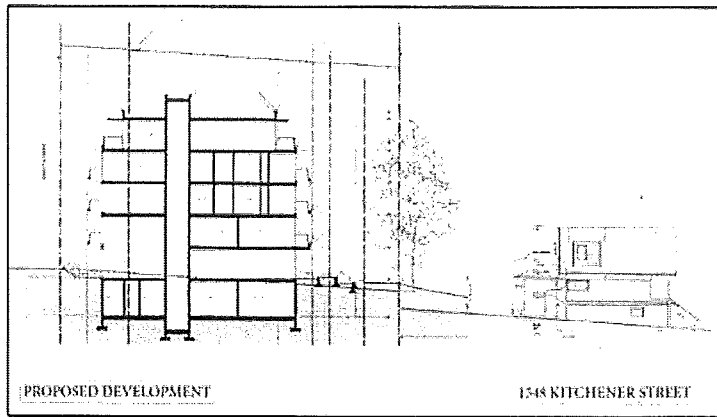
In terms of the specific 4 lot site, it's unique. It's not flat, it's not normal size, and it's not on a busier street or even at the end of a block were such a dramatically different structure would be less jarring :

- 1) It's in one of the only two blocks within 42 block area that do not have a lane
- 2) It's in one of the only two blocks within this 42 block area with lots that are only 99 feet long
- 3) It's in the only block within this 42 block area with a dramatic grade slope in both east/west and north/south orientations, adding an effective 3 stories to its height compared to its neighbours
- 4) It's right in the middle of the block

The net result is that the proposed building will have an effective height of 8 storeys when positioned against its 3 storey downslope neighbours. Yet the Plan, assuming flat land, only allows for 6. It will be 62 feet closer to its laneless, short lot neighbours to the north than it would be with "normal" size lots, causing major issues with both privacy and shade. It will be a behemoth in the middle of a quiet residential street currently populated by detached houses, and it will back directly onto a group of 7 fully renovated century old character homes.

Here is an accurate, to-scale sketch of the proposal, shown in proper position in relation to one of the fully renovated, century old homes it will back onto :

The obvious lack of fit with the neighbourhood and the site has been recognized by both the public and the City's own Urban Design Panel. Yet for some reason that is now being ignored.



As background, the developer's original proposal was for 3 duplexes, with the City-mandated retention of one house which was deemed to have the greatest heritage value on the street. When the City requested changes to the plans in response to neighbour feedback, the proposal was withdrawn.

A revised proposal was submitted for a 6 storey rental building occupying all 4 lots, with the encouragement of City staff due to the new Grandview Woodland Community Plan. This proposal was rejected by the City's Urban Design Panel, and was deemed to be a complete disconnect with the neighborhood by urban planners and architects attending the open house.

A second revision, with minor modifications but still at 6 storeys, was again submitted to the Urban Design panel and again rejected as not fitting the neighborhood.

City staff have stated there is no intention for the Urban Design Panel to review the latest 5 storey design due to the removal of a storey. However, that has reduced the height by only 6' 3" and floor space by only 360 sq ft, so realistically the concessions are minor. The previous design has simply been morphed into a more solid box or block shape that still delivers the height mismatch you see above. And again, **it does not have the support of the Urban Design Panel.**

I have spoken to architects here in Vancouver and they have advised me that they have never before seen a residential project go to City Council for approval without Urban Design Panel support. I have asked City staff three times if this has ever happened before, and why this project was selected as the first project to be pushed ahead for approval without that support. I have yet to receive an answer.

Mayor Stewart, City Councillors, we need density, but we need density that fits. This design, in this neighbourhood and on this site, does not fit.

s.22(1) Personal and Confidential

Cc Gil Kelley, General Manager of Planning, Urban Design, and Sustainability  
Karen Wong, Rezoning Planner

## Swanston, Denise

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:13 PM  
**To:** Public Hearing  
**Subject:** FW: 1535-1557 Grant Street redevelopment application status \*\*\*OPPOSED\*\*\*

Hi – I sent this email on May 4, and it hasn't been counted on the public hearing page. If you could correct that I'd appreciate it.

If you could confirm receipt of this email that would also be great.

Thanks – Rob.

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**From:** s.22(1) Personal and Confidential  
**Sent:** May 4, 2019 1:50 PM  
**To:** 'Wong, Karen' <Karen.Wong@vancouver.ca>  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** RE: 1535-1557 Grant Street redevelopment application status

Hi Karen – thank you for this.

My apologies, but I don't quite agree that "previous UDP recommendations had been addressed and broader concerns related to Policy were more the issue". I was at that second review on November 28, where the project once again did not receive UDP support. The reasons were context and lack of neighborhood fit, grades, no lane, small lots, etc. as I heard and as is documented in the minutes of that review. Those are not policy issues.

While the UDP does not approve/reject projects or make policy decisions, I have spoken to several architects who have many years of experience dealing with residential rezoning applications and none have ever seen a project go to public hearing without Urban Design Panel support. Doing so with this project means UDP concerns are being ignored. Yet these concerns were not just mentioned in passing, they were serious enough that the UDP voted to not support the project.

Given that, I would like to understand why this unprecedented path is being followed with this redevelopment application. Why are the significant, negative aspects of this project being ignored, and why is the UDP being bypassed and ignored?

If you could advise I would appreciate it.

Thanks – Rob.

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**From:** Wong, Karen <Karen.Wong@vancouver.ca>  
**Sent:** May 3, 2019 4:14 PM  
**To:** s.22(1) Personal and Confidential  
**Subject:** RE: 1535-1557 Grant Street redevelopment application status

Good afternoon Rob,

Thank you for the email. The UDP minutes are listed chronologically under "Meeting" – here is the link for the second UDP which will be included on our website in the upcoming days <https://vancouver.ca/files/cov/udp-minutes-2018-11-28.pdf>

Urban Design Panel noted that previous UDP recommendations had been addressed and broader concerns related to Policy were more the issue. Subsequent to the Panel review, the proposal has been substantially revised to further address comments. Staff feel the revised submission that includes a further reduction in height and density has taken into account UDP comments and therefore, a third UDP review is not warranted. It should be noted Urban Design Panel advises City Council and staff about development proposal or policies, however does not approve/refuse projects or make policy decisions. There may be another opportunity at a development permit stage for Urban Design Panel to review this project at a more detailed level.

Thank you,

Karen

**Karen Wong | Rezoning Planner**  
t. 604-873-7458 | e. [karen.wong@vancouver.ca](mailto:karen.wong@vancouver.ca)

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**From:** s.22(1) Personal and Confidential  
**Sent:** Friday, April 19, 2019 2:03 PM  
**To:** Wong, Karen  
**Cc:** Rob Fisher  
**Subject:** RE: 1535-1557 Grant Street redevelopment application status

Hi Karen – thank you for this.

I noticed that on the rezoning application page there is still no link to the minutes for the November 28 UDP review. Can I ask why that is, given the link was provided for the Aug 22 review? I appreciate you have a lot on the go, but it would be valuable for that link to be put in place for the latest review. as it was for the first one? As an FYI, I tried the link you provided below to the UDP website for minutes but it's very confusing and I couldn't find them.

Also, from your comment regarding the public hearing it sounds like the application won't go back for UDP review even though it was rejected last time. My understanding is that would not be the normal process. Can you advise if this is indeed the case, and if so, the reason and any precedent?

Thanks for your help – Rob.

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**From:** Wong, Karen <[Karen.Wong@vancouver.ca](mailto:Karen.Wong@vancouver.ca)>  
**Sent:** April 5, 2019 1:20 PM  
**To:** s.22(1) Personal and Confidential  
**Subject:** RE: 1535-1557 Grant Street redevelopment application status

Hi Rob,

Thank you for your email - very timely. A revised submission was provided on March 19th. The applicant has since made several changes since the second submission (Nov 2018). Please see the website for full details and drawings <https://rezoning.vancouver.ca/applications/1535grant/index.htm>

UDP minutes can be found on the Urban Design Panel website <https://vancouver.ca/your-government/urban-design-panel.aspx> Currently the revised submission is being reviewed by staff. Once a public hearing date has been scheduled, the website will be updated and those within the notification area will receive a postcard indicating the date.

Thanks and have a great weekend,

**Karen Wong | Rezoning Planner**

t. 604-873-7458 | e. [karen.wong@vancouver.ca](mailto:karen.wong@vancouver.ca)

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**From:** s.22(1) Personal and Confidential

**Sent:** Friday, April 05, 2019 10:52 AM

**To:** Wong, Karen

**Subject:** 1535-1557 Grant Street redevelopment application status

Hi Karen – I hope your week is going well.

I wanted to check in about the status of this application as the information on the web site hasn't changed for a long time. It shows the revisions as of November 16, 2018 and talks about the UDP review scheduled for November 28, 2018 but doesn't mention the results of that review.

Could you advise what's happening and what the next steps are?

Thanks for your help – Rob.

## Swanston, Denise

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:14 PM  
**To:** Public Hearing  
**Subject:** FW: Follow up to January 14 GWAC meeting \*\*\*OPPOSED TO REZONING OF 1535-1557 Grant St.\*\*\*  
**Attachments:** RF\_Letter\_to\_City\_of\_Vancouver\_v1\_signed.pdf

Hi – I sent this email on January 28, and it hasn't been counted on the public hearing page. If you could correct that I'd appreciate it.

If you could confirm receipt of this email that would also be great.

Thanks – Rob.

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**From:** s.22(1) Personal and Confidential  
**Sent:** January 28, 2019 10:48 PM  
**To:** 'CLRdominato@vancouver.ca' <CLRdominato@vancouver.ca>; 'CLRcarr@vancouver.ca' <CLRcarr@vancouver.ca>; 'CLRwiebe@vancouver.ca' <CLRwiebe@vancouver.ca>; 'CLRhardwick@vancouver.ca' <CLRhardwick@vancouver.ca>; 'CLRswanson@vancouver.ca' <CLRswanson@vancouver.ca>  
**Cc:** 'CLRbligh@vancouver.ca' <CLRbligh@vancouver.ca>; 'CLRboyle@vancouver.ca' <CLRboyle@vancouver.ca>; 'CLRdegenova@vancouver.ca' <CLRdegenova@vancouver.ca>; 'CLRfry@vancouver.ca' <CLRfry@vancouver.ca>; 'CLRkirby-yung@vancouver.ca' <CLRkirby-yung@vancouver.ca>  
**Subject:** Follow up to January 14 GWAC meeting

Councillors Dominato, Carr, Wiebe, Hardwick and Swanson, I would like to start by thanking you for spending your evening with us on January 14. As residents of the Grandview Woodland area we are very concerned about how our iconic neighbourhood – The Drive – can accommodate the change we all know is inevitable, yet still retain its unique character. I am sure you could tell how concerned we are by the turnout and the passion on display, and I will say that your willingness to listen, and to share your opinions, experiences and directions for the development of Vancouver was much appreciated.

I was one of the last who was fortunate enough to get to ask you the question I am writing to follow up on. It was in regard to how projects already in the application process would be handled. Your comments regarding the need for consultation and the need for development decisions to be sensitive to the nuances of individual neighbourhoods rang true. Your comments that the implementation of individual neighbourhood plans like the Grandview Woodland Neighbourhood Plan need to factor in what is going on in the rest of the city and the city-wide plan now under development make complete sense and were well received by the residents in attendance.

The issue is what do with “blockbuster” projects that are already in the application stage. These projects, if approved under current processes, will irrevocably change the areas they are in. They will set precedents that cannot be unset. They will cause population shifts that will have a cascading effect on future developments. Implementing your ideas will take time, and if these projects are built as they are currently planned, they will be the proverbial horse that has already left the barn.

As an example, one such project is a 6 storey building for 1535-1557 Grant Street that is currently in the rezoning application process (<https://rezoning.vancouver.ca/applications/1535grant/index.htm>).



It has substantial opposition from surrounding residents, both renters and owners. In fact, many are shocked that a 6 storey building could even be considered in our area. The design as it is has been rejected twice by Vancouver's own Urban Design Panel. Yet it still progresses.

I have attached a copy of a letter I sent to the Michelle Yip, Planner and Gil Kelley, General Manager of Planning, Urban Design and Sustainability for the City of Vancouver City on January 15, 2018. It details my technical concerns as follows :

1. A complete disconnect with the scale of the surrounding dwellings
2. A complete disconnect with the style of the surrounding dwellings
3. A complete disregard for safety
4. A significant contribution to the already serious lack of parking in the area
5. Destruction of the unique "green belt" currently in existence

In addition, this project completely ignores the spirit of the Grandview-Woodland Neighborhood Plan, and the process it has followed has completely ignored the concerns of the local residents.

As an East Sider born and bred, I am very concerned that projects-in-progress like this one have the potential to do irreparable damage to the unique character of the Drive. As a homeowner who poured his heart, soul and hundreds of thousands of dollars into taking a 1910 character home from ruin to renovated under strict City guidance, I feel betrayed that such an incredible switch in direction can be so casually implemented, against the wishes of local residents. As a Vancouver taxpayer and voter who saw what must have been tens (hundreds?) of thousands of taxpayer dollars spent developing the Grandview-Woodland Neighbourhood Plan, I am upset to see its core principle - to "Keep the Vibe of the Drive" - completely ignored. And as a local resident I am disheartened by the idea that a "check the boxes" approach to the rezoning application approval process can completely ignore the special characteristics of a unique site like the 1500 block of Grant Street.

Councillors, I have received no real acknowledgement from the City Planning Department of the concerns outlined above, which are shared by others who live in this area. I have received no assurance they will be addressed, let alone how they will be addressed. I have only seen this project proceed in spite of local resident - and voter - opposition and repeated Urban Design Panel rejection. This project is a true "blockbuster" that is currently in motion and is not slowing down, and there are others.

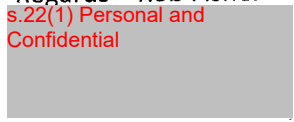
With all due respect, and with full appreciation for all the good intentions you expressed the evening of January 14, the Grant Street project and others like it have the potential to make your plans moot. Time is not on your side.

I would hope that you understand my frustration. I would also hope that the willingness to listen that you demonstrated so well on January 14 will extend to this issue - "blockbuster" projects-in-progress - as exemplified in the 1535-1557 Grant Street rezoning application.

I would certainly appreciate hearing your positions on this matter and what action may be taken to address this issue in time for real impact. Of course I, and my neighbours, will be happy to answer any questions you may have.

Thank you for your time.

Regards - Rob Fisher  
s.22(1) Personal and  
Confidential



City of Vancouver  
Planning Department  
Attn : Michelle Yip, Planner

January 14, 2018

Re : Grant Street Development Proposal (1535 – 1557 Grant Street)

Dear Michelle :

First, let me thank you for spending the time you have spent on this, and other proposals for this area.

As a long time resident of s.22(1) Personal and Confidential and a Vancouverite born and raised, I have seen the great degree of change Vancouver has gone through and is going through. As a former renter with many friends who still rent – many with low incomes - I recognize the challenges involved in balancing the very real need to deal with the current housing crisis against the need to maintain the city's essential livability and character. This is particularly true in our current neighbourhood, Commercial Drive, and expressed perfectly in the Grandview-Woodland Community Plan slogan "Keep the vibe of the Drive!". And I appreciate the resources the City is putting into finding solutions.

Unfortunately, I have to express deep dismay at the current Grant Street proposal, the approach I see in how this proposal has been developed, and what it says about how the Grandview-Woodland Community Plan is being implemented. The bottom line is that the proposal itself is completely inappropriate, and it, along with the approach, betrays the spirit of the Plan. As a resident of the Grandview-Woodland community I am not happy at what I see being done to my neighbourhood. And as a taxpayer I am not happy to see the City spend scarce resources on proposals that so blatantly do not support the City's – and the community's - own Plan.

As background, I am one of the owners of s.22(1) Personal and Confidential. As mentioned, I was born and raised in Vancouver, and have lived in the East Side almost all my life. My wife and I purchased our first home - the one we are in now – in 2005, when its condition was best described as one step above a crack house. The most frequent recommendation we received from friends and family was to tear it down and build new. However, we loved its 1910 bones and heritage style. We saw the potential underneath sunblasted shingles, multiple layers of old linoleum, decades of patches and neglect, and masses of garbage in the yard. We loved its harmony with the early 1900s homes up and down Kitchener Street, some of which have been part of recent Vancouver Heritage Foundation "Heritage House Tours", the East Van Garden Tour, and multiple film sets. And we loved the unique "green belt" created with the houses on our block of Kitchener Street and the same block of Grant Street due to the lack of a laneway between all of us.

So we worked with an architect and designer, and after several months we presented our initial plans to the City. After heavy revisions requested and guided by the City's Planning department, our second version was approved. Following the City's guidance, we focused on preserving our home's character style and ensuring it fit with the rest of the neighbourhood, from ensuring the roof peak was in line with the slope of others on the street even as we lifted the house 2 feet, to carefully designing our new front windows to maintain the existing heritage style, and more. At the point we presented our revised plans, the Planning department was so pleased with how much we had listened to their requests – how much we had worked to fit within the neighbourhood and enhance the appearance of our street – that we were offered concessions we could not even afford to take advantage of. After receiving City approval and spending hundreds of thousands of dollars on renovations to lift the house, dig out the basement, replace the foundations, plumbing & electrical and take the interior walls back to the studs, we moved into a completely rejuvenated 1910 character house in 2006. We didn't stop there – two years later we commenced a year of landscaping, and after spending hundreds of thousands of dollars more, finished that a year later.

We now have a home we have poured our heart and soul into. One we have worked extremely hard - under the City's guidance and at the City's request – to make sure it "fit" the neighborhood, and the Drive.

One that is part of a gorgeous streetscape of similarly well preserved and heavily renovated and restored circa-1910 homes. We love our home, we love our street, and as an East Sider born and raised, I love the Drive.

But I don't love the Gant Street development proposal. I actually find it quite shocking – shocking in and of itself, and shocking that it's even being considered.

I know there are many technical issues with the current proposal that others have pointed out far better than I can, but I will summarize my key technical concerns as :

- 1) A complete disconnect with the scale of the surrounding dwellings
- 2) A complete disconnect with the style of the surrounding dwellings
- 3) A complete disregard for safety
- 4) A significant contribution to the already-problematic lack of street parking
- 5) Destruction of the unique "green belt" currently in existence

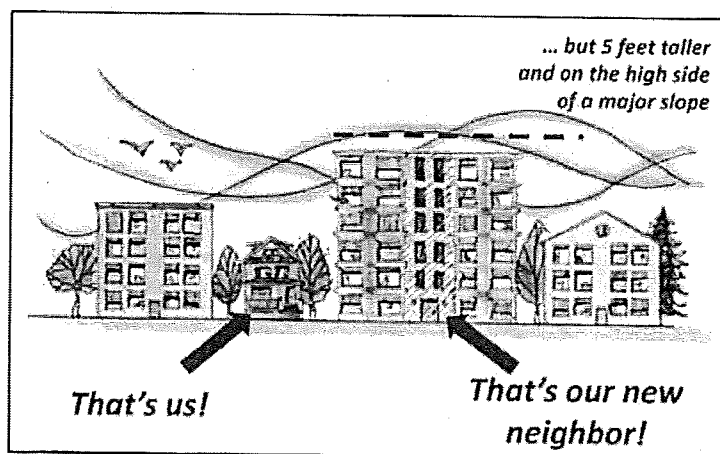
My concerns with the lack of respect being shown the Grandview-Woodland Community Plan can be summarized as :

- 1) The proposed development does nothing to "Keep the vibe of the Drive!" – nothing!
- 2) The proposed development will see the destruction rather than preservation of a number of well preserved and rejuvenated character homes – potentially multiple blocks of them
- 3) The proposed development will be a shock to the neighbourhood - not a change that is gradual and integrated
- 4) The proposed development demonstrates the developer has zero interest in listening to or cooperating with current area residents – or complying with the spirit of the Plan itself

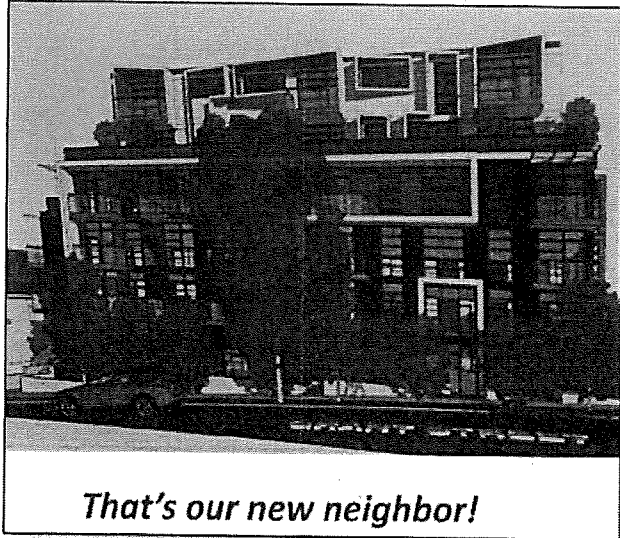
In terms of the technical issues :

- 1) **There is a complete disconnect with the scale of the surrounding dwellings** – a proposed 6 story building (effectively 7-8 stories when grade differences and the slope of Grant Street are factored in) would be butted up against existing 3 story dwellings, with all buildings on short, 99 foot lots with no laneway between them
  - a. It will eliminate any privacy for the existing dwellings
  - b. It will eliminate any possibility of direct sunlight reaching the back yards of the existing dwellings
  - c. It will virtually eliminate any view of the sky from the rear of the existing dwellings

As an illustration of what this would be like, here's an image taken directly from the Plan itself. Now imagine that apartment building 5+ feet taller, and the "looming" issue compounded by the steep slope of the properties to increase it to a comparative 7-8 stories in height!



- 2) **There is a complete disconnect with the style of the surrounding dwellings** – the proposed development is in a modern "monolith" style completely different from the well preserved and restored early 1900's dwellings on both Grant Street itself and Kitchener Street to the south (the dwellings the proposed building will back onto)
- It will destroy the harmonious Kitchener streetscape the City itself was so careful to preserve when we lifted our home a mere 2 feet in 2005
  - It will stick out like a sore thumb in the neighbourhood it's being dropped into
  - It will be completely inconsistent with the Plan's stated goal to "Keep the vibe of the Drive!" – I am sure I don't need to point out that the Drive area is known for its heritage style, not "modern monolith"



Here's an image of the design as proposed – "sore thumb" is an understatement.

- 3) **There is a complete disregard for safety** – underground parking access will be directly onto a narrow, steep street known for being slippery when wet and covered in black ice in winter
- It will significantly increase the incidence of traffic accidents as vehicles slide while attempting to navigate into the parking access
  - It will significantly increase winter vehicle traffic through surrounding narrow, residential streets as drivers avoid the Grant Street danger (we already avoid that block like the plague in winter when the black ice hits – add underground parking ingress/egress and there's no way anyone is going to take that street in winter, at least, not more than once!)
- 4) **There will be a significant addition to the already-existing Drive parking problem** – 18 parking stalls will be provided for 44 units (41% ratio), where a similar sized (but condo) development project at Broadway and Nanaimo is providing 77 parking stalls for 71 housing units (108% ratio)!
- It will add significantly to demand for street parking on already-crowded surrounding streets where many homes have no lane or driveway
  - It will add significantly to the driving required for residents and visitors to find parking
- 5) **It will destroy the unique "green belt" currently in existence in the 1500 blocks of Grant & Kitchener Street** – the building will project significantly closer to its northern property line than surrounding dwellings, and the City is actively working to insert a laneway between the Grant and Kitchener Street properties
- It will destroy the current sight lines of the existing "green belt"
  - It will remove the security provided by the limited access for passers-by to the existing dwellings' back yards
  - It will dramatically shrink already short lots – those currently 99 feet deep vs the standard 120 feet will shrink to 89 feet deep

I would like to point out that #1, #2 and #5 in combination will significantly reduce our quality of life as long term residents of s.22(1) Personal and Confidential The net result will be that our home will be of little value to

anyone except as a lot for similar development. If that occurs, the net result will be to force us to choose between (a) accepting a significantly less attractive living environment, or (b) simply selling to a developer and leaving the area. We will have been driven from the home we have poured so much of our resources and ourselves into.

In terms of the implementation of the Grandview-Woodland Community Plan, when I read the Plan I see the goal of helping alleviate the current housing crisis by increasing density and the availability of rental housing. However, I also see the core goal is to "Keep the vibe of the Drive!". To that end I read about sub-areas that "possess a character, a form, or a heritage quality that will be sensitively protected", "protecting character streetscapes", and a plan to "Preserve significant character streetscapes" and one that will also "retain heritage houses", "... supporting retention of character homes and streetscapes". I read that change is to be "... integrated, gradual ...". This is the spirit of the Grandview-Woodland Community Plan. This is how you "Keep the vibe of the Drive!".

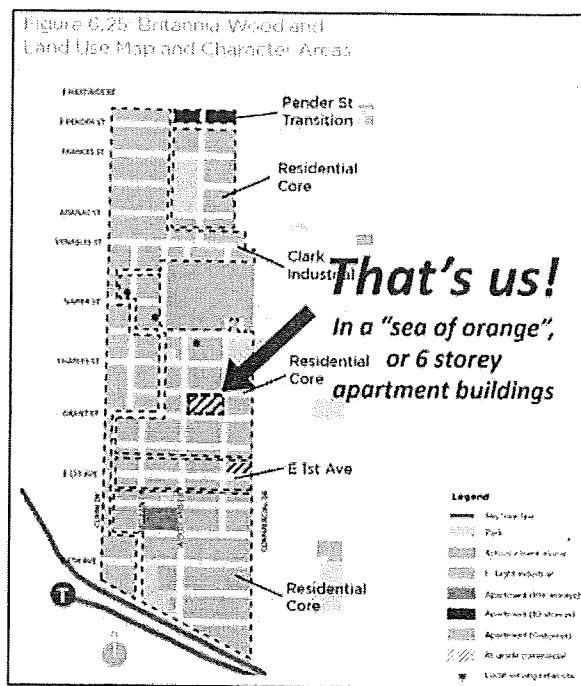
The Plan is not perfect. I also read that the Residential Core of the Britannia-Woodland area is "primarily an apartment area that also has detached housing and townhouses" – which it most assuredly is not. A short walk through a number of sub-areas north of 1<sup>st</sup> Avenue will show them having a large preponderance of detached, heritage-style character homes throughout. I also see a diagram that paints the area in future as a sea of 6 storey apartment buildings, completely changing its character. Both points are completely at odds with the goal that is to "Keep the vibe of the Drive!".

I am concerned that these two technical points in the Plan have been blindly and opportunistically seized on, while the spirit of the Plan has been wilfully ignored.

In terms of the approach to the Grant Street development proposal, the first version (3 lots together at that point, but the same developer as for the current proposal), required massive changes once the City factored in resident feedback. And much of that feedback was similar to the comments I've made above – there were major issues with scale and style.

The developer's response was not to listen to and factor in resident feedback. Instead, they added another lot and proposed a development that is even larger and more out of step with the residents, the neighbourhood, the Drive, and the Plan.

As a resident, I find it disturbing that our feedback has been completely ignored. I also find it disturbing that the spirit of the Plan has been wilfully ignored – twice. As a taxpayer I find it upsetting that scarce and valuable City resources have been devoted to dealing with a proposal that is so obviously unsuitable, and again, violates the spirit of the very same Plan the City and its residents have spent so much time, effort, and expense crafting. With all due respect, perhaps the developer is simply tone deaf. Or perhaps the goal is to attempt a classic "bait and switch", threatening a huge looming project to leverage the maximum possible concessions from frightened residents. Or perhaps the goal is to simply throw something against the wall and see if it sticks. Regardless, I am disturbed by what I see happening. I resent the waste of my time, your time, and the City's time, and the sheer disrespect shown to us all.



If there is a proposal I am asked to consider, I am happy to. But I expect it to be well within the guidelines already publicly available – the Grandview-Woodland Community Plan. And not just within the letter of those guidelines, but within the spirit as well.

Michelle, there are solutions already present in the area that offer proven options for balancing increased density with the need to "Keep the vibe of the Drive". It is not my role to design for the developers, but a short walk around the neighbourhood would have been sufficient to both show why the current design simply does not fit, and provide ideas for designs that would.

The key to balancing the need for increased density against the need to "Keep the vibe of the Drive" isn't turning the Britannia-Woodland Residential Core into the "sea of orange" shown above, turning it all willy-nilly into 6 storey market rental buildings. The key is a surgical approach to implementing the Plan in both letter and spirit that leverages a key element of the Drive's "vibe" – diversity. Where a 6 story building will fit with the neighbourhood, put it in place. You could even enhance the Drive's vibe by ensuring the building's design reflects the heritage style so common (and so loved) in the Drive area. But where there is an existing block of well preserved, and extensively restored and renovated heritage-style dwellings already in place, celebrate and respect that, and develop accordingly.

I am reminded of a vineyard. Any farmer can plant vines to maximize the volume of grapes and therefore the number of mass produced "standard-grade", instantly forgettable bottles of wine manufactured. It takes a master winemaker to appreciate the unique characteristics of each hillside, and even the microclimates within each hillside, and leverage them to produce the maximum volume of truly world class wines that will stand the test of time and maximize the true value that vineyard can produce.

I would submit that the Drive and the Grandview-Woodland community are worthy of that same level of consideration.

Michelle, I thank you again for your time. I will continue to be active in monitoring this development proposal, along with my neighbours. If you could advise its current status, and keep me abreast of any progress or changes, I would appreciate it. I am, of course, always available if you have questions or I can do anything to assist.

s.22(1) Personal and Confidential



cc Gil Kelley, General Manager of Planning, Urban Design, and Sustainability

## Swanston, Denise

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:27 PM  
**To:** Public Hearing  
**Subject:** FW: Grant Street Development Proposal (1535-1557 Grant Street) - Area resident feedback \*\*\*OPPOSED to rezoning of 1535-1557 Grant Street\*\*\*  
**Attachments:** RF\_Letter\_to\_City\_of\_Vancouver\_v1\_signed.pdf

Hi – I sent the first email in this chain on January 15, 2018 and it hasn't been counted on the public hearing page. If you could correct that I'd appreciate it.

If you could confirm receipt of this email that would also be great.

Thanks – Rob.

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**From:** s.22(1) Personal and Confidential  
**Sent:** January 26, 2018 11:47 AM  
**To:** michelle.yip@vancouver.ca  
**Cc:** gil.kelley@vancouver.ca; s.22(1) Personal and Confidential  
**Subject:** RE: Grant Street Development Proposal (1535-1557 Grant Street) - Area resident feedback

Hi Michelle, hi Gil – I hope your weeks are going well!

I wanted to follow up on the letter I'd sent you as I hadn't heard back. Of course I would like to be sure you've received it. And as I noted in the letter, I was also looking forward to receiving an update regarding the current status of this proposal. It is obviously of great concern to me – and to my neighbours – due to its potential for significant impact on our quality of life.

If you could advise that would be greatly appreciated.

As well, if either of you are going to be at the Grandview-Woodland Community Plan Open House at the WISE Hall Saturday, I'd welcome a chance to chat directly. In particular, I was intrigued by the Open House being advertised as discussing new zoning changes where " ... The changes would allow for rowhouses, townhouses, 4-storey apartments, and 4-storey mixed-use in specified locations ...".

No mention of 6 storey buildings at all. Not sure why?

At any rate, please let me know if you will be in attendance. And any information regarding the status of the Grant Street Development Proposal would be appreciated.

Thanks – Rob.

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**From:** s.22(1) Personal and Confidential  
**Sent:** January 15, 2018 12:17 PM  
**To:** 'michelle.yip@vancouver.ca' <michelle.yip@vancouver.ca>  
**Cc:** 'gil.kelley@vancouver.ca' <gil.kelley@vancouver.ca>  
**Subject:** RE: Grant Street Development Proposal (1535-1557 Grant Street) - Area resident feedback

Hi Michelle, hi Gil – my apologies, I just realized the letter copy I sent you earlier had been scanned in black and white. I've attached a color version, which will make a couple of the images a little easier to understand.

Sorry about that – Rob.

**From:** s.22(1) Personal and Confidential  
**Sent:** January 15, 2018 11:38 AM  
**To:** 'michelle.yip@vancouver.ca' <michelle.yip@vancouver.ca>  
**Cc:** 'gil.kelley@vancouver.ca' <gil.kelley@vancouver.ca>  
**Subject:** Grant Street Development Proposal (1535-1557 Grant Street) - Area resident feedback

Hi Michelle, hi Gil – I hope this email finds you both well.

Michelle, I've sent you this email and the attached letter as further feedback regarding this development proposal.

Gil, I've copied you as some of my concerns extend beyond this specific development proposal.

I look forward to hearing back.

Regards – Rob Fisher

s.22(1) Personal and Confidential



City of Vancouver  
Planning Department  
Attn: Michelle Yip, Planner

January 14, 2018

Re : Grant Street Development Proposal (1535 – 1557 Grant Street)

Dear Michelle :

First, let me thank you for spending the time you have spent on this, and other proposals for this area.

As a long time resident of s.22(1) Personal and Confidential and a Vancouverite born and raised, I have seen the great degree of change Vancouver has gone through and is going through. As a former renter with many friends who still rent – many with low incomes - I recognize the challenges involved in balancing the very real need to deal with the current housing crisis against the need to maintain the city's essential livability and character. This is particularly true in our current neighbourhood, Commercial Drive, and expressed perfectly in the Grandview-Woodland Community Plan slogan "Keep the vibe of the Drive!". And I appreciate the resources the City is putting into finding solutions.

Unfortunately, I have to express deep dismay at the current Grant Street proposal, the approach I see in how this proposal has been developed, and what it says about how the Grandview-Woodland Community Plan is being implemented. The bottom line is that the proposal itself is completely inappropriate, and it, along with the approach, betrays the spirit of the Plan. As a resident of the Grandview-Woodland community I am not happy at what I see being done to my neighbourhood. And as a taxpayer I am not happy to see the City spend scarce resources on proposals that so blatantly do not support the City's – and the community's - own Plan.

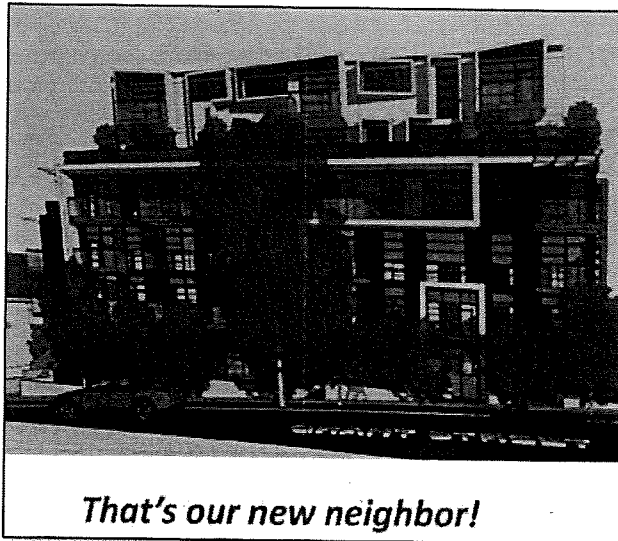
As background, I am one of the owners of s.22(1) Personal and Confidential. As mentioned, I was born and raised in Vancouver, and have lived in the East Side almost all my life. My wife and I purchased our first home - the one we are in now – in 2005, when its condition was best described as one step above a crack house. The most frequent recommendation we received from friends and family was to tear it down and build new. However, we loved its 1910 bones and heritage style. We saw the potential underneath sunblasted shingles, multiple layers of old linoleum, decades of patches and neglect, and masses of garbage in the yard. We loved its harmony with the early 1900s homes up and down Kitchener Street, some of which have been part of recent Vancouver Heritage Foundation "Heritage House Tours", the East Van Garden Tour, and multiple film sets. And we loved the unique "green belt" created with the houses on our block of Kitchener Street and the same block of Grant Street due to the lack of a laneway between all of us.

So we worked with an architect and designer, and after several months we presented our initial plans to the City. After heavy revisions requested and guided by the City's Planning department, our second version was approved. Following the City's guidance, we focused on preserving our home's character style and ensuring it fit with the rest of the neighbourhood, from ensuring the roof peak was in line with the slope of others on the street even as we lifted the house 2 feet, to carefully designing our new front windows to maintain the existing heritage style, and more. At the point we presented our revised plans, the Planning department was so pleased with how much we had listened to their requests – how much we had worked to fit within the neighbourhood and enhance the appearance of our street – that we were offered concessions we could not even afford to take advantage of. After receiving City approval and spending hundreds of thousands of dollars on renovations to lift the house, dig out the basement, replace the foundations, plumbing & electrical and take the interior walls back to the studs, we moved into a completely rejuvenated 1910 character house in 2006. We didn't stop there – two years later we commenced a year of landscaping, and after spending hundreds of thousands of dollars more, finished that a year later.

We now have a home we have poured our heart and soul into. One we have worked extremely hard - under the City's guidance and at the City's request – to make sure it "fit" the neighborhood, and the Drive.

2) **There is a complete disconnect with the style of the surrounding dwellings** – the proposed development is in a modern "monolith" style completely different from the well preserved and restored early 1900's dwellings on both Grant Street itself and Kitchener Street to the south (the dwellings the proposed building will back onto)

- a. It will destroy the harmonious Kitchener streetscape the City itself was so careful to preserve when we lifted our home a mere 2 feet in 2005
- b. It will stick out like a sore thumb in the neighbourhood it's being dropped into
- c. It will be completely inconsistent with the Plan's stated goal to "Keep the vibe of the Drive!" – I am sure I don't need to point out that the Drive area is known for its heritage style, not "modern monolith"



Here's an image of the design as proposed – "sore thumb" is an understatement.

- 3) **There is a complete disregard for safety** – underground parking access will be directly onto a narrow, steep street known for being slippery when wet and covered in black ice in winter
  - a. It will significantly increase the incidence of traffic accidents as vehicles slide while attempting to navigate into the parking access
  - b. It will significantly increase winter vehicle traffic through surrounding narrow, residential streets as drivers avoid the Grant Street danger (we already avoid that block like the plague in winter when the black ice hits – add underground parking ingress/egress and there's no way anyone is going to take that street in winter, at least, not more than once!)
- 4) **There will be a significant addition to the already-existing Drive parking problem** – 18 parking stalls will be provided for 44 units (41% ratio), where a similar sized (but condo) development project at Broadway and Nanaimo is providing 77 parking stalls for 71 housing units (108% ratio!)
  - a. It will add significantly to demand for street parking on already-crowded surrounding streets where many homes have no lane or driveway
  - b. It will add significantly to the driving required for residents and visitors to find parking
- 5) **It will destroy the unique "green belt" currently in existence in the 1500 blocks of Grant & Kitchener Street** – the building will project significantly closer to its northern property line than surrounding dwellings, and the City is actively working to insert a laneway between the Grant and Kitchener Street properties
  - a. It will destroy the current sight lines of the existing "green belt"
  - b. It will remove the security provided by the limited access for passers-by to the existing dwellings' back yards
  - c. It will dramatically shrink already short lots – those currently 99 feet deep vs the standard 120 feet will shrink to 89 feet deep

I would like to point out that #1, #2 and #5 in combination will significantly reduce our quality of life as long term residents of s.22(1) Personal and Confidential. The net result will be that our home will be of little value to

If there is a proposal I am asked to consider, I am happy to. But I expect it to be well within the guidelines already publicly available – the Grandview-Woodland Community Plan. And not just within the letter of those guidelines, but within the spirit as well.

Michelle, there are solutions already present in the area that offer proven options for balancing increased density with the need to "Keep the vibe of the Drive". It is not my role to design for the developers, but a short walk around the neighbourhood would have been sufficient to both show why the current design simply does not fit, and provide ideas for designs that would.

The key to balancing the need for increased density against the need to "Keep the vibe of the Drive" isn't turning the Britannia-Woodland Residential Core into the "sea of orange" shown above, turning it all willy-nilly into 6 storey market rental buildings. The key is a surgical approach to implementing the Plan in both letter and spirit that leverages a key element of the Drive's "vibe" – diversity. Where a 6 story building will fit with the neighbourhood, put it in place. You could even enhance the Drive's vibe by ensuring the building's design reflects the heritage style so common (and so loved) in the Drive area. But where there is an existing block of well preserved, and extensively restored and renovated heritage-style dwellings already in place, celebrate and respect that, and develop accordingly.

I am reminded of a vineyard. Any farmer can plant vines to maximize the volume of grapes and therefore the number of mass produced "standard-grade", instantly forgettable bottles of wine manufactured. It takes a master winemaker to appreciate the unique characteristics of each hillside, and even the microclimates within each hillside, and leverage them to produce the maximum volume of truly world class wines that will stand the test of time and maximize the true value that vineyard can produce.

I would submit that the Drive and the Grandview-Woodland community are worthy of that same level of consideration.

Michelle, I thank you again for your time. I will continue to be active in monitoring this development proposal, along with my neighbours. If you could advise its current status, and keep me abreast of any progress or changes, I would appreciate it. I am, of course, always available if you have questions or I can do anything to assist

s.22(1) Personal and Confidential



cc Gil Kelley, General Manager of Planning, Urban Design, and Sustainability

## Swanston, Denise

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:28 PM  
**To:** Public Hearing  
**Subject:** FW: Grant Street development - Letter documenting safety concern  
**Attachments:** RF\_Letter\_to\_City\_of\_Vancouver\_safety\_v1\_signed.pdf  
**Importance:** High

Hi – I sent this email on March 26, 2018 and it hasn't been counted on the public hearing page. If you could correct that I'd appreciate it.

If you could confirm receipt of this email that would also be great.

Thanks – Rob.

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**From:** s.22(1) Personal and Confidential  
**Sent:** March 26, 2018 12:56 PM  
**To:** 'Yip, Michelle' <Michelle.Yip@vancouver.ca>  
**Cc:** gil.kelley@vancouver.ca; s.22(1) Personal and Confidential  
**Subject:** Grant Street development - Letter documenting safety concern

Hi Michelle, hi Gil – I wanted to follow up my earlier letter with reinforcement of the safety issue concern. As you'll see in the attached letter, this concern is very real, and very valid.

I know you are working with the developer to revise their proposal, and I sincerely hope that addressing the safety issue is a very high priority.

Regards – Rob Fisher

City of Vancouver Planning Department  
Attn : Michelle Yip, Planner

March 25, 2018

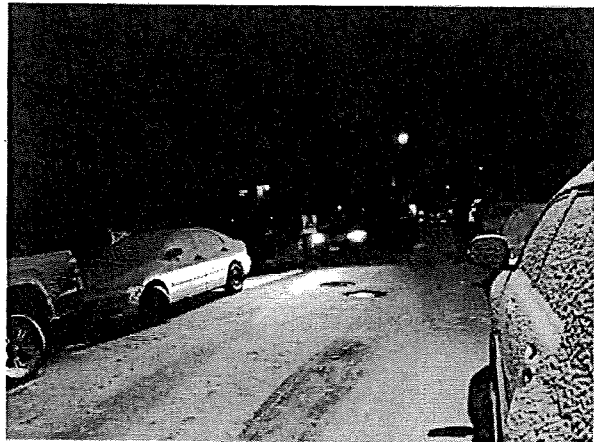
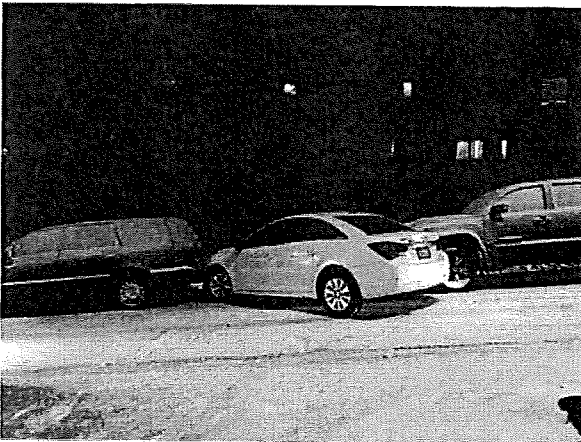
Re : Grant Street Development Proposal (1535 – 1557 Grant Street) - safety concern

Dear Michelle :

As you are aware, a key neighbourhood concern with this development is that underground parking access will be directly onto a narrow, steep street known for being slippery when wet and covered in black ice in winter.

The two pictures below demonstrate how real and valid this concern is. Two separate accidents happened on the same night this winter where slow moving drivers slid into parked cars. It was so slippery that the tow truck in the picture on the right couldn't get enough traction to tow the damaged vehicle until a salt truck was called in.

Yes, these accidents happened in the 1500 block of Kitchener Street, but Grant Street is only 1 street over, it's even steeper than Kitchener Street, and it has a much worse problem with black ice. This was bad, and Grant Street carries a much greater risk every winter of this occurring. Add the traffic and complexity of an underground parking entrance and that risk becomes a virtual certainty.



Michelle, in your last update you mentioned you were asking for revisions in response to staff and community concerns. I sincerely hope elimination of the underground access on Grant street is one of those revisions. If it's not, what you see above will happen on Grant street – it won't be a question of "if", it will be a question of "when" And when it does happen, I can only hope no one is injured.

s.22(1) Personal and Confidential

cc Gil Kelley, General Manager of Planning, Urban Design, and Sustainability

## Swanston, Denise

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**From:** Jennifer Harrington s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:32 PM  
**To:** Public Hearing  
**Subject:** Opposed to Rezoning 1535-1557

Mayor, Councillors,

I am a resident of the Clark and 1st area, and I am opposed to rezoning 1535-1557. This is a residential neighbourhood, distinguished by colourful character homes that have inspired murals and paintings and attract tourists who come to visit the unique neighbourhoods of our city. This project represents a major change in tone for the community, and will result in the loss of a public greenspace as well as numerous trees. I feel that this build sets an undesirable precedent for the area. Tearing down houses with intrinsic value and historic significance and replacing them with a drunk tank and yet another condo development is simply not acceptable. There are many other areas of the city that would be more suitable for such a project. I think this should be moved to a more appropriate location, and all of the residents of my building agree.

Jennifer Harrington

s.22(1) Personal and Confidential

## Swanston, Denise

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**From:** Jackie Ross s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 9:51 PM  
**To:** Public Hearing  
**Subject:** FW: Grant Street Development Proposal – (1535/1546/1549/1557 Grant Street)

Please include this letter sent to City Council on September 5<sup>th</sup>. It should be included in the public record.

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**From:** Jackie Ross s.22(1) Personal and Confidential  
**Date:** Thursday, September 5, 2019 at 10:21 AM  
**To:** <'kennedy.stewart@vancouver.ca'>, <'adriane.carr@vancouver.ca'>, <'melissa.degenova@vancouver.ca'>, <'lisa.dominato@vancouver.ca'>, <'pete.fry@vancouver.ca'>, <'colleen.hardwick@vancouver.ca'>, <'sarah.kirbyyung@vancouver.ca'>, <'jean.swanson@vancouver.ca'>, <'michael.wiebe@vancouver.ca'>, <'rebecca.bligh@vancouver.ca'>, <'christine.boyle@vancouver.ca'>  
**Subject:** Grant Street Development Proposal - (1535/1546/1549/1557 Grant Street)

s.22(1) Personal and Confidential

September 5, 2019

### RE: Rezoning Enquiry/Application, 1535 – 1547 Grant St

We are deeply concerned about the development proposal at 1535-1557 Grant St. We live at s.22(1) Personal and Confidential in a 1910 character house, situated directly behind this proposed site.

We welcome more rental units in our neighbourhood, and understand that the rezoning policy in the Grandview-Woodland Plan is intended to incentivize affordable housing stock. Rezoning, however, are meant to be an “incremental increase” in density from the base zoning, and the impacts of additional density are meant to be mitigated by good urban design. As currently designed, this rezoning would severely impact neighbours far beyond an “incremental increase” to a standard RM-4 development and has been rejected by the Urban Design Panel twice.

We urge Planning staff to seek significant changes to this proposal, to help shape it into a successful, welcome development in our neighbourhood, including:

- **Reduce height to 3 storeys (5 storeys at west PL);**
- **Provide a “green” front yard;**
- **Increase the set back**
- **Relocate amenity rooftop patio; and**
- **Provide parking per the Parking Bylaw.**

The following are some more detailed comments to explain our concerns:

#### **1. Site context and neighbourhood fit:**

This site has many unique site conditions which exacerbate the impact of the proposed development on neighbours:

- Shallow lot depth of only 99ft, compared to standard 120ft;
- **No lane** separates the site from adjacent lots on Kitchener St;
- Adjacent lots on Kitchener St are also only 99ft;
- Site is on the south side of the block, exacerbating shadowing;
- 22.5ft. crossfall from Grant St to Kitchener St;
- Limited street parking, due to lack of lane.

**A TYPICAL SITE IS:**

- *A typical site is 120 feet deep*
- *A typical site is flat*
- *A typical site has a 20 foot rear lane*

Our opposition is not to the typical development planned for the Britannia Grandview Sub-area. Our objection is to applying this plan on a dramatically undersized steeply sloping site. We believe all sites deserve the same access to sunlight and view. This proposal is very disrespectful to its neighbours.

Best Regards – Jacquelyn Ross



Vancouver City Council

August 27, 2019

Re: Grant Street Development Proposal – (1535/1546/1549/1557 Grant Street)

I am one of the owners of s.22(1) Personal and Confidential I'm writing with regards to the proposed redevelopment of Grant Street from 1535 to 1557. We own a home that backs on to this potential development with no lane between our properties. I'm very concerned and dismayed with the development proposal that has **twice** been rejected by the Urban design panel in two separate hearings.

Kitchener Street is unique in our neighbourhood for a number of reasons. Firstly, the south side of our street is a row of beautifully renovated heritage homes that have been lovingly and painstakingly preserved by our neighbours over the past 10 years. Our beautiful street scape and gardens have made our homes destinations for Vancouver Heritage and East Vancouver Garden Tours. Secondly, we are the only block **without a laneway** on the back of our houses and have small city lots (30x90ft) that back into each other. As a result, it has created a greenbelt that extends down the block. We purchased our homes knowing that we would have privacy and quiet intimate space in our back yards.

When we bought our dilapidated 1910 heritage home in 2005, our backyard was sloped and the foundations of our home was crumbling due to water leaking through the foundation for over a century. We worked with the city to preserve it and lifted the house, re-poured the foundation and renovated the house spending over \$400,000. We extensively landscaped the property with the original 100+ year old rock wall and laurel hedge (whose roots held it together) as the feature and focal point for the backyard. With city approval we built an elevated stepped retaining wall and a large platform deck with a pergola at the back of the property. Everything was built with local cedar, flagstone and basalt and cost us over \$100,000. Here we have gardened, dined, hosted charitable concerts in this unique space.

Regarding the proposed building, I don't mind a more modern structure that suits the neighbourhood and understand the need for density but considering the unique nature of these lots, these are my very serious concerns:

- A 5 storey building is actually 6-7 storeys due to the elevation differences in our backyard. There are only a maximum of 3 storey developments in our area and all of them have laneways. This will be towering, looming and overwhelming considering the current street scape.
- Privacy - Our property is only 33x90ft feet and shallow by the standard 130ft lot. The minimal separation of 60 feet between our home the proposed +6 storey development is not sufficient.
- Light – Our backyard is south facing. The size and location of the structure would shadow our homes and limit light for our plants, trees and interiors. It is clear that the overall bulk and proposed structure of the multi-unit building will have a substantial shading effect over all adjacent buildings. We were forced by the city to plant trees as part of our own development proposal and they will not get enough direct light. The south façade of our home includes large expanses of glazing that is designed to receive solar heat gain in the spring, fall and winter months. This building will shade our home and will ultimately reduce the desirability and livability of our home substantially since the front of our home faces north.
- Parking – We are 1.5 blocks from Commercial Drive. It is currently a struggle to find street parking on our block between our neighbours and visitors to The Drive. We were not approved by the city to put in a proposed driveway. We would like to update to an electric vehicle but designated parking with street side plugins is not currently an option with the daily competition to find street parking. The proposed building has 40 units and only 18 parking stalls which is far too few parking stalls. Not to mention all the parking that will be displaced on Grant Street during the (literally) years of construction.
- Dangerous driving conditions – The proposed site is on a very narrow street with a very steep incline. That street gets limited sunlight due to the trees and the height of the elevation of the houses on the south side of the street. It is essentially a one lane street with parking on both sides. It is dangerous during cold rainy and snowy conditions. Most of the winter we avoid it as

black ice and parked cars make it a hazard. When it snows our streets are not plowed and it becomes a one lane street with parked cars on either side and an icy single track is formed. The idea of turning left into a driveway at the steepest incline in the road is treacherous and dangerous and frankly absurd.

- Bike Lane – There is a busy bike lane at that intersects at the bottom of Grant street and more traffic access is not ideal and dangerous on a street with that incline in the winter months.
- Devaluation of our property - Our block has a unified and heritage feel. The preservation of the greenbelt intimacy of our light, south facing backyards is the substantial selling feature of our homes that lack parking and lane access that all the other streets in our neighbourhood have. The intrusiveness of this development will substantially impact the value.
- Construction – a property of this magnitude will take years to develop. Without a lane there will be heavy machinery, noise and other inconveniences that can damage trees and adjacent properties....not mention parking. We anticipate this will go on for 2-3 years.
- Garbage – Without a lane, garbage collection and pick-up will be on the street in bins attracting racoons, rodents etc....
- Fire Safety – With no lane emergency vehicles cannot easily access the back of the building.

To say I'm troubled by this proposed development would be an understatement. While we don't dispute increased density in the Grandview Woodlands (all homes on our street have suites), we believe this could be achieved without sacrificing our community and neighbourhood. The value the city placed on preserving heritage and "the Vibe of The Drive" seems to now be irrelevant and is inconsistent with the Grandview Community plan. Our block is different than any other in our neighbourhood and its unique character of having no laneway should be strong consideration in the approval of a development of this size, scale and magnitude.

Respectfully, should this proposal be approved, the developer would find themselves with a VERY UNHAPPY and uncooperative neighbour.

Best regards,

Jackie Ross

s.22(1) Personal and Confidential





## Swanston, Denise

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**From:** Sally Crane s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 10:35 PM  
**To:** Public Hearing  
**Cc:** BWARG Info  
**Subject:** Fwd: Proposed development, 1535-1557 Grant Street

**From:** Sally Crane s.22(1) Personal and Confidential  
**Sent:** Monday, September 2, 2019 4:29 PM  
**Subject:** Proposed development, 1535-1557 Grant Street

Dear Mayor Stewart and Councillors,

I am writing to you to express extreme concern about the proposed new development at 1535-1557 Grant Street. I support densification and recognise this city has a housing crisis, but am bitterly opposed to the proposed development. I was hoping to attend the public hearing, but with a baby at home and working full time to support him, this just won't be possible. With that in mind, I am voicing my concerns to you today, in the hope that you will take these into consideration when considering the planning application.

If this new development goes ahead, it will irrevocably damage the historic neighbourhood within which it sits. The surrounding buildings are all heritage homes, full of character, history and charm. At a height of 17.3 metres (56.7 feet), the proposed development will heavily dominate the skyline (the surrounding houses are all two to three stories, max) and block out sunlight for the surrounding homes. This issue will be accentuated, given the aspect of the land, and the building being on a hill. The building size and design is completely at odds with the surrounding area. If approved, not only will it damage the character of the neighbourhood, it will set a precedent for other similar buildings and the historic neighbourhood will be damaged forever.

Another issue to consider, is the cost of the unit in this development. Vancouver needs affordable renting housing, but to rent a one bedroom apartment here someone would need a salary of \$80k (or \$99k for a two bedroom apartment). That is not 'affordable' for most renters, by any means, so the building would not address Vancouver's housing crisis.

Thirdly, there's the issue of parking and traffic to consider. The historic streets in which the proposed development sits are all very narrow and parking is already very difficult. Building 35 units of housing in place of two or three houses is going to make parking for local residents and visitors to The Drive's local businesses almost impossible.

Lastly, it gives me great concern that the city's own Urban Design Panel has already rejected this application twice, yet it's going to the city for approval. The city needs to seriously question why this development is still even being considered. It certainly does not align with the Grandview-Woodland Community Plan.

There are so many locations in the city where a development like this would make complete sense. Unfortunately, this particular site is not one of them. This site would be much better suited to a thoughtfully designed townhouse complex. I truly hope you will take these concerns on board and prevent this particular development from going ahead.

Best wishes,

Sally & Matthew Crane

s.22(1) Personal and Confidential

## Swanston, Denise

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**From:** Chris McCready s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 10:50 PM  
**To:** Public Hearing  
**Subject:** Fwd: Grant Street Development Proposal – 1535/1546/1549/1557 Grant Street

----- Forwarded message -----

**From:** Chris McCready s.22(1) Personal and Confidential  
**Date:** Mon, Sep 9, 2019 at 11:38 AM  
**Subject:** Re: Grant Street Development Proposal – 1535/1546/1549/1557 Grant Street  
**To:** <karen.hoese@vancouver.ca>  
**CC:** <CLRbligh@vancouver.ca>, <CLRkirby-yung@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRswanson@vancouver.ca>, <CLRwiebe@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRfry@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRboyle@vancouver.ca>, <CLRdominato@vancouver.ca>

City of Vancouver  
Planning Department  
Attention: Michelle Yip

September 9<sup>th</sup>, 2019

To: Karen Hoese, Mayor & Council

**Re: Grant Street Development Proposal – 1535/1546/1549/1557 Grant Street**

My name is Chris McCready and my wife and I live at s.22(1) Personal and Confidential where we are currently renting. We have lived here for over 4 years and have grown to love the neighborhood. We are both full-time working professionals and hope to start a family in the next couple of years. This is a place we can grow in to and we know that we are extremely fortunate to have found a rental unit like this in this city. As you know, Vancouver is a very unique place to live and finding a rental unit that you love while also remaining affordable is very rare! The proposed units that are being built are offering additional rental units in this area but they are not affordable rentals - even on a living wage.

I completely understand that Vancouver is in a housing crisis and needs more density. However, for Vancouver to remain the city we love to live in, that density needs to fit the neighbourhoods and specific sites it is proposed for.

This proposal and process does not fit either the neighborhood or the site. It goes far beyond the intent of the Grandview Woodland Community Plan entitled "Keep the Vibe of the Drive". And I feel that it completely disregards the unique characteristics of the site it's proposed for.

In terms of the neighbourhood, for the 42 block Britannia Woodland Sub-Area the Plan states that "Policies will support the gradual introduction of new secured rental housing while also supporting retention of character homes and streetscapes". The intent is to "... build on Britannia Woodland's strengths as an affordable multi-family neighborhood,

with housing of various ages and scales". Despite this, virtually the entire 42 block area has been designated for 6 storey apartment buildings. By definition those will all be new and replacing character homes and streetscapes.

**In terms of the specific 4 lot site, it's unique for a few reasons:**

- It is not flat – it is in the only block within this 42 block area with a dramatic grade slope in both east/ west and north/south orientations, adding an effective 3 stories to its height compared to its neighbours
- It is not normal in size – it is in one of the only two blocks within this 42 block area with lots that are only 99 feet long
- It is not on a busier street or even at the end of a block where such a dramatically different structure would make more sense.
- It is in one of the only two blocks within 42 block area that do not have a lane
- It is right in the middle of the block

The obvious lack of fit with the neighbourhood and the site has been recognized by both the public and the City's own Urban Design Panel. Yet for some reason, that is being ignored.

As background, the developer's original proposal was for 3 duplexes, with the City-mandated retention of one house which was deemed to have the greatest heritage value on the street. When the City requested changes to the plans in response to neighbour feedback, the proposal was withdrawn.

A revised proposal was submitted for a 6 storey rental building occupying all 4 lots, with the encouragement of City staff due to the new Grandview Woodland Community Plan. This proposal was rejected by the City's Urban Design Panel, and was deemed to be a complete disconnect with the neighborhood by urban planners and architects attending the open house.

A second revision, with minor modifications but still at 6 storeys, was again submitted to the Urban Design panel and again rejected as not fitting the neighborhood.

It has been stated by the City that there is no intention for the Urban Design Panel to review the latest 5 storey design due to the removal of a storey. Why is this? The previous design has simply been morphed into a more solid box or block shape that still delivers the height mismatch you see above.

**And again, it does not have the support of the Urban Design Panel.**

It's not "no" to density - it's "no" to this design on this site.

Sincerely,

s.22(1) Personal and Confidential

Chris McCready  
Concerned resident

s.22(1) Personal and Confidential

**Swanston, Denise**

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**From:** anne worrall s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 10, 2019 10:59 PM  
**To:** Public Hearing  
**Subject:** OPPOSED to the Rezoning Application for 1535-1557 Grant Street

Hello Mayor and Councillors,

I am opposed to the rezoning of 1535-1557 Grant Street as the site of the project presents unique challenges : a very narrow and dramatically steep street, a substantial grade difference in between Grant and Kitchener, a lack of lane and short lots. The Urban design Panel has turned down the project twice as a “poor context and neighborhood fit”. I acknowledge that we are in the middle of a housing crisis but I cannot believe that building market rental suites in this area will benefit the neighborhood On the contrary it will accelerate the gentrification process and exacerbate the housing and affordability crisis.

Thank you for your time,

Anne W Worrall



Mayor and Council

City of Vancouver

September 10, 2019

Dear Mayor Stewart and Councilors,

**Re: 1535 - 1557 Grant Street – Opposed to Rezoning**

I am writing this letter to express extreme concern about the rezoning application for the lots at 1535 – 1557 Grant Street to permit a five-story market rental apartment building. I am opposed to this rezoning application. **The scale and character of the proposed development proposal are inappropriate for this particular location, and the proposal furthermore fails to meet a number of objectives in the Grandview Woodland Community Plan.** This re-zoning proposal has twice been rejected by the Urban Design Panel, citing problems with major grades, short lots, no lane, and poor context and neighborhood fit.

The latest iteration of the design while reducing the height marginally by approximately 6ft, has actually made matters worse for the neighboring properties at the west end of the development. Level 5, which in the previous scheme had a significant setback from the west end of the building, has in the current scheme been extended further west, resulting in a building mass of six + stories, counting the parking garage, which projects a full story above the ground at the north-west corner.

**Background**

My wife and I have been members of the Grandview Woodlands community for the past 13 years. In 2006 we purchased a run-down rooming house at s.22(1) Personal and Confidential It was our dream to live in this community, which we love for its diversity, character, and vibe, with the goal of becoming a part of – and making a positive contribution to this community. In 2008 we began a major renovation/restoration of our 1907 Edwardian character house with great encouragement from the City’s Planning Department.

Around the time we started renovations to our house a number of our neighbors on the street had begun to similarly renovate their character homes with the result that the 1500 block of Kitchener Street became one of the more notable character streetscapes in the community. Our home as well as several others on our street were featured on the Vancouver Heritage Tour, as well as the East Vancouver Garden Tour. To be clear, the homes on our street are not run-down properties that are “ripe for redevelopment,” but on the contrary have been lovingly rejuvenated within the past 10+ years (at great expense), and thus have decades of service life remaining. At least two of the Edwardian character houses on our street are still in virtually unaltered original condition and have significant character value. Similarly, Grant Street has a number of character houses including on one on the lots proposed for this development.

We are well aware of the need for quality rental accommodations in our neighborhood, and for that reason we designed our renovation to include a new 2-bedroom suite that is suitable for families, with ground level walk-out patio, in-suite washer and dryer and fireplace. Our suite is rented at an affordable rate to a young couple who want to start a family. Many other houses in the neighborhood also include secondary suites.

#### Why the Proposed Development is not Appropriate for this Location

##### A) Shadowing and Overlooking the Neighboring Residences:

The guidelines contained in the OCP proposal to permit six story developments for the purposes of rental housing were based on the standard city block arrangement of 120ft lots, with a 20ft intervening lane. The block in which the proposed development is situated is unique in the Britannia-Woodlands sub-area in that the lots are only 99ft deep, and back onto each other without an intervening lane. This means that our backyards are at least 21 ft shorter than they would be with a 120ft lot. Without a lane the proposed building would be at least 41ft closer to the residences on the north side. The proposed 5 story building combined with the shorter lots and lack of lane would result in unreasonable overlooking and overshadowing of the residences north of the development. Deprived of sunlight and privacy the livability of the surrounding properties will be significantly diminished.

##### B) Traffic and Parking:

With a few exceptions the houses on Grant and Kitchener do not have driveways, and in the absence of a back lane we also do not have carports or garages. Therefore, we rely almost entirely on the street for parking. **Already the residents feel the pressures of insufficient parking** exacerbated by visitors from outside of the community especially on events such as Italian Days or Car-free Day on the Drive.

The development proposal aims to achieve a relaxation in parking requirements based on rental accommodations. It is utopian thinking that renters do not own cars. While there may be a small percentage who do not own a car, families living in the proposed family-oriented units will own at least one car, and most likely will own two (parents with children need flexibility to get to and from work and drop kids at daycare, school, doctor's appointments, etc.) With a .66 ratio of parking stalls to units that means that the additional cars will be forced to park on the street, which is already challenged for parking. Visitors who will likely come by car will further add to the traffic congestion in the neighborhood.

C) Safety Considerations:

**Grant Street is a narrow residential side street with a significant grade that becomes steeper in front of the proposed building.** Cars are parked on both sides of the street and there is a single drive lane for moving traffic. In the absence of a back lane, the access to the parkade for this development will be by way of sidewalk crossing from Grant Street. Adding the traffic from 23 residents crossing the sidewalk will endanger pedestrians and create traffic problems on the street. In the winter at times of snow the side streets in East Vancouver become extremely icy and slippery with deep ruts that make it difficult to navigate. A driveway crossing, especially on the steep part of the street, will create a dangerous situation.

**The lack of a service lane will make fire department access to the rear of the building impossible.** While the building will be protected by fire sprinklers, it is still important to provide ladder access to upper story units in case corridors are filled with smoke or access to exits is blocked.

D) Impact on Character Streetscapes:

The Grandview Woodland Plan emphasizes the importance of preserving character streetscapes and houses with heritage value. For example,

“Just a few blocks off ‘The Drive,’ the unique character and valued qualities of the various sub-areas are revealed. The community abounds in heritage resources including an extensive stock of early 20<sup>th</sup> century homes, places of cultural significance and entire character streetscapes.” (Page 1 - Section 1 Introduction – 2<sup>nd</sup> paragraph)

“Review opportunities for retention or recognition of resources with heritage and character value.” (Page 10 – Section 2 Plan Principles, 4<sup>th</sup> bullet point)

“Some sub-areas of Grandview-Woodland possess a character, a form or a heritage quality that will be sensitively respected.” (p. 27 – Section 5: Plan Summary, 3<sup>rd</sup> paragraph), and

“Preserve significant character streetscapes that have been identified and allow infill housing to encourage retention of older buildings.” (Page 31 – Section 5: Plan Summary – Highlights of the Plan – Britannia-Woodland, point 2.).

As previously described **the streetscapes on both Kitchener Street and Grant Street are of significant character value, and are deserving of preservation.** The fact that they are not identified in the G/W Plan is an unfortunate and puzzling oversight in the Plan. If the proposed development was allowed to proceed, it will significantly diminish the livability of the surrounding properties. Owners may become motivated to sell out to

another developer who will in turn send these homes to the landfill and put up another 6-story building, thus further eroding the already dwindling stock of character streetscapes. This would be counter to the objectives stated in the G/W Community Plan.

E) Proposed Development does not meet the Affordability Objective:

The G/W Community Plan emphasizes affordable forms of housing.

“This is a community striving to preserve its valued qualities and improve upon matters of affordability, sustainability, inclusivity, vitality, and livability.” (Page 1 – Section 1 Introduction: last sentence in 4<sup>th</sup> paragraph)

“About two-thirds of the community rents their home and some of the most affordable rental housing in the city is located here.” (G/W Community Plan Page 1 - Section 1 Introduction – 2<sup>nd</sup> paragraph)

“The emphasis will be on more affordable forms of housing.” (p. 28 – Section 5: Plan Summary 2<sup>nd</sup> paragraph, sentence 2)

It is a well-known fact that market rental housing will not add to the stock of “affordable housing.” In order to make a project of this nature economically feasible the developer has to charge at the high end of market rates, meaning that **young people with modest incomes will not be able to afford to live in this building**. Furthermore, the houses that will be demolished to make way for this development contain affordable secondary accommodations that will be eliminated as a consequence of this development. **Hence this development will serve to eliminate 8 units of affordable housing.**

F) Proposed Development fails to meet the stated Objective of Sensitive Implementation: Throughout the Plan there is language around the importance of implementing the plan in a thoughtful and sensitive manner, respecting the community and its residents, with an emphasis on affordability, sustainability, inclusivity, vitality and livability.

“This is a community striving to preserve its valued qualities and improve upon matters of affordability, sustainability, inclusivity, vitality, and livability.” (Page 1 – Section 1 Introduction: last sentence in 4<sup>th</sup> paragraph)

“Change – Change is inevitable. But a mindful approach to the pace and type of change is essential. Change must be integrated, gradual, and sustainable and be responsive to the needs of local and city residents.” (Page 6 – Stated Community Values – Item 4.)

Our neighborhood is a true community. All of the neighbors on the street know one another. We help each other out, and organize social events. Those of us with secondary accommodations have added to the City’s rental housing stock and are providing homes for renters. This is one of the truly successful communities in the City,

and we are the people who have contributed to its success! The proposed development will have a significant detrimental impact on our neighborhood for all the reasons outlined above. **Dropping a block buster 5-story apartment building in the middle of our neighborhood, on a low-density character streetscape can neither be considered thoughtful nor sensitive by any definition of those words, and is blatantly disrespectful to the local residents.**

Moreover the form and character for the proposed building is foreign to the largely historic character of the neighborhood.

G) Interference with Local Food Production

Another stated objective in the Grandview Woodland Community Plan is the encouragement and preservation of local food production.

“Preserve and enhance local food systems and opportunities for local food production.” (Page 11 – Section 2 Plan Principles 2nd bullet point)

Many of the residents in the neighborhood have gardens and grow their own food. The proposed development will overshadow and rob the lots on the north side of the development of sunlight, thus making food production no longer possible. This is counter to the Plan’s stated objective of preserving food production.

I recognize that densification of the City is as necessary as it is inevitable, and I am not opposed to densification. However, there are far more suitable sites in the community, (where the lots are 120ft in depth and serviced by lanes), where the impact of a 5-story building will be much more easily absorbed, for example south of 1<sup>st</sup> Avenue in the predominantly multi-story apartment zone, which is also closer to the Commercial transit hub (another stated objective in the Plan). For all the reasons stated above the site at 1535 – 1557 Grant is not suitable for such a development.

It is noteworthy that the developer first purchased three of the four lots with the intent of building duplexes, and in 2016 submitted plans for a Development Permit application. This was a far more suitable proposal for Grant Street. It was only after the OCP was passed that the developer was encouraged by planning staff to purchase a 4<sup>th</sup> lot and pursue the 6-story rental development.

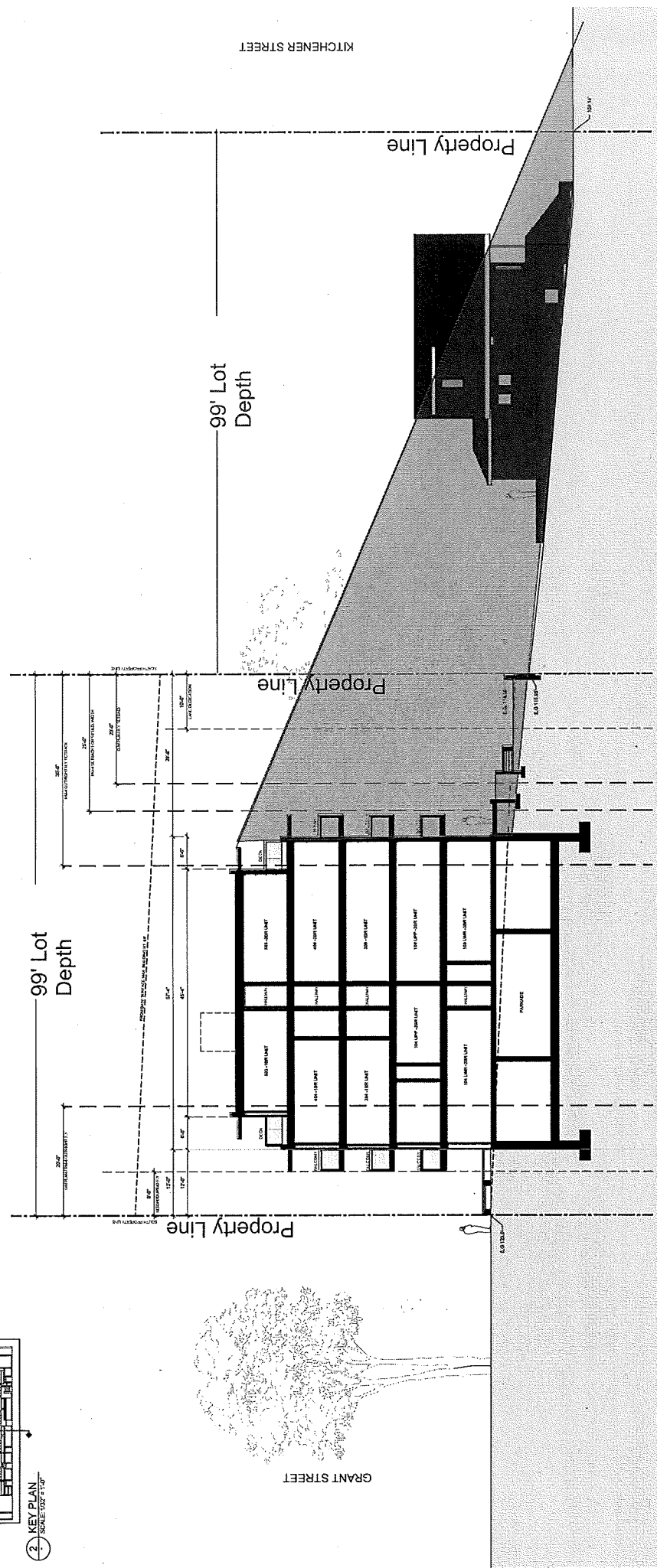
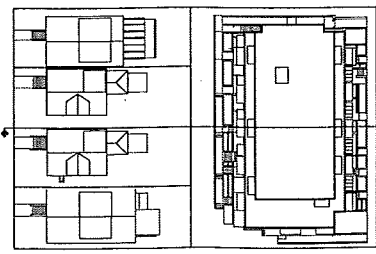
For the reasons outlined in this letter I strongly oppose the proposal for a 5-story apartment building. **We urge the City to reject this inappropriate project.**

Sincerely,

Witmar Abele

s.22(1) Personal and Confidential

RESULT:  
 UNREASONABLE OVERLOOK AND OVERSHADOWING  
 OF RESIDENCES NORTH OF THE DEVELOPMENT,  
 SEVERELY COMPROMISING THEIR LIVABILITY.



PROJECT:  
 PROPOSED 5-STORY APARTMENT, & EXISTING 2-STORY HERITAGE HOUSE  
 SCALE:  
 1/8" = 1'-0"

SHEET TITLE:  
 CURRENT PROPOSED CROSS - SECTION FROM GRANT ST. TO KITCHENER ST. - 99' LOTS

September 12, 2019

Attn: CoV Council Members -

Re: CD-1 Rezoning Application:  
1535-1557 Grant Street

From: Ron Clay – s.22(1) Personal and  
Confidential

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I am one of the homeowners of the 4 properties immediately adjacent (to the north) of the proposed redevelopment site – and we have resided at our current address for +17 years.

I am strongly opposed to the rezoning application at 1535-1557 Grant Street because of the clearly recognized, (and clearly documented by the UDP) 'lack of contextual fit', (most notably due to the proposed height and massing).

I am not opposed to increased density in the neighbourhood, - (as a design professional we are on the front-lines of working with the City and with property owner & developers to recognize the need and to provide for contemporary solutions for the pent up demand for livable and affordable housing stock – throughout the City). But I also firmly believe that 'rezonings' are meant to be an "incremental increase" in density from the base zoning – and should reflect the principals of sensitive and inclusive design that aim to mitigate the gap between the existing and the proposed. I find the current proposal (despite the fact that it has been reduced from 6-storey to 5-storey) remains an affront to the existing context – and can't accept that this is what the current Grandview-Woodlands policy was striving to emulate.

I would suggest that what the Planning Department continues to disregard is the impact of this (5-storey) development on the adjacent 'heritage character' houses, most especially due to the existing physical and topographic conditions of this unique block, - with 99' long lots (not 120'), with no intermediary lane (only a thin retaining wall/ 'back fence' dividing properties), and with a 17ft cross fall across the site (from east to west) and a 22.5ft cross fall from the upper Grant Street to the lower Kitchener Street. This proposal is effectively introducing the equivalent of a 7-8 storey imposing & looming mass over our relatively diminutive 2-1/2 storey homes. It should also be recognized that shadows and overlooks of this development will be much more impactful than a standard block – simply owing to the fact that the proposal is on the south side of a shorter than typical block – with no lane.

The proposed development aims to approach the maximum height and density allowed under the Grandview-Woodlands policy – which was only intended for an assumed standard site, under acceptably reasonable and supportable conditions – it is surely not the intent that all sites can achieve this maximum height and density. And most certainly the max. possible density is not a fit for this particular block with its compressed lot pattern and steep topography. As clearly stated in the policy document;

(p82) "Note that maximum allowable density may not be achievable on all sites, owing to lot size, existing development, and other urban design considerations"

Council should be reminded of the history of previous development proposals approved for this site – including a DP in 2016 under RM-4 (abandoned in favour of the current rezoning), for only 3-storeys. And perhaps we need to remind ourselves – 'if a development could not achieve maximum height under base zoning – why should a rezoning achieve 'near' maximum height(?)'

As residents – we've worked diligently and entirely within the existing planning & zoning guidelines to restore and to preserve our individual properties, - noticeably contributing to the culture, quality and livability of our neighbourhood. All while sustaining the original scale, character and presence of our respective homes – (as prescribed under the predominant CoV renovation standards). Our 1907 home has been painstakingly restored and we've been thankfully recognized for our efforts by being invited to participate in the Vancouver Heritage Foundation – heritage house tours twice in the recent past and we are scheduled to be on the upcoming VHF 2019 Grandview Heritage tour later this month. Our existing neighbor house, (immediately south) is virtually an unpolished mirror of our own, dating to 1907 – with an equivalent mass, floor-plan and essential character presence on Grant Street. But the historic and cultural value of this house appears to be disregarded by the Policy Report for this rezoning development – which I suggest is a complete oversight.

I believe that our neighbourhood and our block can better accommodate those who strive to share the same quality of life that we are blessed to experience. We already live comfortably amongst single, duplex and multi-family developments – and we have done so successfully and historically. We are entirely accustomed to diversity and contrast in our built surroundings – but we urge Council to accept only the highest possible design standard for respect, compatibility and integration with the existing context, and to not allow the imposition of such a grossly over-scaled development to over-shadow the existing and essential character of our home block.

Thank you for your consideration -

Regards,

Ron Clay

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s.22(1) Personal and  
Confidential

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*Ron Clay & David Dove* – s.22(1) Personal and Confidential

City of Vancouver  
Planning Department  
Attention: Michelle Yip

August 22, 2019

To Karen Hoese, Mayor & Council

**Re: Grant Street Development Proposal – (1535/1546/1549/1557 Grant Street)**

I am writing with regards to the proposed redevelopment of Grant Street from 1535 to 1557. I reside at s.22(1) Personal and Confidential which backs onto 1546 Grant Street.

**CONTEXT**

Grandview Woodlands Community Plan designated the 42 block area from Clark Street to Commercial and the Grandview Cut in the south to Hastings to the north as “Britannia-Woodland Sub-Area” which could accept 6 storey rental development as there is already lots of 3 to 4 storey rental and condo apartments in this area.

“The intent is to build on Britannia-Woodland’s key strengths as an affordable multi-family neighbourhood, with housing of various ages and scales, integrated with an important area for job space”.

**HISTORY**

This proposal has had a long and challenged development history starting in 2016. In 2016/2017 it started as a proposal for 3 duplex’s with the retention of a fourth house which was deemed to have the greatest heritage value on the street. It then moved to a 6 storey rental building at the encouragement of City staff in light of the then newly approved Grandview Woodlands Community Plan

**The first 6 storey design was rejected at Urban Design Panel (UDP) and was largely derided at the public open house as the physical model clearly illustrated a serious**

**disconnect and lack of fit with the immediate neighbourhood.** Urban designers attending the open house argued that such dramatic deviations from the existing community form & fabric should be restricted to sites at the end of the block and not mid-block.

In late 2018, the scheme came back to the **UDP** with some minor modifications introducing a step at the west end of the building. **Again, the UDP rejected the proposal as still being too much of a departure from the prevailing development in the neighbourhood.**

In late 2018, early 2019 the proposal was revised to a 5 storey version of the same thing but reduced the building height by only 1.9 metres (6'-3") and eliminating the two storey step previously introduced. The new proposal while having one less floor is only 360 s.f. smaller which means density was simply moved around.

#### **OBJECTIONS:**

We have many concerns about the Grant Street proposal however we want to focus on one overriding concern, that being the erroneous application of the approved Community Plan Guidelines.

When staff propose a community plan and when the community accepts it, some assumptions had to be made for the **42 block** area of the **Britannia-Woodland Sub-Area**, for example it has to be assumed that:

1. All sites share the same street structure and block dimensions,
2. All sites share the same dimensions
3. All sites share the same topography (they are all relatively flat sites)

As we have pointed out to staff, while it is reasonable to make the above assumptions, staff must also be willing to acknowledge situation where these conditions are not met and they need to be flexible in the application of the approved policy in these unique area's.

The reality of the proposed development site is that on all three measures noted above, this block is unlike the other blocks in this sub-area.

1. The two blocks between Grant and Kitchener (from Commercial to Woodland) are **the only** residential blocks in the **42 block area** which do not have a lane
2. These two blocks are **the only** block in the 42 block area which are 99' deep rather than 120' deep and
3. **Only one** of these two blocks has both a dramatic grade slope in both the east-west orientation and in the north-south direction.

**The atypical nature of this block must be considered.**

1. The combination of smaller lot sizes and the lack of a city lane mean that existing homes are currently 62 feet closer to each other, backdoor to backdoor, than is typical. The shadowing impact of this would be equivalent to adding another 1-2 floors to a building on the south side of the block
2. The dramatic cross slope of this site (14 feet from Grant Street to Kitchener street) from a shadowing impact perspective is equivalent to adding another 1 1/2 floors to a building on the south side of the block.

In combination, the compounded impact of the unique site topography and block & lot configurations/dimensions is like adding over 3 floors to the height of the buildings on the south side of the block. As a long-term resident on the north side of the block, we are extremely concerned about the profound and detrimental impact this development will have on our lives.

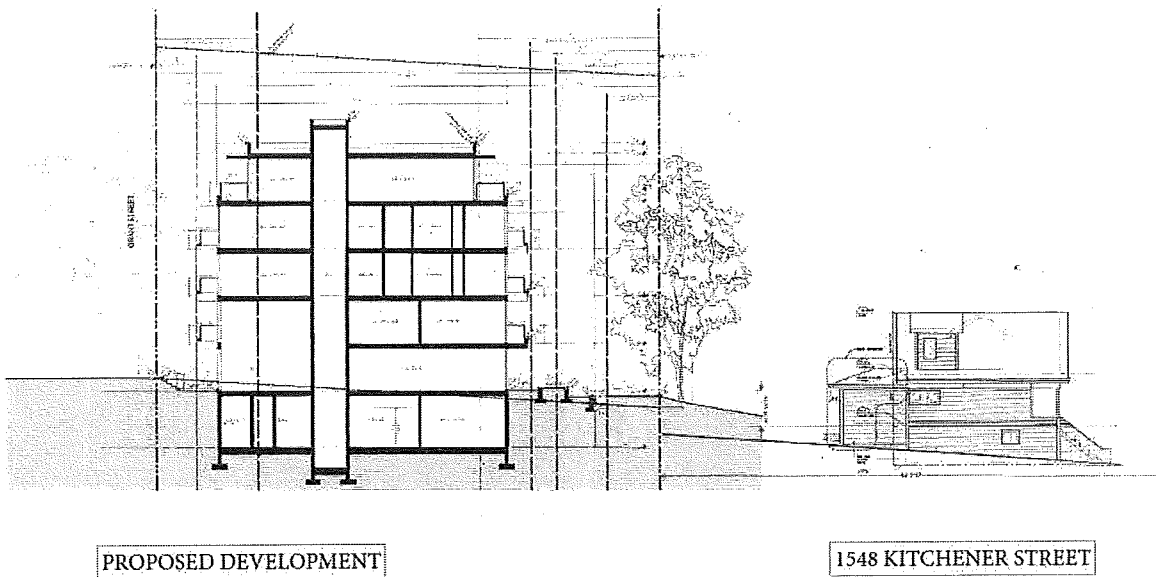
Even with the reduction of this proposal to 5 floors, on this block it is equivalent to an 8 storey building, something which would not be considered anywhere in this residential sub-area of the Grandview-Woodlands plan, not even if there were existing 4 storey apartments adjacent, **how can this be considered here where the context is century old heritage homes?**

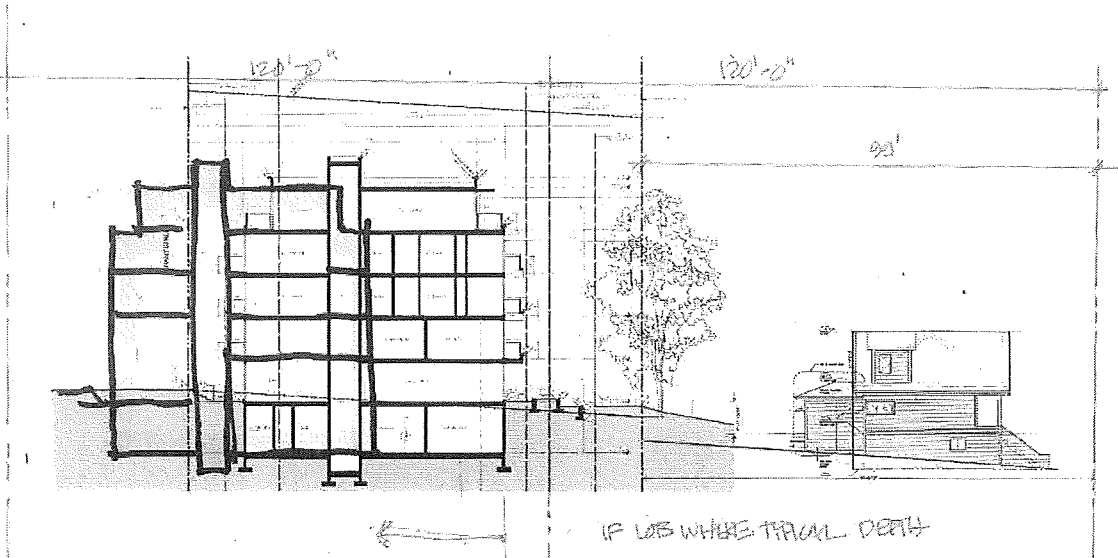
**We ask staff and council to exercise their discretion, support the intent of the Grandview-Woodlands plan and direct the applicant to come back with a maximum four storey building with shoulder (setback) of the top floor with a further reduction at the west end of the development to address the extreme east-west slope of the site.** While such a building would still be a profound departure from the current neighbourhood fabric and pushes to the extreme, the intent of the Grandview Woodlands Community Plan, and while it will have a negative impact on our

enjoyment of our homes, we would not oppose this as we understand the need to add more residential options in our community.

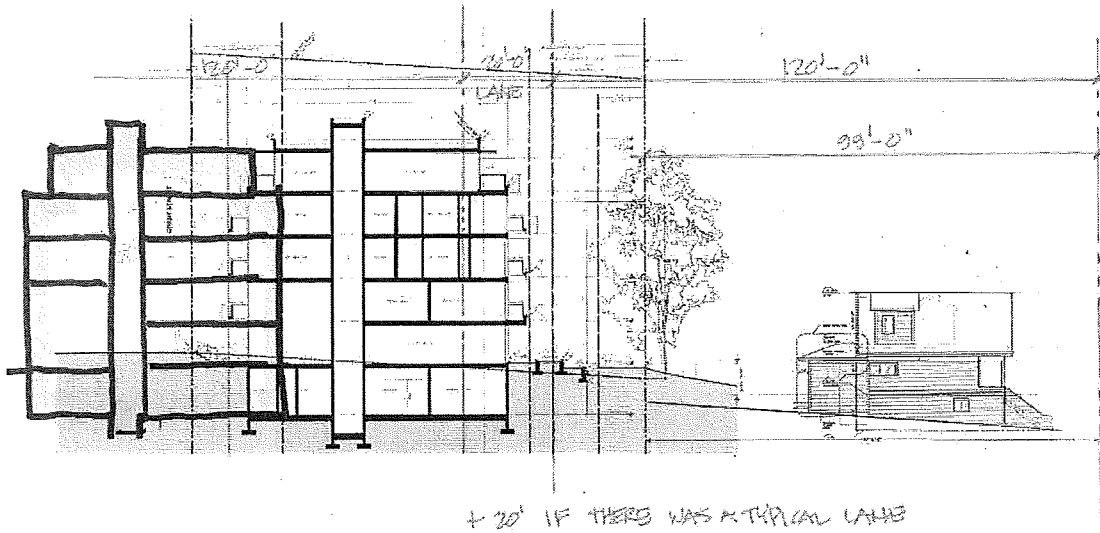
Rezoning go to council for a reason, at times there are exceptions to the rule. Of the 42 blocks in this Community Plan Sub-area, this one block is unique in site size, lack of a lane and site grading. To impose “the typical solution” on this atypical site, is not in keeping with the intent of the community plan.

While these diagrams are graphically pretty, they are accurate and to scale, this describes the difference between what is intended under the Grandview Woodlands Plan and what is being proposed in this application.

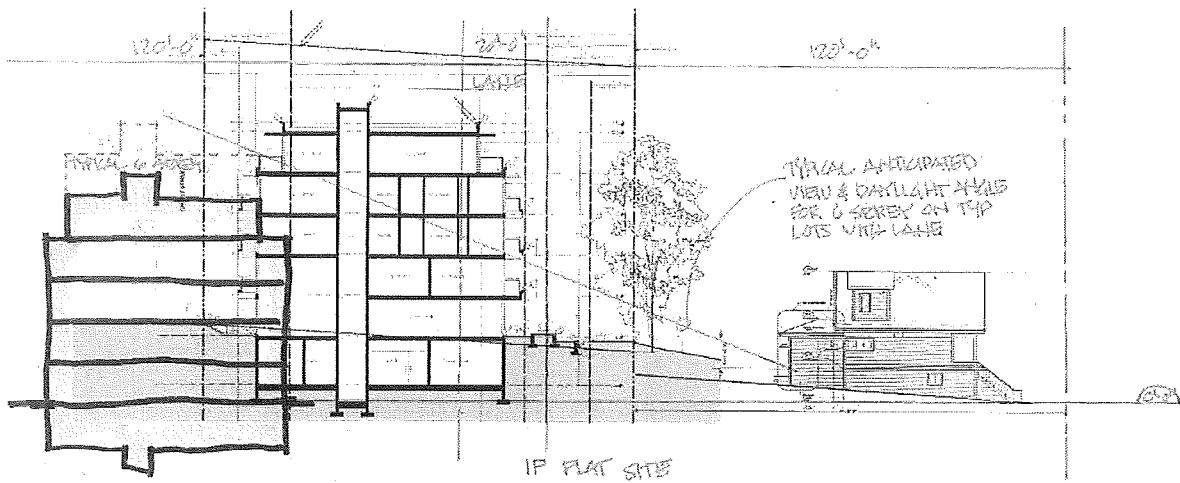




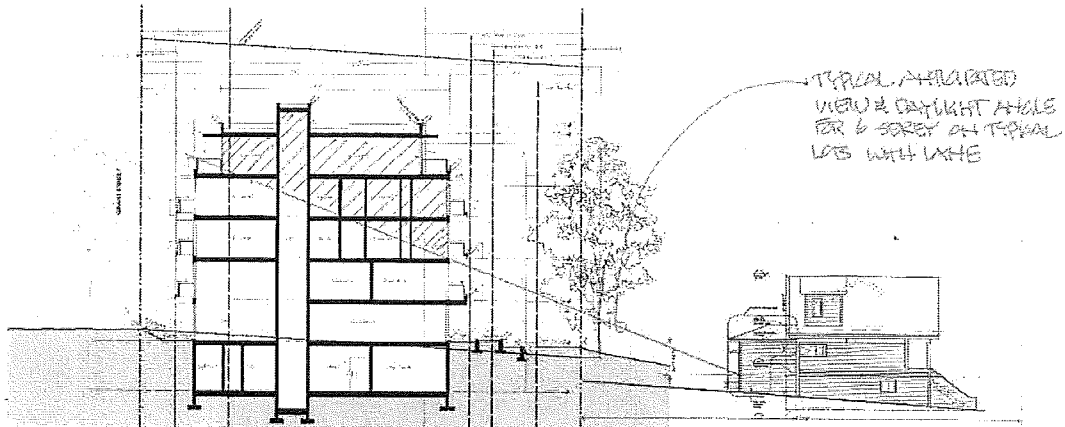
IF TYPICAL 120' LOTS, THE PROPOSED AND NEW BUILDING WOULD BE SEPARATED BY AN ADDITIONAL 42'-0"



AND IF THESE SITES WERE TYPICAL 120'-0" LOTS AND HAD A TYPICAL 20'-0" LANE, THESE BUILDINGS WOULD BE SEPARATED BY AN ADDITIONAL 62'-0" BEYOND THE PROPOSED.



... AND IF THESE LOTS WERE ALSO RELATIVELY FLAT, THEN WE WOULD HAVE NO COMPLAINTS.



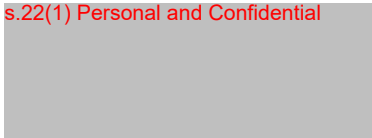
HOWEVER WHAT IS PROPOSED IS NOT TYPICAL. COMPARED TO A DEVELOPMENT WITH TYPICAL LOT SIZES, A LANE AND FLAT SITES, WHAT IS PROPOSED (EVEN AT 5 FLOORS) IS EFFECTIVELY 3 FLOORS HIGHER THAN WHAT WAS ANTICIPATED BY THE COMMUNIT PLAN.

Thank you for your time and consideration.

Sincerely

David Dove

s.22(1) Personal and Confidential



Owen James

s.22(1) Personal and Confidential

City of Vancouver  
Planning Department  
Attention: Michelle Yip

September 9, 2019

To Karen Hoese, Mayor & Council

**Re: Proposed Development at 1535 - 1557 Grant Street**

I write to voice my objection to the redevelopment proposed for 1535 - 1557 Grant Street.

I live at s.22(1) Personal and Confidential to the immediate north, and adjoining, the site proposed for redevelopment.

I previously indicated my opposition to this redevelopment in a letter dated January 22, 2018 sent to the City's Planning Department.

Events since I wrote that letter have confirmed that the redevelopment proposed on Grant street is entirely inappropriate, and should be rejected by the City:

- the initial design for the redevelopment, at six storeys, was rejected by the Urban Design Panel ("UDP");
- the same design was presented at a public open house in the fall of 2018 where it was the subject of considerable criticism by those living in the surrounding area, given its significant and imposing size relative to the immediate neighbourhood; and
- a revised design, which showed modifications including a step at the west end of the building, put forward in late 2018 was again rejected by UDP on the basis it marked too much of a departure from the prevailing development in the neighbourhood.

More recently, the development proposed for this site has been revised to a five storey building. (Of note, however, the revised building height has only been reduced by 1.9 metres (6'-3") and its floor space reduced by 360 square feet.)

As indicated in my previous letter, I have a number of concerns with the proposed redevelopment. These concerns have not been addressed by the changed plans for the building on the Grant Street site and remain as alive today as they did in the past.

A fundamental concern I raised in my earlier letter relates to the size and scale of the proposed redevelopment. I intend, in this letter, to focus my remarks on this ground of opposition and explain why, in my view, the latest iteration of the redevelopment remains inappropriate for this site and out of step with the Grandview Woodland Community Plan (the "Plan").

I acknowledge, at the outset, that the Plan contemplates six storey rental buildings in the immediate area (identified in the Plan as the "Britannia-Woodland Sub-Area"). That this general rezoning is contemplated by the Plan in the immediate 42 block area, however, does not mean that it is appropriate on a specific site atypical of those in the area.

The site on Grant Street on which this redevelopment is proposed is such an atypical location. This is because:

- it is located on the one of the only two residential blocks in the 42 block Britannia-Woodland Sub-Area that does not have a lane separating it from the neighbouring blocks (to the north, on Kitchener Street);
- it sits on the only two residential blocks in the same area which are 99' deep rather than 120' deep; and
- it sits on the one of these two blocks which has a significant grade change in both the east-west and north-south directions.

As a result, the specific site on which this redevelopment is proposed:

- owing to the smaller lot sizes and the lack of a city lane, has homes on it that are already 62 feet closer to each other, backdoor to backdoor, than is typical in the Britannia-Woodland Sub-Area; and
- has a significant cross slope (14 feet from Grant Street to Kitchener Street) that results in the site proposed for redevelopment being significantly upgradient from the lots that front Kitchener Street.

As David Dove, my neighbour to the immediate west effectively demonstrates in his letter opposing the development, dated August 22, 2019, these realities serve to, in effect, add over three floors to the height of the building proposed for the Grant Street site, from the vantage point of our houses, with the result that the five storey building now proposed for the Site will be the equivalent to having an eight storey building right next door.

A redevelopment of this scale does not find support in the Plan, even one that encourages higher density in the area.

The City describes the Plan on its website as protecting the "heart and soul of the neighbourhood's character". The Plan itself notes that there is heritage value in the



buildings in the neighbourhood, including significant clusters of character streetscapes (pp. 31, 75, 76, 77) and notes that it is a community value that change, while inevitable, must be integrated, gradual and sustainable (p. 6). Principle 2 of the Plan states that higher density buildings should be thoughtfully integrated (p. 9). The Plan sets out a framework to manage change in a manner that reflects community values and good planning practice (p. 5).

If those statements are to be given any meaning, this redevelopment must be rejected.

The City has a duty to consider the effect of this specific proposal on this specific site. Nothing about this redevelopment shows an intention to increase density in an integrated and thoughtful manner. Indeed, the proposed development tiers over the buildings around it – many of which are beautifully restored heritage homes – at a height that will in effect appear much higher than the 6 storeys contemplated in the Plan.

There are more appropriate sites in the Grandview Woodland area generally, and Britannia-Woodland Sub-Area specifically, for a development of this scale, where standard-sized lots and laneways will allow for a development that better blends into the buildings around it, and flatter grades minimize the adverse impact on surrounding houses and the unique heritage streetscapes they create.

In light of the forgoing, I respectfully request that the City reject this development proposal, or at the very least require that it be scaled back in a material way. I thank you for considering my views on this very important matter.

Sincerely

s.22(1) Personal and Confidential



Donato and Angela Calogero

s.22(1) Personal and Confidential



Wednesday, September 11, 2019

**Re: Re-zoning of 1535-1557 Grant Street to CD1**

<https://rezoning.vancouver.ca/applications/1535grant/index.htm>

Dear Mayor Stewart and Vancouver City Councillors

We have lived on Graveley Street in the community of Grandview-Woodland for more than 53 years. I was 6 months of age when my family moved here. We have heavy concerns about the proposed zoning change from RM-4 to CD-1.

**Overview**

The proposal of constructing a 5-storey residential building with one level of underground parking on a street with a heavy slope, no lane and on short lots shows poor community planning and foresight.

**Site topography**

The site is one that combines two significant slopes both east-west on Grant Street and north-south on Woodland Drive. With short 99 foot lots, vice standard 120 foot ones, along with slopes of dramatic grade, there will be significant shadowing and noise from the proposed structure to surrounding residences. Being on the south side of the block with no lane compounds the effect.

**Does not conform to the Grandview-Woodland Community Plan (GWCP)**

The GWCP calls for affordable housing in the Britannia-Woodland sub-area. This housing will be at *unaffordable market rates* - unaffordable even at a living wage. The RM-4 zoning schedule requires a 35 foot rear yard and 20 foot front yard yet the rear yard for the building will be 30 feet and front yard 15 feet. How does it make sense to

relax the rules and allow for less front and rear space for a building of greater massing and height?

### **Safety**

With no back lane, how will emergency vehicles access the units on the site's northern side? Another concern is the narrowness of Grant in the 1500 Block. Vehicles of all types often have to pull into driveways and allow passing as side-by-side passing can't be achieved with ease.

### **Working alongside the community for better solutions**

The overall site selection for this structure is a poor one. The building is in conflict with the context of, and fit within, the existing neighbourhood.

The proposed re-zoning and development of these lands requires a re-think and a **yellow paper** is requested to document and detail the analysis behind the development to the public and to you.

Please feel free to correspond and we would be more than eager to assist and to answer any questions.

Sincerely,

Donato and Angela Calogero

AC/dc

**Swanston, Denise**

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**From:** Diane Kunic s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 11, 2019 7:05 AM  
**To:** Public Hearing  
**Subject:** 1535-1557 Grant street, Vancouver

To whom it may concern:

I am opposed to the rezoning of 1535-1557 Grant Street as the site of the project presents unique challenges : a very narrow and dramatically steep street, a substantial grade difference in between Grant and Kitchener, a lack of lane and short lots. The Urban design Panel has turned down the project twice as a “poor context and neighborhood fit”.

I acknowledge that we are in the middle of a housing crisis but I cannot believe that building market rental suites in this area will benefit the neighbourhood.

Thank you for your time and consideration.

Diane Kunic  
East Vancouver resident

City of Vancouver  
Planning Department  
Attention: Karen Hoese

September 1, 2019

To: Karen Hoese, Mayor & Council

Re: Grant Street Development Proposal  
1535/1546/1549/1557 Grant Street

I have lived in Grandview Woodlands since 1989 and own a house on Woodland Drive a short distance from the proposed development on Grant Street.

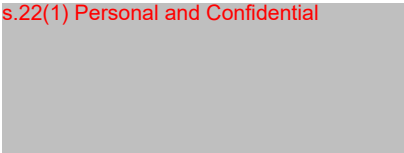
I am strongly opposed to this project which does not fit either the neighbourhood or the site. It goes far beyond the intent of the Grandview Woodland Community Plan and has the potential to irrevocably alter the character of our iconic neighbourhood. It does not provide what I would call "affordable" housing and its style does not fit into the neighbourhood, and in fact looks like it would be more at home in Yaletown.

I am particularly opposed to the proposed height and its impact on the lane less properties behind it on Kitchener Street, over which it would loom.

Thank you for considering my views.

Sincerely,  
Arlene Byrne

s.22(1) Personal and Confidential



## Swanston, Denise

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**From:** Holly Truchan s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 11, 2019 8:37 AM  
**To:** Public Hearing  
**Subject:** "Opposed" to "REZONING: 1535-1557 Grant Street"

Dear City Councillors,

I'm writing in regards to the Grant St. Development proposal encompassing lots from 1535 to 1557 Grant Street. There are many concerns but I'll key in on two areas, the height and design, and the traffic and parking.

You must come visit the site to truly appreciate how ridiculous it will look and how it will dominate the direct neighbours. The developers designs don't do it justice. Being mid block it affects every house around it. Due to the slope of the street (aggressive down slope to the west, and moderate slope to the North) the building will literally tower over units to the West and North. Regardless if its 3 or 6 story, I'm going to lose my view. I'm okay losing my view, but at 6 stories, the sky will literally be blocked out looking out from all the houses across the street.

Further on the context of the size and design, is how the city has treated the homes in area. The neighbours by and large have people who have done a service to the city by maintaining character, as the City has required, over the last couple of decades. To then devalue those efforts by turning around and allowing a massive building completely out of step with the neighbouring places is unconscionable.

There is also the parking and traffic issue. These streets just weren't built for density. As it stands, it's effectively a single lane street going in both directions. Due to aforementioned aggressive slope, you can't see cars coming east on up the street when you are at the top of the slope (it starts at the start of the development). To allow cars to pass, there is a couple of driveways where people can't park, but those are on the houses being torn down for the development. Adding more density will only make it more dangerous.

There is rarely parking now as it is. The Good Doctor comes by to film once every few weeks and residents have to park two blocks away. This is fine. It's temporary and supports film and jobs in Vancouver. With the added density and not enough parking for all the units there is no chance for any visitors. This is near to a busy commercial area which further compounds the issue on weekends. I really don't understand how they are going to do such a large construction job with no space for staging.

I'm supportive of densification. The logical next step for developing 1535 to 1557 Grant is with townhouses (stepped to match the steepness of the westerly slope). I'd be supportive if there was an increase in height to the building to the North of me, across the alley because it doesn't have the same slope issues, it's not mid block and the majority of the street is multi res (and assuming there would be enough parking). There's lots of place to approve 6 storey developments, but this is not one.

Please vote no.

Sincerely,  
Holly Truchan

## Swanston, Denise

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**From:** Bruce W s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 11, 2019 10:33 AM  
**To:** Public Hearing

Dear Mayor Stewart and Council,

Thank you for your time and consideration.

I live at s.22(1) Personal and Confidential and I am writing to you with my concerns regarding the proposed rezoning application at 1535-1557 Grant Street.

Firstly, the most obvious and glaring issue is one of size. One only need walk down our street to see how wholly inappropriate the proposal for this location truly is, (this application being rejected twice by the City's Urban Design Panel should adequately attest to that). It reflects a complete and total disconnect with this neighbourhood. Like many others in this area, I have taken on the responsibility, and cost, of maintaining the character of this community, (all the while following the strict renovation guidelines laid down in the city by-laws). In doing so I have provided a service to the city in maintaining the character of the neighbourhood that so many find appealing. Allowing this massive structure is to devalue these efforts and in my opinion unconscionable.

There are other practical reasons why this is the wrong location. There is no lane way, this means that Grant St will see a large increase in traffic. There is a significant slope at this location and cars can't see if there is any oncoming traffic until they commit into the road. This is effectively a one way street and not a day goes by when there are not stand offs and frayed tempers as people attempt to negotiate this block. Parking is already a problem in this area and the proposed development doesn't offer any where near the spots required. (I was told by someone from the city at an open house that a recent survey showed that "renters don't tend to own cars". Someone should tell the renters living in the application zone who have anywhere between two and three cars per household).

There is the issue of the large mature Elm trees that line this street and give it such a pleasant aspect. I have spoken with a couple of certified arborists and they both told me that the tree situated in front of the development will most likely not survive the inevitable destruction of a major part of its roots system. This is not the time to be willfully endangering such a valuable part of our city ecosystem.

Like most people in the city, I recognize the need for more affordable housing and rental units, however, this development is not 'affordable', with a 1BR at \$1869/mo.

It is my strong believe that the developers simply got this one wrong. There is nothing inherently wrong with this proposed development, it is just so obviously not right for this location.

Thank you for your time

Bruce Worrall

## Swanston, Denise

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**From:** Bruce Worrall s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 11, 2019 10:53 AM  
**To:** Public Hearing  
**Subject:** Opposed Rezoning 1535-1557 Grant Street

To the Mayor and City Council,

I just wanted to take a moment to voice my strong opposition to the rezoning application to the proposed rezoning at 1535-1557 Grant St. The design board has already rejected this application twice and for good and obvious reasons, It Doesn't fit in this neighbourhood. It does not fit the guide lines laid out in the Community Plan. It seems that every time the city reaches out to a community for their input they ignore the people have to say. engaging with a neighbourhood and ignoring them is not the same thing.

This proposal shows a glaring lack of respect for the people and character of Commercial Drive.

The developers got this one wrong.

Thank you for your time,

Bruce



## Swanston, Denise

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**From:** Robert Spooner s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 11, 2019 11:08 AM  
**To:** Public Hearing  
**Subject:** Opposed to Rezoning 1535-1557 Grant Street

Greetings Vancouver City Council Members,

I am writing to express concern about a project slated for approval in the Grandview-Woodland neighbourhood. A council meeting is scheduled for Thursday (September 12), and I wanted to make my voice heard in case I am unable to attend. The building in question is referred to in the following link: <https://rezoning.vancouver.ca/applications/1535grant/index.htm>

I have lived in this neighbourhood for 15 of the last 17 years, so I can safely say I know the area well, and appreciate the comfort I get living in such a great area in such an amazing city. I have lived on the 1600 block of Grant Street since 2006, and have seen many changes in the area. These changes- new construction, new businesses entering the area, addition of traffic calming feature and bike lanes- have primarily been for the betterment of the community, but the proposed plan for an apartment complex to be constructed on Grant Street one block to the west of my home has me scratching my head.

The construction of a 5 storey building in the heart of an area comprised primarily of single family dwellings and 3 storey apartment block does not seem fitting with the neighbourhood in general. The fact that the building is to be constructed on one of two blocks in the area lacking a back lane, with shorter than usual lots (90' vs 120') and on a significant east to west and north to south slope is baffling. The 1500 block of Grant Street is sufficiently steep that cars entering the block from Cotton Drive or Woodland Drive cannot see each other until they are well along the block, creating congestion on what is essentially a one-lane street. The building's plans show a single lane entry/exit from the building, which will cause additional congestion as building residents wait for cars to enter/leave the parking area. Further to parking, the plans allow for far fewer parking stalls than units in the building; this being under the preposterous assumption that the occupants will not drive. The additional cars added to the surrounding streets will create additional congestion and parking frustration.

I'm concerned not only for the negative changes this project will create in my neighbourhood, but also the precedent it may set for the future destruction on single family homes in the area to create more, similar buildings. I am not at all opposed to increasing population density in the area, but I am opposed to radical changes in quiet neighbourhoods that may (literally) pave the way for more of the same. A building like this would fit perfectly well on a larger thoroughfare, but not on a single lane street like the 1500 block of Grant Street.

I am strongly opposed to this project moving forward, and am happy to add my name to the long list of like-minded neighbours.

Thank you for your time considering my concerns.

Rob Spooner