

**Dragnea, Irina**

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**From:** Lynn Wilson [REDACTED]  
**Sent:** Wednesday, September 11, 2019 12:39 PM  
**To:** Public Hearing  
**Subject:** Strongly Opposed to REZONING: 1535-1557 Grant Street

I was shocked to learn today that the The Public Hearing web page for the rezoning of 1535-1537 Grant Street shows 26 emails/letters of support and only 1 opposed. I signed a petition that already had over 170 signatures of people strongly opposed to the rezoning. I also know many people who have sent letters/emails to the Mayor and Council opposing this rezoning. Why have our voices not been recorded?

Lynn Wilson  
[REDACTED]

City of Vancouver  
Planning Department

September 10, 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. My name is Danielle Pepin and I reside at [REDACTED] which backs onto 1535 Grant Street.

I am strongly opposed to the development for the following reasons:

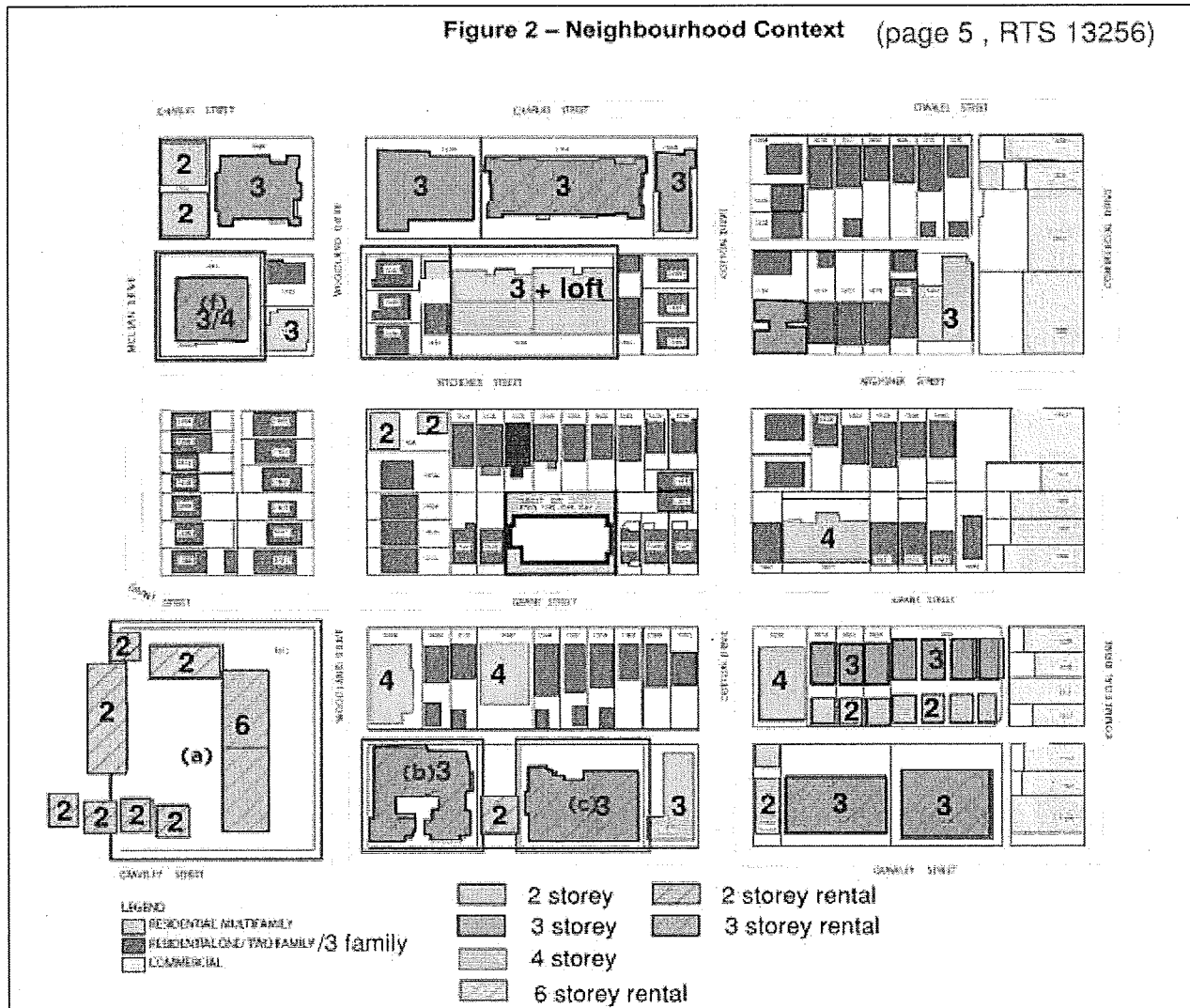
- Lack of fit both physical and contextual
- Lack of lane for services and access
- Concessions made to the developer
- Future of the neighbourhood

When we purchase our home in the GW neighbourhood we were aware of the RM-4 zoning for 4 storey multi-residential, never did we anticipate a plan in motion for 6 storey, now revised to 5. We moved in, loving the “Vibe” and neighbourhood. I have created relationship with neighbours regardless of the social background and cherish all of them. We are a community who care and help each other.

The Grant / Kitchener block is unique with its shallow lots; lack of lane and dramatic grade slope in both the east- west and north-south direction.

The Grandview Woodland OCP doesn't acknowledge this unique condition. The blanket policy paints the whole neighbourhood with 6 storey market rental instead of looking at site where it the higher density projects are more suitable (i.e. shadow impact, parking access...). Such dramatic changes from the existing community form & fabric should be restricted to sites at the end of the block and not mid-block. While I appreciate density in proximity of transit I question the need for the 6 storey as stated in the GW OCP.

Below is a map showing current building height in the neighbourhood, so you will see we still have lots of room for 4 storey per RM-4.



We have not maxed out the 4 storey allowed under RM-4 zoning... why are we proposing this development on this shallow lot when 4 storey buildings are currently being built on main arterial roads? Commercial Drive itself is only considered to be 4 storey to keep it pedestrian friendly. What about our neighbourhood? Should they not stay pedestrian friendly?



Knight / 41<sup>st</sup> Ave

The project has been reviewed twice by the Urban Design Panel and rejected twice.

This latest submission sees a reduction of only 360 sq.ft. while the height is dropped by 7.2" and eliminates the two storey step previously introduced – so the density was just relocated.

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?

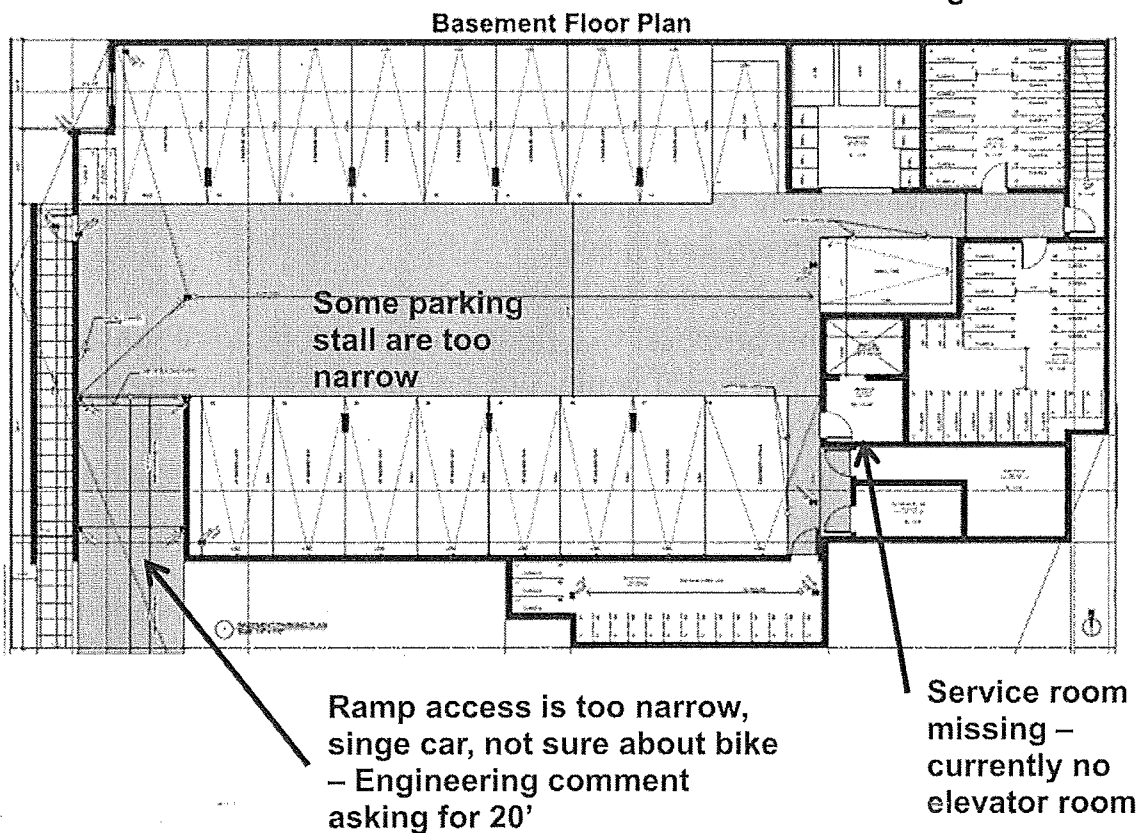
We ask staff and council to exercise their discretion, support the intent of the Grandview-Woodlands plan and direct the applicant to come back with a maximum four storey building with shoulder (setback) of the top floor with a further reduction at the west end of the development to address the extreme 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.

There is a clear evidence that the project is too big for the site especially when you review the basement level and read on the comments from engineering. I do hope that before you entertain approval of this rezoning - it doesn't fit now I will not fit later when more requirements come in line for mechanical room ( not shown) elevator room ( not shown) or maybe a janitor/ storage room for typical maintenance of the property and gardens. The site is also lacking Class B bike stalls and mailbox.... The site is not getting any bigger, this proposal should be rejected until adjustments are made to suit the site and context better.

\*No class B – visitor bike racks outside

**New regulations  
for bike storage  
not being met**



I do not agree that the DCL and CAC should be waived as the proposed rental rates are not affordable. Our 2 bedroom garden apartment, with in suite laundry, is rented for less than what is being suggested for 1 bedroom. If you were to survey the

neighbourhood you will find that most suites in single family homes are well below market rental.

The proposal doesn't identify any benefits to the community. If the DCL funds, approximately \$663,597, are waived it will set precedent for the other market rental projects. With the audacity of the current Grandview-Woodland OCP with all the 6 storey market rental this will result in a lot of funds not being collected for a community already in need of upgrades and infrastructure and the needs will just get greater

I do not agree with the reduction in parking stalls. Currently the project has only 18 stalls shown (some not big enough to meet by-laws minimum dimensions) for 35 residential units. People living in the city will have cars; for work, taking children to sport activities / music or visiting families who do not live in proximity. If there is not enough parking (or the parking rates set by the realty investment company, in this case Pathfinder Expeditions, owning the building are too high within the parkade than the cars will end up on the street...our neighbourhood is already challenged at time but we are managing. This project and precedent it will set will make living and getting around difficult.

I have highlighted some of my concerns due to the building size on the small lot and believe that the unresolved issues should be addressed before this rezoning proposal is approved.

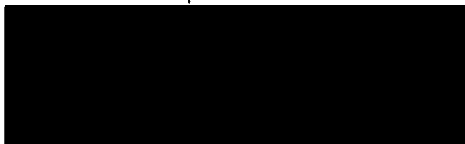
I believe that rental and low income housing are needed throughout the city – not just focused in one neighbourhood. It would allow the grandmas, the adults kids who have lived in one area most of her life an option to remain in the same neighbourhood. I would also ask that your decision on this project be put on hold until the city wide plan towards rental is reviewed and approved.

**I am not saying no to density, but rather to no to this design on this site.**

Thank you for your time and consideration.

Regards,

Danielle Pepin



**Dragnea, Irina**

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**From:** Carnot Annie [REDACTED]  
**Sent:** Wednesday, September 11, 2019 1:24 PM  
**To:** Public Hearing  
**Subject:** Opposed to the Rezoning Application of 1535-1557 Grant Street

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 neighborhood. On the contrary it will accelerate the gentrification process and exacerbate the housing and affordability crisis.

Thank you for your time,

Annie Carnot

## Dragnea, Irina

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**From:** Matt Crane [REDACTED]  
**Sent:** Wednesday, September 11, 2019 2:37 PM  
**To:** Public Hearing  
**Subject:** 1535-1557 Grant Street Developement

Dear Mayor Stewart and Councillors,

I am writing to you with serious concern about the proposed new development at 1535-1557 Grant Street. First off as a construction manager who lives in the Grandview – Woodland area I can assure you that I am not against densification as my job depends on it, I'm against this apartment in this location. As the apartment under consideration is in the midst of what are primarily 2 story historic houses on a severe slope it will act as a tower in the middle of the road, literally leaving its current neighbours in for a dark future. I am against this project for its lack of fit for our community, this building does nothing to address the areas lack of affordable housing and will displace the current tenants whom have made it clear they cannot afford the new higher market rate rents.

Secondly it has been brought to my attention that the city's own Urban Design Panel has already rejected this application twice, yet this development has still made it to a public hearing without addressing the panels and publics concerns. 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, nor does it attempt to fit in with the area, this building would be more fit for a busy through fair.

Thirdly, there's parking and traffic to consider. The narrow historic streets in which the proposed development sits already face congestion and parking difficulties. Building 35 units of housing in an area with no alleyway will only add to this issue, it will make parking for local residents and visitors to The Drive's local businesses almost impossible.

There are so many locations in Vancouver where a development like this would fit in. Unfortunately, due to the sites severe slope, lack of alleyway, narrow road, and historic value this development is not an appropriate fit for the area. 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.

Sent from [Mail](#) for Windows 10



## Dragnea, Irina

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**From:** [REDACTED]  
**Sent:** Wednesday, September 11, 2019 5:21 PM  
**To:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy  
**Cc:** Public Hearing; Rob Fisher  
**Subject:** Rezoning application for 1535-1557 Grant Street - Opposed due to lack of affordability

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

As the public hearing grows closer and I prepare my presentation I've been doing more research. During that research I was shocked to see the disparity between the rents being proposed and what is truly affordable.

Figure 8 of the July 9 Policy Report from the General Manager of Planning, Urban Design and Sustainability shows the proposed rents to be as follows :

- 1 Bedroom \$1869/mo – requiring an income of \$70,000-\$79,999
- 2 Bedroom \$2457/mo – requiring an income of \$90,000-\$99,999
- 3 Bedroom \$3235/mo – requiring an income of \$140,000-\$149,999

Living Wages for Families shows the 2019 Living Wage for Vancouver to be \$19.50/hr or \$40,560/yr ([http://www.livingwageforfamilies.ca/2019\\_living\\_wages](http://www.livingwageforfamilies.ca/2019_living_wages)). Zoocasa, based on Statistics Canada figures) shows the 2018 median income for Vancouver East to be \$65,327 (<https://www.zoocasa.com/blog/metro-vancouver-housing-affordability/>). Households with a Living Wage or a median income can't afford to rent even a 1 bedroom in this building!

And the Tenant Relocation section and Figure 7 of the July 9 Policy Report shows the current rents for the tenants who will be evicted from the houses being demolished range from \$1175/month (likely for a1BR suite) to \$2950/mo (likely for a 3BR main floor). The proposed rents are between 110%-159% of the current rents those tenants are paying now. As a benchmark, Living Wages for Families showed the median rent for a 3BR in Vancouver was \$1703/mo – so the proposed rents are 190% of Vancouver's median! ([http://www.livingwageforfamilies.ca/2019\\_living\\_wages](http://www.livingwageforfamilies.ca/2019_living_wages))

The bottom line is that the proposed redevelopment will evict 14 people from their current homes to build a brand new building they will never be able to afford to live in. It is not meant for the current demographic of the area it's planned for, and it isn't going to relieve Vancouver's affordable housing crisis – it's going to make it worse.

Tomorrow, on September 12, please stop this redevelopment and stop the decrease in affordable housing in our city.

Regards – Rob.

## Dragnea, Irina

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**From:** Sally Crane [REDACTED]  
**Sent:** Wednesday, September 11, 2019 5:45 PM  
**To:** Public Hearing  
**Subject:** Opposed to 1535-1557 Grant Street rezoning

Dear Councillors and Mr. Stewart,

I am writing to voice my concerns about the proposed plans for rezoning 1535-1557 Grant Street. My reasons are simple:

- The building will be a complete eyesore in this historic neighbourhood of small family homes
- There is not enough parking to support this many new units in this location
- The building will not provide affordable housing, it will just line the pockets of the private developers

Yes to densification, and yes to new rental accommodation, but NO to this building design on this particular site. Townhomes would be much better suited in this particular location.

Kind regards,

Mrs J. Buckley  
[REDACTED]

## Dragnea, Irina

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**From:** Michael Crane [REDACTED]  
**Sent:** Wednesday, September 11, 2019 6:00 PM  
**To:** Public Hearing  
**Subject:** Opposed to 1535-1557 Grant Street rezoning

Dear Mr. Stewart and City Councillors,

My wife and I have serious issues with the proposed plans for rezoning 1535-1557 Grant Street. This is a historic neighbourhood where townhomes would be a much better fit. The building proposed is a monstrosity and will be a blight on this traditional, historic neighbourhood. If approved it will set a dangerous precedent for other buildings across the Grandview-Woodland area and completely change its character. The proposed building rents are extortionately high and set to benefit the developers rather than individual renters. Plus there's the issue of parking. This building does not belong here. Please listen to the concerns raised by local residents and the city's own Urban Design Panel and turn down this particular development application.

Kind regards,

Michael and Helena Crane  
[REDACTED]

**Dragnea, Irina**

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**From:** Bruce W [REDACTED]  
**Sent:** Wednesday, September 11, 2019 6:03 PM  
**To:** Public Hearing  
**Subject:** Opposed to Rezoning 1535-1557 Grant Street

Dear Mayor and Councillors,

To add to the growing lists of concerns regarding this proposed development. When it comes to affordable housing the bottom line is that the proposed redevelopment will evict 14 people from their current homes to build a brand new building they will never be able to afford to live in. It is not meant for the current demographic of the area it's planned for, and it isn't going to relieve Vancouver's affordable housing crisis – it's going to make it worse.

This neighbourhood has been the 'dumping' ground for a number of contentious developments, the Detox Center at 1st and Clark stands at the forefront, I think this community has done more than its fair share.

Tomorrow, on September 12, please stop this redevelopment.

Thank you for your time.

Bruce

**Dragnea, Irina**

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**From:** Stephen Bohus [REDACTED]  
**Sent:** Wednesday, September 11, 2019 8:41 PM  
**To:** Public Hearing  
**Subject:** renter in RM-4 opposed to 1535-1557 Grant Street

Dear Mayor and Council,

I'm a renter who lives in the RM-4 zone a few blocks away from the rezoning proposal for 1535-1557 Grant Street. Please kindly record my letter in full opposition to this application.

This project does not deliver any affordable rental units. I would not be able to afford to rent there based on the CMHC figures in the policy report. Furthermore, if approved, this project would set a precedent that would be used to redevelop many of the truly affordable housing units nearby. Thus I ask you to reject this application. The rezoning is also situated on a site that is not suitable for a 5-storey building because of the lack of a laneway, short lots and a steep grade on the street. A FSR of 2.19 could be also achieved in a lower form, or the existing RM-4 zoning guidelines could be followed to reduce impact.

Many hundreds of low and moderate income renters could be displaced in a spiral of renoviction and redevelopment. City staff should not be incentivizing the destruction of our precious affordable housing units. Please do not support this rezoning, and please work on enacting policies that will truly protect mature rental stock.

Sincerely,  
Stephen Bohus  
BLA (Bachelor of Landscape Architecture)

## Dragnea, Irina

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**From:** Dana Cromie [REDACTED]  
**Sent:** Wednesday, September 11, 2019 8:46 PM  
**To:** Public Hearing; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy; Johnston, Sadhu  
**Cc:** BWARG Info  
**Subject:** OPPOSED: REZONING: 1535-1557 Grant Street

Dear Mayor and Council  
cc: Sadhu Johnston, BWARG

I would like to add my voice and vote AGAINST the Grant Street development being considered September 12, 2019. I also live in Grandview/Woodland on a 100 foot lot without a lane. As much as I recognize the need for density in this region, and affordable housing in this neighborhood, I am absolutely sympathetic to the arguments of the opponents of this project.

The idea that one of my neighbours, either beside or behind my home, could build such a project will accelerate my exodus from my beloved city, of which my great-grandfather was a founding signatory.

Dana Cromie  
Born at Saint Paul's Hospital 1952, three blocks from where my grandmother was born in 1890

**Dragnea, Irina**

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**From:** margaux worrall [REDACTED]  
**Sent:** Wednesday, September 11, 2019 8:56 PM  
**To:** Public Hearing  
**Subject:** Opposed to 1535-1557 Grant Street rezoning

Dear City of Vancouver,

My name is Margaux Worrall, I'm 18 years old and I am a resident of East Vancouver. Since the age of 5, I have been living in a beautiful home on Grant Street, between Woodland and Cotton drive and I am opposed to this proposed development.

## **1. Parking.**

Knowing that we live in a quiet neighborhood, it may seem hard to believe that we have a parking issue, but we do. Our street is filled, every day at every hour, with cars and motorcycles. There are some days where even my parents have trouble finding parking spots near our home. Now, this planned proposal expects to build 38 apartments that can accommodate from one person to a family of 3, presumed they were able to afford the ludicrous 3000 dollars per month rent. It would be expected that each apartment would have their own designated parking lot. To our surprise and to our disdain, their proposed plan only offers 23 spaces. If every one of these people were to have a car, it would be impossible for not only them but for us previous residents to find parking anywhere near our homes. The developers justify this by stating that most of these residents would stay in these units temporarily, and therefore would not own cars, but actually would only own bicycles. This seems ridiculous to me, and it sounds like these developers are doing all they can to justify the least spending for the most profits. Of course, we do live near transit but the demographic who depend on these modes of transportation usually would not be able to afford a 3000 dollar per month apartment.

## **2. Too big**

This proposed building is simply far too large and would tower over all of us. At 3 stories high, our neighboring apartment complex already looks massive enough. To add to this point, it will almost completely, if not absolutely, block the sunlight of the homes found behind it. In some parts of the world, the obstruction of sunlight is considered a private nuisance by law.

### **3. Not a problem solver.**

It is understandable that more apartments are being built. The demand for rental accommodation is increasing as we delve further into this housing crisis. My generation, being the one that is most affected, is having to leave their own city due to the fact that we can't afford basic living spaces. So, even though the proposed 38 apartments does sound like it could help the housing crisis, we know that it won't so long as it is built here and sold at this price. Why not here? Though I've already clearly expressed my thoughts on that, there is simply not enough space to accommodate more developments in this neighborhood. And why not at this price? If you are trying to aid the housing crisis that the future generation of Vancouver is facing, a development providing small apartments for \$3000 a month in a small neighborhood will do nothing but worsen the already present damages. For someone living on minimum wage, working 8-hour shifts, 7 days a week, they would only make approximately 2125.2\$ per month. If the city were really taking initiative to prevent the worsening of this crisis, a development of this kind would not be approved. If such a person were to be able to afford such housing working at the same rate, they would have to earn a minimum of \$20 per hour, earning them about 3360\$ per month. That would leave only 360\$ for other expenses such as groceries, taxes, bills, clothing, etc. This development could only profit investors, developers, or upper-class citizens. And why would an upper-class worker want to live in a small apartment, in a small neighborhood with a massive lack of parking when they could spend their money elsewhere, where the benefits are greater than the consequences. This could only mean that it wouldn't actually benefit them, leaving only developers and investors. And even so, this housing crisis doesn't affect them in the first place. It affects the middle class, the majority of the Vancouver population. This doesn't solve anything. We simply can't afford this.



#### 4. Doesn't respect our values

On the rezoning application site, many links are listed including the Grandview-Woodland community plan which lists the areas our *core values*.

##### REPRESENTATION

*"Genuine democracy, transparency, and inclusive engagement, where citizens of Grandview- Woodland feel like they have a voice that is listened to and acted upon."*

How can there be a democracy and inclusive engagement when decisions are made by those whose only interests are personal gain and by those who choose to ignore the Grandview-Woodland community.

Our voice will only be heard once this proposed development is rejected.

##### DIVERSITY

*"This community and the rest of the city are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh First Nations. Their living presence is everywhere in Grandview-Woodland. A diversity of people, housing, public land use, and economic opportunities is important for all."*

There is no economic opportunity presented for the Grandview-Woodland community with this building. There is no diversity of people represented when there is a slim demographic capable of affording such rent. And there is no diversity in housing when this so-called "modern design" looks like every other new development being built in Vancouver.

##### AFFORDABILITY

*"This community strives to be a place where people of all socio-economic levels can live, work, play, and visit."*

You need to "*recognize the value of existing affordable and low-income housing that meets the needs of low- and moderate-income households, with a particular focus on the retention and managed renewal of secure market rental housing.*"

This development does not adhere to neither affordability, diversity, nor representation.

These are only a few examples of the values that this development violates. So please, take a moment to listen, to consider, to do the right thing, and please do not allow this proposed building to become a reality.

My many thanks for your time,

Margaux Worrall

**Dragnea, Irina**

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**From:** Laura Arpiainen [REDACTED]  
**Sent:** Wednesday, September 11, 2019 9:41 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 1535-1557 Grant Street

Dear City of Vancouver

I am writing in to oppose the suggested development proposal of 1535 - 1557 Grant Street. The suggested design, massing and density are completely out of line with the character of the site, particular street and neighbourhood.

I can see this type of development being located on busy streets (e.g. East Hastings) to edge neighbourhoods and to provide barrier to sound and traffic.

It is almost as if the design is lifted from another location and jammed into this very ill fitting spot. It looks absurd, and would permanently harm the living conditions and wellbeing in the block.

A design with 2,5 storey duplexes or low townhouses would be much more appropriate in this location.

Respectfully,

Laura Arpiainen  
[REDACTED]

## Dragnea, Irina

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**From:** Penny Street [REDACTED]  
**Sent:** Wednesday, September 11, 2019 9:55 PM  
**To:** Public Hearing; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy; Johnston, Sadhu  
**Cc:** BWARG Info  
**Subject:** Opposition to the rezoning application for 1535-1557 Grant Street

Dear Mayor and Councillors,

I would like to register my opposition to the proposed rezoning application for 1535-1557 Grant Street.

I'm not able to be there in person for the hearing tomorrow, but there are many things wrong with this project:

- It's the wrong sort of density and in the wrong location.
- The City does need rentals, but what the City should support is affordable rentals, and this project is anything but affordable. Even a 1-bedroom apartment will cost \$1869, a 2-bedroom will cost \$2457, and a 3-bedroom will cost a whopping \$3235.
- The site of this particular project is not appropriate.
- There is no lane. The lots are only 99' deep. The new development would loom over the heritage houses on Kitchener.
- This block of Grant Street is very steep and narrow.
- The Urban Design Panel does not support this project. Why would Council support something the Urban Design Panel does not support?
- And what I find most galling about the proposal is that the developer wants the city to waive both DCLs and CACs for what will be a very profitable project.

I hope you give this careful consideration and decide to reject this application.

Sincerely,  
Grandview resident  
Penny Street

[REDACTED]

## Dragnea, Irina

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**From:** Dorothy D. Barkley [REDACTED]  
**Sent:** Wednesday, September 11, 2019 10:16 PM  
**To:** Public Hearing; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy; Johnston, Sadhu; Kelley, Gil  
**Subject:** Opposition to the Proposed Development at 1535-1557 Grant Street

September 10, 2019

To the Mayor Kennedy Stewart and Council,  
City of Vancouver

### **Re: My Opposition to the Proposed Development at 1535 -1557 Grant Street**

I am writing to express my opposition to the proposed development on Grant Street. As a native born Vancouverite, who has lived in Grandview Woodland since 2005, and became involved in planning processes during the neighbourhood's community plan development, I have watched with dismay as the City has changed over the last ten years. Much has been accomplished but in such haste as to render the city unrecognizable in areas and the aspects that make neighbourhoods unique and special have been lost to such radical and fast change.

Grandview Woodland is an historical and cherished neighbourhood, one of the oldest in the city, filled with a treasure trove of heritage houses and streets. This street is one of those, while situated on a steep hill, with no back alley, it is a quiet street of lovely huge old trees and narrow with room for only a single lane of vehicles at any time.

It is idiosyncratic in that it has short lots— 99' lots instead of standard 120', and no 9' lane to add to the separation (buildings will be 62 ft closer than with standard lots plus lane); these are older houses that have already been broken up into suites that currently offer affordable rents to young people working in the neighbourhood. This project will be too expensive for these young people to remain, thus both businesses and the neighbourhood will feel their loss. The size of the building looming over the lower houses will bring shadows that will have significantly greater impact than with standard length lots – a particular challenge as the proposed redevelopment is on the south side of the block. This will affect the surrounding blocks of heritage homes that have been models of restoration and renovation through enormous investments of time and revenue, to much accolades from the City.

Given the steep slope and the narrow street ( there is a 17' drop east to west, 22.5' crossfall upper Grant St to lower Kitchener St. resulting in effective 7-8 storey building when compared to its 2 ½-3 storey neighbours The site is the only block in the entire 42 block area with major grade slopes in both east/west and south/north directions) I do not see how service or emergency vehicles can access the property safely and certainly not in the event of bad road conditions.

None of this makes sense to me, especially given that the Grandview Woodland Community Plan, Grandview promises transitions to acknowledge single family residences but this project has no transition, it simply erupts like a bad blister on the community. It would make much more sense on an arterial road, not in the middle of a residential neighbourhood, surrounded by houses on a narrow street.

Mr. Mayor & Council, I urge you to wait for the City wide plan to be in place to provide context for wise and reasoned development across the city that provides context for all neighbourhoods to understand where they fit into this City and its responsibilities to its citizens. Then consider such projects as this.

Thank you,

Dorothy D. Barkley, Past Chair  
**Grandview Woodland Area Council (GWAC)**



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# COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

September 11, 2019

City of Vancouver Council  
Dear Mayor Kennedy Stewart and Councillors,

**Re: 1535 Grant Street**

The Coalition of Vancouver Neighbourhoods (CVN) **opposes** this redevelopment application for the following reasons:

- this would be a blockbuster setting a precedent for additional large buildings in the middle of a quiet residential area
- the proposed rents are not affordable (\$2,457 for a two-bedroom)
- it is a very large building mid-block in the heart of a residential district
- it is significantly higher at 56' than the max allowed under RM-4 (35'); this proposal is more in line with something on an arterial
- density of 2.19 FSR requested at 5-storeys (not lower height); 1.45 is allowed under RM-4
- there's a huge impact on surrounding area (no laneway on that block and shorter 99' lots compared to 120')
- there's a very large slope on a narrow street
- only 23 parking stalls for 35 units in a building some distance from transit
- 35 rental units would replace 7 affordable rental units (that are much larger but spread over 4 buildings)
- the 6-storey policy in the Grandview-Woodland Community Plan in the rental RM-4 zone was added in the last minute before it went to Council (it was not supported by the Citizens' Assembly, nor was it even in the emerging directions for this part of Grandview); the Vision majority passed this plan (parts of the plan were opposed by NPA and Green Councillors)
- there is nothing that staff can point to indicating general support for this 'community plan' as there was no household survey

Density and affordable housing are good. This design, on this site, is not. The Coalition recommends that this application be rejected.

Sincerely,

Larry Bengtson, Co-Chair



Dorothy Barkley, Co-Chair



On behalf of the Coalition of Vancouver Neighbourhoods  
**Member Groups of the Coalition of Vancouver Neighbourhoods**

- Arbutus Ridge Community Association
- Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
- Cedar Cottage Area Neighbours
- Downtown Eastside Neighbourhood Council
- Dunbar Residents Association
- Fairview/South Granville Action Committee
- False Creek Residents Association
- Grandview Woodland Area Council
- Granville-Burrard Residents & Business Assoc.
- Greater Yaletown Community Association
- Joyce Area Residents
- Kitsilano-Arbutus Residents Association
- Kits Point Residents Association
- Marpole Residents Coalition
- Norquay Residents
- NW Point Grey Home Owners Association
- Oakridge Langara Area Residents

- Residents Association Mount Pleasant
- Riley Park/South Cambie Visions
- Shaughnessy Heights Property Owners Association
- Strathcona Residents Association
- Upper Kitsilano Residents Association
- West End Neighbours Society
- West Kitsilano Residents Association
- West Point Grey Residents Association

## Dragnea, Irina

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**From:** [REDACTED]  
**Sent:** Wednesday, September 11, 2019 11:39 PM  
**To:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy  
**Cc:** Public Hearing; Rob Fisher  
**Subject:** OPPOSE to the redevelopment application for 1535-1557 Grant Street

Mayor, Council, as I drill into the challenges with this redevelopment application more deeply, an issue that becomes an ever-larger concern is the way it flouts even the specifics of the Grandview-Woodland Community Plan, in addition to its "Keep the Vibe of the Drive!" spirit :

- 1) In the Grandview Woodland Community Plan in its entirety, and in section 6.4 Britannia-Woodland specifically, it identifies policies "supporting retention of character homes and streetscapes", yet the proposed redevelopment requires demolishing a character home the City had previously mandated was to be preserved – in fact, all 4 houses being demolished were built pre-1907.
- 2) The Grandview Woodland Community Plan section 6.4 Britannia-Woodland states its intent is to have "housing of various ages and scales", yet Figure 6.26 shows the entire residential area converted to 6 storey apartment buildings.
- 3) The Grandview-Woodland Community Plan 11.1.5 states that it will "Exclude Character Streetscape Clusters from the RM rezoning policy allowing up to 6 storeys for secured market rental", yet the proposed rezoning destroys the character streetscape for a row of 8 well preserved and fully renovated early 1900's character homes in the 1500 block of Kitchener Street (the block the proposed redevelopment will back directly onto). Two of those homes have been repeatedly on the VHF Heritage Tour, underscoring their heritage value.
- 4) The Grandview-Woodland Community Plan allows for 6 storey secured rental buildings, yet due to the slopes of the site the proposed building will effectively be an 8 storey building when compared to its 2-3 storey neighbors.
- 5) In the Grandview Woodland Community Plan in its entirety and in section 6.4 Britannia-Woodland specifically it identifies a focus on affordable housing. The proposed redevelopment is at market rental rates – they are not affordable at minimum or even living wages and in fact, this proposal will result in a reduction of Vancouver's affordable housing stock

If the policies of the Grandview-Woodland Community Plan are not to be followed, then why did the City spend so much taxpayer money and some many City resources on it? And if a Community Plan becomes simply a "wish list" of the citizens being consulted, one that can be brushed aside easily and without explanation or further consultation, how will you convince Vancouverites to take the new City-wide plan seriously? Or even get them to actively participate?

Mayor, Council, I appreciate this is a complex issue, one you have inherited from previous Councils. But it's also an opportunity to rebuild citizen trust and engagement.

As part of that rebuilding process, I urge you to reinforce the value and weight of the Grandview-Woodland Community plan, and the value of the direct contributions made to it by Vancouver's citizenry, and stop the redevelopment of 1535-1557 Grant Street.

Thank you for your time – Rob.



## Dragnea, Irina

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**From:** paolo meret [REDACTED]  
**Sent:** Thursday, September 12, 2019 1:35 AM  
**To:** Public Hearing  
**Subject:** Public Hearing: Re: 1535 - 1557 Grant Street September 12, 2019 at 6:00 p.m.

To Whom It May Concern,

I am absolutely opposed to this application for rezong for several reasons:

The proposed building is suited to an arterial street, not a residential street. A complex this large would overwhelm the neighbourhood as it's effectively twice as tall as the neighbourhood houses, is only providing half the parking that other buildings have, it's unsafe for both regular traffic and firetruck access and it's not affordable rental even on a living wage. It's been rejected twice by the Planning department's own advisory board and yet the developers and the city planning department continue to push it through. If this is approved the developer will build and move on while the long term resident and neighbourhood will be left in shambles.

This city needs affordable housing but it must accommodate whatever neighbourhood it is placed in. A five storey colossal building in a single family neighbourhood is completely inappropriate.

Regards

Paolo Meret

Sent from [Mail](#) for Windows 10

**Dragnea, Irina**

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**From:** Barbara May [REDACTED]  
**Sent:** Thursday, September 12, 2019 2:02 AM  
**To:** Public Hearing  
**Subject:** Public Hearing RE: Rezoning application for 1535 - 1557 Grant Street September 12, 2019 at 6:00 pm

To Whom It May Concern:

I am absolutely opposed to this rezoning Application for several reasons.

This proposed apartment complex is completely out of scale with the rest of the neighbourhood.

It would sit in the middle of a residential block of much smaller homes casting them in shadow.  
It plans on providing 23 parking stalls for 35 apartments on a street that is already congested.  
The proposed rents are not affordable (\$2,457) for a two bedroom  
It is significantly higher at 56' than the maximum allowed under RM-4 (35')

We definitely need affordable housing in our city but there is a serious problem when a developer buys property zoned for one purpose and then pushes to have it rezoned for another which if successful inflates the surrounding land value which does not help with affordability.

Regards

Barbara May

Sent from [Mail](#) for Windows 10

## Dragnea, Irina

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**From:** Dan Zubkoff <[REDACTED]>  
**Sent:** Thursday, September 12, 2019 4:44 AM  
**To:** Public Hearing  
**Cc:** Stewart, Kennedy; Carr, Adriane; Hardwick, Colleen; Dominato, Lisa; Wiebe, Michael; Swanson, Jean; Fry, Pete; Bligh, Rebecca; Boyle, Christine; De Genova, Melissa; Kirby-Yung, Sarah  
**Subject:** Opposed to Rezoning Application for 1535-1557 Grant Street

Dear Mayor and Councillors,

I am a long time resident of Grandview-Woodlands and oppose the Rezoning Application - 1535-1557 Grant Street.

There are many valid reasons to reject this development. Here's a few.

- It is inconsistent with the promise of the Grandview-Woodland Community Plan which took years to complete. It's a huge waste of time and money to create such a plan if it's not followed.
- The Grant St. site is unique and is one of only 2 blocks in the entire 42 block Britannia-Woodland area with no lane. Therefore a project of this scale, with no back lane for emergency vehicles, (such as fire trucks) to access the building covering 4 lots, is unsafe and inappropriate.
- Inadequate parking to support the 35 new rental units will over burden the steep, narrow street which already has street parking issues on a regular basis.
- The proposed building is precedent setting and negative repercussions for future development in one of Vancouver's most iconic neighborhoods are expected.
- It has already been twice rejected by Vancouver's Urban Design Panel and this final version is oddly now being imposed unilaterally WITHOUT their advisory or approval.
- The proposed Market Rental suites will be unaffordable to those earning less than \$70-\$80,000/yr, displacing current tenant from their affordable homes, most who've lived on Grant St. for many years. **Note:** The Grandview Woodland Community Plan in its entirety and in section 6.4 Britannia-Woodland specifically, it identifies a focus on affordable housing.
- With neither affordable rental nor social housing offered, the developer wants a full waiver on both DCLs and CACs. What's up with that?

We need density, but not if it's unaffordable, unsafe and unsuitable.

Please do the right thing and reject this application.

Thank you,

Dan Zubkoff

## Dragnea, Irina

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**From:** BARBARA CAMERON [REDACTED]  
**Sent:** Thursday, September 12, 2019 7:33 AM  
**To:** Public Hearing  
**Cc:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Stewart, Kennedy; Johnston, Sadhu; BWARG Info  
**Subject:** Re: Opposition to the rezoning application for 1535-1557 Grant Street

September 12, 2019.  
Dear Mayor and Councillors,

As a long-time Grandview-Woodlands resident who cares deeply about my community, I am writing today to urge you to **oppose the rezoning application for 1535-1557 Grant Street.**

This proposed project is completely inappropriate for this particular location because:

- the particular street location is very narrow and has dramatic slopes, making any six storey project loom much too high over nearby residences
- there is no lane in the rear of this property, crowding the proposed building much too close to other lots and impeding any possible access for fire suppression or other services
- this project will not provide any affordable rental units, so much needed in our local community
- the proposal has already been rejected twice by the City's own Urban Design Panel which correctly saw it as completely unacceptable for this particular site

And finally, if these serious deficiencies were not enough, the look and feel of the proposal is completely out of context with the character of this particular streetscape, with its combination of carefully restored older character houses and multi family residences which have considerable affordable rental accommodation.

Grandview-Woodland is already receiving much more than its fair share of multi-unit housing, following completion of the community plan. All this new construction cannot in any way be classified as affordable, and much of our current older affordable rental stock is now under serious threat.

The city seems relentlessly driven to build market rental in the mistaken view that this will bring down rental prices. It will not.

We are very worried about the future of Grandview-Woodland and the overwhelming pace of change we are now facing.

Dear Councillors, this cannot possibly be what you wish for, to preserve the health of our community and for those of us here who desperately need to retain what little affordable rental housing stock remains available.

I urge you to act in our best interest in this most important decision.

Sincerely,  
Barbara Cameron

**Dragnea, Irina**

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**From:** Olivier Leclerc [REDACTED]  
**Sent:** Thursday, September 12, 2019 8:19 AM  
**To:** Public Hearing  
**Subject:** Opposed to 1535-1557 Grant Street rezoning

Dear City of Vancouver,

My name is Olivier Leclerc, I am a 19 years old student and resident of Vancouver. I am opposed to this proposed development.

## Dragnea, Irina

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**From:** Karen Oliver [REDACTED]  
**Sent:** Thursday, September 12, 2019 8:32 AM  
**To:** Public Hearing  
**Subject:** 1535-1557 Grant Street

To the Vancouver City Council,

I am a longtime resident of Grant Street who is very opposed to the abrupt departure from the 3-storey limit that is already altering the density and traffic congestion on our block.

The current plan for a six-storey development takes no responsibility for the number of vehicles that will actually accompany the new residents (apparently it assumes that renters will all be happily waiting for a bus or bicycling or skateboarding to work). With virtually no curb space on its side of Grant Street and an already full opposite curb, where are vehicles to be parked, and how will large garbage and recycling vehicles service this building?

This problem is exacerbated by the fact that there is no laneway for this large project. Aside from the routine service issues, how are emergency vehicles to gain timely access in the event of medical emergencies or fire?

Does the City of Vancouver have consistent fire codes? Would this sort of proposal be granted on the west side of the city? Why are six storeys of residents being crammed into a residential street with no emergency laneway access? I ask the council to require adequate sites for high-density projects. Why don't multi-storey apartments front major streets with back lanes, leaving an inner neighbourhood core of streets at lower heights? If council can't address this issue, then perhaps it is a matter for investigative journalism.

In its present form, this project is future disaster waiting to happen.

Sincerely,  
Karen Oliver

[REDACTED]

Sent from my iPad

## Dragnea, Irina

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**From:** Doug Remington [REDACTED]  
**Sent:** Thursday, September 12, 2019 10:22 AM  
**To:** Stewart, Kennedy; Carr, Adriane; Fry, Pete; Hardwick, Colleen; sarah.kirbyyung@vancouver.ca; Swanson, Jean; Wiebe, Michael; Boyle, Christine; Public Hearing; De Genova, Melissa; Dominato, Lisa  
**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. I live directly across at 1556 Grant Street. I'll try to be brief as I imagine you've received a number of these letters. 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 (including my house), 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,

Doug and Mia Remington



## **Dragnea, Irina**

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**From:** Claire LeLacheur [REDACTED]  
**Sent:** Thursday, September 12, 2019 10:28 AM  
**To:** Stewart, Kennedy; Johnston, Sadhu; Swanson, Jean; Bligh, Rebecca; De Genova, Melissa; Boyle, Christine; Carr, Adriane; Public Hearing  
**Cc:** Wiebe, Michael; Kirby-Yung, Sarah; Hardwick, Colleen; Fry, Pete; Dominato, Lisa  
**Subject:** 1535 -1557 Grant Street

To the Mayor Kennedy Stewart and Council,  
City of Vancouver

### **Re: My Opposition to the Proposed Development at 1535 -1557 Grant Street**

As a long-time Grandview-Woodlands resident, I am writing today to urge you to **oppose the rezoning application for 1535-1557 Grant Street.**

This proposed project is completely inappropriate for this particular location because:

- the particular street location is very narrow and has dramatic slopes, making any six storey project loom much too high over nearby residences
- there is no lane in the rear of this property, crowding the proposed building much too close to other lots and impeding any possible access for fire suppression or other services
- the proposal has already been rejected twice by the City's own Urban Design Panel which correctly saw it as completely unacceptable for this particular site

And finally, if these serious deficiencies were not enough, the look and feel of the proposal is completely out of context with the character of this particular streetscape, with its combination of carefully restored older character houses and multi family residences which have considerable affordable rental accommodation.

I urge you, as mayor and council, to take a step back, and carefully look at this proposed project. As it stands right now, it portends to be a major planning disaster, and ruin a community so carefully and thoughtfully planned, with heritage, families, and safety in mind. It will stick out like an eyesore, in the neighbourhood, and, one of the many warts on Mr. Kennedy's term in office.

Furth more, at market rents, this will do absolutely nothing to make a dent in housing scarcity, and will go nowhere to make any solutions to the housing problem we currently face in this city.

**I urge you, do not support this proposal.** Instead, turn your power and your energy into turning this city into a place we can all live in and be proud of.

Claire LeLacheur  
Resident of Grandview Woodland Neighbourhood

## Dragnea, Irina

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**From:** Jeffrey Fisher [REDACTED]  
**Sent:** Thursday, September 12, 2019 10:33 AM  
**To:** Stewart, Kennedy; Public Hearing  
**Cc:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; sarah.kirbyyung@vancouver.ca; Swanson, Jean; Wiebe, Michael  
**Subject:** Development proposal and rezoning application for 1535 to 1557 Grant St.

Sept 12, 2019

Dear Councillors and Mr. Stewart

I'm writing with regard to the rezoning application for 1535 to 1557 Grant St. which is one block from the 1600 block home where my husband and I have lived for over 12 years.

When we looked at the plans for this development, the location and rental prices we were shocked. We are still really overwhelmed that such an ill-conceived plan could actually have gone as far as it has in this particular location.

While we do not live on the 1500 block of Kitchener or Grant we can certainly empathize with those who do. Having spent years creating a community that appears to be visually appealing and comfortable those individuals now are rightly concerned that none of this has been respected in the design of this new development which has been rejected, with very good reason, by an urban design panel.

Also, while the proposed rental prices may be close to the median prices for Vancouver they are in no way affordable for individuals who make anything less than \$70,000 annually. This is not affordable at all!

Finally, and most importantly for us and others, the changes in density created by this particular development, on this very steep graded and extremely narrow street would seem to pose a significant danger to individuals driving on that street during rainy and icy conditions. As it is we find that much of the time it's extremely challenging for vehicles travelling in two directions to pass each other. I personally have had several "close calls", almost hitting or sliding into other vehicles during inclement weather. Those experiences have all happened BEFORE this oversized development was even being considered.

As others have stated we have no objection to increased density in this area but it is quite clear that with this particular design, in this particular location, the only people to benefit will be the developers. That does not make for a good plan at all.

Yes to necessary increased density, yes to new and affordable rental accommodation, but NO to this building design on this particular site.

Regards,

Jeffrey Fisher, M.A.  
[REDACTED]

## Dragnea, Irina

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**From:** Sally Crane [REDACTED]  
**Sent:** Thursday, September 12, 2019 10:58 AM  
**Subject:** Opposed to 1535-1557 Grant Street rezoning

Dear Mayor Stewart and Councillors,

I understand the hearing regarding the rezoning application for 1535-1557 Grant Street is due to take place tonight. As I am unable to attend in person to voice my objections, I am flagging these to you now to make sure they are taken into consideration.

I am a great believer that this city needs more affordable housing but it should be fairly distributed across this city and it should be appropriate for the specific site. Unfortunately, the proposed development is NOT appropriate, given the multiple reasons below:

- **Historic value:** It will mean demolishing four historic homes, all built pre-1907, full of character, history and charm. It will destroy the streetscape for a row of eight well-preserved and fully-renovated early 1900's homes. This is a unique pocket of the city, and should not be destroyed in the name of more density;
- **Affordability:** The proposed rents are not affordable for those on living wages (a 1-bedroom apartment will cost \$1,869, a 2-bedroom will cost \$2,457, and a 3-bedroom will cost a whopping \$3,235);
- **Impact on surrounding buildings:** The proposed building would completely overwhelm the surrounding family homes: there isn't a lane separating the homes on Grant Street from the homes to the north on Kitchener Street, the lots are also shorter than typical lots, so they're closer to each other than they'd normally be, the site is also on a steep hill, and the surrounding houses are two to three stories high, whereas this building is a whopping 17.3 metres (56.7 feet);
- **Parking:** There is not nearly enough parking included in the design to serve 35 units! Street parking is already a huge challenge on Grant Street and the surrounding streets;
- **Design:** This proposal has already been rejected by the Urban Design Panel twice. The current design does not address local residents' concerns;
- **Subsidies:** The developer wants both DCLs and CACs to be waived, even though this development would be hugely profitable for them; and
- **Potential for precedent:** If approved it will set a precedent for other inappropriate buildings in this unique historic neighbourhood.

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 Crane  
[REDACTED]