

Dragnea, Irina

From: michelle comens s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 12:23 PM
To: Public Hearing; BWARG Info
Subject: Opposed to REZONING: 1535-1557 Grant Street / Kitchener street Resident

Opposed to REZONING: 1535-1557 Grant Street

Dear, Mayor and Council – thank you for your time in considering this matter.

I will try to keep this brief as I know you have received many letters regarding this development. It pains me to write this letter and I feel as though it's falling on deaf ears.

If the councillors or mayor came to this site they would see how appalling it truly is. I'm all for density and affordable housing but this is neither. This is a for profit market rental building that does not serve our community or our city but serves to make very tidy profit for the developers. It's particularly galling is that the developer wants the city to waive both DCLs and CACs for their profit. Their profit is coming before the community.

We have lived at s.22(1) Personal and Confidential for the last 13 years and are raising 2 kids here and have our whole lives around our home.

To say the thought of having a 6 or 4 story building completely blocking out all of our sun and privacy is upsetting to say the least.

We do not want to move, we don't want our home devalued.

I understand density and the need for it! But this is density that lines developers pockets and displaces people.

If developers must be served than this is NOT the site for it.

- No lane between Grant street and Kitchener

- 100 feet deep lots on Grant and Kitchener (rather than the usual 122 feet) So we are missing 20 feet wit the lack of lane and an additional 44 feet with the lack of lot standard lot sized.

-64 feet of depth missing from a standard city block in this proposed zoning.

Out of all the homes in Vancouver with full sized lots this is where this is proposed to go?

- MID BLOCK So lack of lane, lack of depth on the lot sizes and in the middle of the block on a very steep slope that just further increases the lack of privacy and light that any homes on Kitchener will get.

- Character homes on a quiet tree lined street.

My neighbours and my self have put in countless hours, money and time keeping up our homes and keeping within character guidelines for any renovations or improvements. To have our homes be devalued to through no fault of own seems completely unfair. I work in real estate and I would say the homes on both Kitchener and

Grant street will lose anywhere for 200K to 350K in value modestly. When the project of townhomes was first brought to the city on this site, it was rejected as one of the homes was a character home with considerable character merit. The home was then sold. Then someone from the city informed the developers they could apply for rezoning and the home was quickly bought back. **Why is this home and all of our character homes no longer important? If this was social housing I think we could swallow this pill a lot easier but this is not social housing this is for extreme profit market rental. Not serving the city or our community. The character of these homes no longer matter. Developer's profit is all that matters.**

Community

- Commercial drive is a tight knit community and these market rental units will NOT serve our community. We are desperate for social housing! These rents will only make commercial drive as an area less affordable and this will only serve the developer's pockets and in turn destroy these streets and the lives of who live there. Displacing the families that rent there now and ruining the owners homes in the process.

If the city or developers cared about the neighbourhood they would have at least bought the corner lot that was for sale in the last 2 years as this plan has been coming about. But the developers bought these homes at a steal of a price and now will be ruining lives for the sake of pure profit.

- Dangerous driving with a steep slope and lack of lane

Grant and Kitchener are very steep hills that have been closed in past winters due to ice and garbage trucks not being able to get up either hill. Grant street in particular is dangerous to drive on now as you can't see any cars coming till you are mid block and the only saving grace are the few driveways to pull over. These belong to the homes in the proposed site. With the increase in density and lack of parking as it is this will only make things worse.

There are so many better sites for this development, one with a standard lots, one with a lane, one with a wider street, or one that already has larger buildings, but in the MIDDLE of a character home block that will destroy 2 streets as we have no lane and the shorter lots makes no sense. Affordable housing & density yes!

For profit market rental that serves only the developers just make this city less affordable and destroys the little character we have left in this city. We have a beautiful pocket where we live. Please do not destroy it for the sake of profit.

Sincerely,

Kitchener Street Resident

Dragnea, Irina

From: BETH MORRISON s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 1:25 PM
To: Public Hearing
Subject: Opposed - development in the 1500 block of Grant Street

City of Vancouver
Planning Department
Attention: Michelle Yip

Sept. 12, 2019

To Karen Hoese, Mayor & Council

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

My name is Beth Morrison and I live at s.22(1) Personal and Confidential one block north of Grant St. I object to this development mostly because there is no alley between Kitchener and Grant in the 1500 block. This development will do many things to its neighbours, especially the ones directly behind the building.

Because it is so close, this building will loom over their nearest neighbours, it will block the sun from their back yards and decks, and it will destroy their privacy. It may even alter my own view and my privacy, if built.

While I am not opposed to increasing density and I live in a condo myself, this particular development will not fit the location proposed.

Thank you for your consideration,

Beth Morrison
s.22(1) Personal and Confidential

Dragnea, Irina

From: Cheryl McMillan s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 1:29 PM
To: Public Hearing
Subject: Rezoning of 1535-1557 Grant Street

Dear City of Vancouver,

I am strongly opposed to the development proposed for this property. This is a charming residential neighbourhood and, as currently developed, has a great mix of heritage-type family homes (many have been lovingly restored at great expense to their owners) and smaller scale developments that have been sensitively designed to encourage the 'feel' of neighbourhood and community.

The current design proposal is completely out of character with surrounding homes and is too imposing on a street with smaller scale buildings. With its middle-of-the-block siting, the height and mass of the building will block daylight to neighbours to the north and views for those to the south. The street is extremely narrow and steep; the added density will create more problems for parking.

In summary, this is the wrong place for this type of development.

Thank you for the opportunity to voice my opinion and for your careful consideration,

Sincerely,

Cheryl McMillan BID/ LEED® AP
s.22(1) Personal and Confidential



Dragnea, Irina

From: John Daniel s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 2:13 PM
To: Public Hearing
Subject: 1535-1557 Grant Street Development Application

Dear Mayor and Council Members:

I live at s.22(1) Personal and Confidential Vancouver. I moved here about 27 years ago. I am very much against the application in its current form.

There are three main areas of concern, site context, parking and the waiving of development cost levies (DCL).

Considering the 17 foot crossfall on the three lots for re-development and the substantial cross fall for the entire Street block this building is too tall. It would destroy the character of this block and surrounding area. A more appropriate height would be 3 to 4 stories. The Cambie King Edward corridor provides a good example of appropriate height for development. Several five story developments have been built at the intersection of Cambie and King Edward Boulevard with three and no more than four story buildings as you move west along King Edward Boulevard. It should be noted King Edward Boulevard is four times the width of Grant Street! Moreover there is a treed boulevard dividing the four lanes.

I live in a mixed owner occupied 15 unit strata. We originally provided 22 underground parking spots. We have converted 2 for secure bike parking and one for visitor parking. Parking is at a premium in this area. There is significant overflow from Commercial Drive. The 20 parking spots for 35 rental units is completely inadequate. I have noticed an increase in traffic diverting from Clark to Grant and Gravelly Street in order to access 1st Avenue. It is particularly problematic during peak traffic times.

Why is the development cost levy of \$663,597 being waved? This is for a market retail rental building, in other words for profit. Based on the initial rents, over a 60 year purpose rental, Pathfinder Expeditions/Averra Development will collect 60 million dollars (gross) in rent. The dac would go along way towards building more modular housing for Vancouver's most needy. This sets a terrible precedent for rental developments in the future.

I would like to make a few closing comments. I live directly across from the 5 story BC Housing 1501 Woodland. There are about 155 units of below or completely subsidized housing. It should also be noted that the first to second story is built below street grade making it a 3 to four storey building depending on which corner it is viewed from. The 1636 Clark Drive project is going ahead adding another 90 units of social housing as well as a 20 transitional treatment facility. I mention these two developments as a rebuttal to the meme that Grandview Woodland is against social housing.

In closing, I cannot support the kind of development that Averra/ Pathfinder Expeditions are applying for. There seems to be no community benefit. No social housing. The developer wants to destroy the block with a very large monolithic building for the purpose of retail rental for which the community gets no funds by way of dcl's or any future community amenity contributions. Unless there is a substantial benefit offered to the community or city the building needs to be amended to no more than four stories.

Respectfully,

John Daniel

Dragnea, Irina

From: Bruce W s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 2:42 PM
To: Public Hearing
Subject: Opposed to Rezoning 1535-1557 Grant Street

Dear Councillors and Mr. Stewart,

As the public hearing draws closer, it is my hope the some of the cities representatives have taken the time to visit the site of the proposed rezoning and been able to see first hand what a truly inappropriate location this is. There has been no attempt by the developers to take the character of this neighbourhood into consideration, nor heed the Community Plan.

It is not affordable. As it stands if this development goes ahead, 14 tenants will be evicted to make room for a building that none of them would be able to afford. This would be another step in the gentrification of the city. Grandview Woodland is not Kitsilano, nor does it want to be.

If you can afford the rent in this development, then you can afford a car. There is no where near enough parking built into this proposal and street parking is already hard to come by.

There are better ways to improve the livability of the city, this proposal is not one of them.

Thank you for your time and consideration.

Bruce Worrall

Dragnea, Irina

From: Andrew Herrington s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 2:48 PM
To: Public Hearing
Subject: OPPOSED to REZONING: 1535-1557 Grant Street / Kitchener street Resident

Dear, Mayor and Council,

As a longtime resident in the Commercial Dr area I am writing to voice my vehement opposition to the proposed development at 1535-1557 Grant St.

There are a number of reasons why I am opposed to this but I will focus on the 2 most obvious:

- NO LANEWAY between Kitchener and Grant as well as 100ft lots as opposed to standard 122ft lots. I am not opposed to density and rezoning but to put a 4 or 6 story on a block with no lane, short lots and beautifully restored heritage homes directly behind them would be a horrible decision. There is 64 ft of depth already missing on this block from a standard city block. Of all the blocks in this area, this one is the most ill suited for such a development.
- Not social housing. This is a market rental which is going to make the community even more unaffordable and will benefit only the developers, not the community as a whole.

Again, I am not opposed to density and rezoning in general and this is not a case of NIMBY as I would welcome affordable social housing in the area if it were to respect the community and work within the existing parameters. This block is not the right block for development of this size.

Sincerely,
Kitchener St Resident
Andrew Herrington

Dragnea, Irina

From: Ken Nielsen s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 3:20 PM
To: Public Hearing
Subject: Grant St proposal

I lived in the area of the proposed development for over 20 years and am familiar first hand with the hard work and effort residents in the area have put in to improving their turn of the century homes, while often providing much needed additional accommodation for renters who need it. The proposal is done completely at the expense of these mostly long term residents.

I am opposed to this mammoth building for many reasons, including

- it is not affordable housing
- so many issues with increased traffic and ice on the very steep Grant st
- this is being proposed on a street without a lane way (its baffling why this is even being considered)
- security risks for those n Kitchener St using their back yards
- blocking out the sun in neighboring Kitchener backyards (most all with lots 100ft deep or less)

I don't understand why its acceptable to make all of these residents suffer to meet the demands pushed on this area by other parts of the city who don't want to increase their own density. Fair is fair- imagine if this was being proposed in your backyard.

This is not the right spot for a development such as this.

Ken Nielsen
s.22(1) Personal and Confidential

City of Vancouver
Planning Department
Attention: Michelle Yip

September 9th, 2019

To: Karen Hoes, Mayor & Council

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

My name is Paula McCready and my husband 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

Paula McCready
Concerned resident s.22(1) Personal and Confidential

Dragnea, Irina

From: Christiane Richards s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 3:40 PM
To: Public Hearing
Subject: Application for rezoning 1535-1557 Grant Street.

Dear Mayor and Council ,

My family and I have been living at s.22(1) Personal and Confidential since 1978.

Here are my concerns about the proposed plans for rezoning 1535-1557 Grant Street.

- The building will be my bigger and higher than the other family houses. It will be an eyesore in the neighbourhood,
- It will block the light
- It will affect privacy
- There is no lane
- This block of Grant Street is very steep and narrow.

Densification is necessary, but that kind of building would be in the wrong location. Why ruin a pretty neighbourhood with its heritage houses?

Sincerely,
Christiane Richards

s.22(1) Personal and Confidential

Dragnea, Irina

From: Andy Platten s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 4:16 PM
To: Public Hearing
Subject: Proposed high rise at 1535-1557 Grant Street - do not approve

It is my belief that the proposed designs are not in keeping with the neighbourhoods needs, the consultation process is flawed, and the resulting units will not be affordable for those who need them most. Please block this initiative, and ensure we put the needs of residents and constituents ahead of the profits of developers

Thank you

Sent from my iPhone

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 4:33 PM
To: Public Hearing
Subject: Grant Street Redevelopment

Hello,

This email is intended to express my concern and disapproval of the proposed Grant Street Development. I cannot attend the meeting this evening but wished to voice my opinion nonetheless.

The proposed development would have a drastic impact on the neighbourhood, nobody can deny that. Grandview Woodlands, and specifically the streets in that proximity to Commercial Drive, are bound for densification on this scale. The people that make that neighbourhood what it is just want to see it happen in a way that won't deplete from the vibrant character of the area. The proposed redevelopment would do just that.

My full support would be behind a planned densification of the neighbourhood, with buildings designed to add to the community they are being built for. Maximizing footprints and square footage, limiting or deleting altogether any outdoor space and encapsulating new residents in their own living space will do nothing but add to the volume of traffic and exhaustion of services in the area, while bringing little to no added sense of community.

The proposed development seems to be a simple maximization of profit from people that don't care about the area itself. I hope myself and the many others who do care can convince the City of Vancouver to listen to us and it's own Urban Development Plan council and use this Development site to set an example for how densification in urban neighbourhoods can help a community grow together.

Cameron McEwan

Dragnea, Irina

From: Christine Percival s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 4:47 PM
To: Public Hearing
Subject: Opposed to REZONING: 1535-1557 Grant Street

We do not need more un - affordable apartments in our neighborhood. \$ 1900 for a one bedroom, outrageous ...

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All For Now
Christine Percival

Dragnea, Irina

From: Janice s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 4:58 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Mayor and Council,

There are many valid reasons for opposing the development of this proposed market-rental building, but foremost is it's bulk — it's a megalith, plopped in the middle of the block, out of scale with the existing streetscape, looming over the adjacent houses. And, at market rental rates (one-bedroom suites starting at about \$1,800 a month) it will add nothing to affordability in the neighbourhood.

I also share these concerns that have been expressed by my neighbours:

- It is a narrow, single lane street, on a steep hill
- It is unsafe for regular traffic & emergency vehicles
- It won't accomodate fire trucks or garbage trucks
- It's not affordable rental even on a living wage
- It's inconsistent with the promise of the Grandview-Woodland Community Plan
- It has inadequate parking

Further, concerned residents have made presentations to the Planning Department explaining "that a large 6-storey building in the middle of this block of 2-3 storey houses would be out of place, especially as there is no planned transition between the smaller houses and the apartment building. They note that there are considerable slopes both east-west and north-south, and no lane, making access to the new building and along the narrow Grant Street very difficult, especially for emergency vehicles. The shadowing of the neighbouring houses is expected to be extreme. There are also issues of noise and the loss of heritage trees."

I urge mayor and council to reject this development application.

Sincerely,
Janice Whitehead

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential