

Dragnea, Irina

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Monday, September 16, 2019 5:15 PM
To: Public Hearing; Carr, Adriane; Boyle, Christine; Hardwick, Colleen; De Genova, Melissa; Swanson, Jean; Stewart, Kennedy; Dominato, Lisa; Wiebe, Michael; Fry, Pete; Bligh, Rebecca; Kirby-Yung, Sarah
Cc: org - GWAC; coalition-of-neighbourhoods
Subject: Further re: 6. REZONING: 1535-1557 Grant Street

Follow Up Flag: Follow up
Flag Status: Completed

Further re: 6. REZONING: 1535-1557 Grant Street.

I check the City of Vancouver web site at 4:30 pm on 16 September 2019 and find seven letters of opposition to 1535-1557 Grant Street. listed as received "September 16, 2019 until 3pm". **My letter of September 14 is not among the seven.** Copied below, you can see that the letter was emailed well before that time. – but after the previous gathering of "September 12, 2019 until end of day". **This mishandling of correspondence casts extreme doubt on the probity, reliability, and validity of the City of Vancouver public hearing process.**

This is not the first time. One notable prior example? (There are others.) The willful abort of an entire public hearing for 3365 Commercial by an NPA councillor walkout. Some councillors like to go on and on about order and respect. When Council's own processes show consistent order and respect, only then will it have any warrant to speak about those concepts. Disorder begets disorder.

Since the only thing that really matters here is a statement of SUPPORT or OPPOSE, let me reiterate: **I OPPOSE the proposal to rezone 1535-1557 Grant Street.** Beyond my general concerns already expressed, the proposal entails a crass kludging that thoroughly disrespects purported prior planning. I have read about those details, and so have you.

I expect this correspondence to be posted to the file for 6. REZONING: 1535-1557 Grant Street. In the past, I have never received useful explanations of such City of Vancouver fails, so I do not even ask about that on this occasion.

Sincerely,

Joseph Jones

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

From: Joseph Jones s.22(1) Personal and Confidential
Date: Sat, Sep 14, 2019 at 10:12 PM
Subject: Re: 6. REZONING: 1535-1557 Grant Street
To: Public Hearing <publichearing@vancouver.ca>, Carr, Adriane <clrcarr@vancouver.ca>, Christine Boyle

<clrboyle@vancouver.ca>, Colleen Hardwick <clrhardwick@vancouver.ca>, De Genova, Melissa <clrdegenova@vancouver.ca>, Jean Swanson <clrswanson@vancouver.ca>, Kennedy Stewart <kennedy.stewart@vancouver.ca>, Lisa Dominato <lrdominato@vancouver.ca>, Michael Wiebe <clrwiebe@vancouver.ca>, Pete Fry <clrfry@vancouver.ca>, Rebecca Bligh <clrblich@vancouver.ca>, Sarah Kirby-Yung <clrkirby-yung@vancouver.ca>

Re: 6. REZONING: 1535-1557 Grant Street

The 2018 Vancouver municipal election was a vote for change. A change away from the ten years of Vision Vancouver's ever-increasing arrogance toward the residents of Vancouver (notwithstanding Gregor Robertson's desperate faux apology in 2014). A change away from Vision Vancouver's consistent alignment toward the interests of developers.

Vision Vancouver was decimated in the fall 2018. You were elected to do something different.

This hoped-for and still expected change can easily be measured by answers to the following questions:

1 - Does City of Vancouver continue to offer deep taxpayer subsidy to achieve nothing except new accommodation that charges extortionate rents?

2 - Does City of Vancouver foster demoviction by planning for and approving the premature elimination of existing more affordable rental units?

3 - Does City of Vancouver engage in abusive "planning" that sneaks in last-minute overrides to what local area residents have been led to expect?

4 - Does City of Vancouver continue to look to manufactured blitzing by development industry interests for evidence of "support"?

5 - Does City of Vancouver continue to dismiss massive expressions of opposition by people who live in an affected area and understand the details of what is proposed?

The development proposal for 1535-1557 Grant Street appears to fail on every one of the above points. Other more specific points go unmentioned here.

Voters are watching what action Council takes on this item. Will you do what you were elected to do?

Sincerely,

Joseph Jones

Dragnea, Irina

From: Stephanie Langford s.22(1) Personal and Confidential
Sent: Monday, September 16, 2019 11:53 PM
To: Public Hearing
Subject: Opposed" to REZONING: 1535-1557 Grant Street

Sept 16, 2019

Dear Mayor and City Council,

I live on s.22(1) Personal and Confidential just a few blocks from the proposed Grant St development. I am a renter in this community and I am very concerned about the loss of affordable housing that this rezoning application clearly implies. The proposed apartments will start at 1800 for a one (1) bedroom. How is this affordable for our teachers, nurses, and families or students just starting out; or a senior renter who has been living in our community for decades? Our youth are being driven out of the city - a city that many grew up in but now can no longer afford to rent in.

Our community of East Vancouver/Grandview Woodlands is made up of many diverse housing opportunities and the renters who are losing their housing because of this proposed development and many others are an integral part of this iconic Vancouver neighborhood.

Please vote against this rezoning application. It is not in the spirit of our community in any way. It does not align with the GW Community Plan nor does it support principles of true affordable housing in Vancouver.

Sincerely,

Stephanie Langford

s.22(1) Personal and
Confidential

Dragnea, Irina

From: Don Gardner s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 9:01 AM
To: Public Hearing
Subject: REZONING: 1535-1557 Grant Street. OPPOSE

I oppose the rezoning as outlined in the city documents for many of the reasons already stated by others in their correspondence and presentations. And I would like to stress that this proposal does not create "affordable housing" as similar projects like the Duke 333 east 11th have proven. I would strongly recommend the city do an audit of these past approved rental projects to see what has happened since they first opened BEFORE approving any more.

Don Gardner

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Dragnea, Irina

From: Sally Crane s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 10:46 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; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; sarah.kirbyyung@vancouver.ca; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Subject: Opposed to 1535-1557 Grant Street rezoning

Dear Mayor Stewart and Councillors,

I understand the final decision for the proposed rezoning for 1535-1557 Grant Street will be happening this evening.

Clearly, this development does not meet the litmus test for local community support. Hundreds of residents from the neighbourhood have signed a petition against it and many more have emailed their concerns to you directly. You heard from a many people who are opposed to the development directly, at last week's hearing, and I'm sure you will be hearing from more this evening.

I will not reiterate the multiple reasons why this development should go ahead, as I'm sure by now you've heard them time and time again. What should be clear by now is that there are numerous reasons why rezoning should not be granted and huge opposition to it by local residents.

I hope you will acknowledge these and stop this development from going ahead.

Yes to densification, but *no to this particular design on this particular site.*

Regards,

The Crane Family

Dragnea, Irina

From: Johnsonx3 s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 10:48 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; Stewart, Kennedy; Johnston, Sadhu; gil.kelly@vancouver.ca; Wiebe, Michael
Subject: Building proposal for 1535-1557 Grant Street

Rod and Brenda Johnson
s.22(1) Personal and Confidential

Dear Mayor Stewart, Councilors and City Directors,

RE: Proposed building in 1500 block of Grant Street

My wife and I write to express our views in respect of the proposed 1535-1557 Grant street development. We do not support this particular proposal. We are in favour of increased density in our neighbourhood, but it has to be done with thought and consideration to the surrounding neighbours and the neighbourhood as a whole.

We do not believe that the 1535-1557 Grant Street proposal is what the Grandview Woodland Area Plan envisioned for our side streets. This particular project appears to be totally out of proportion with the surrounding buildings. It dwarfs the homes situated beside it, across the street from it and behind it. In no way does it match or even attempt to compliment the surrounding homes. It is literally a "sore thumb". As well, the fact that there is no alley access for safety vehicles is very disconcerting from a safety perspective.

We understand that affordable housing is a major issue in Vancouver. We are all in favour of an increase in affordable housing. We have a 25 year old who is struggling to find affordable accommodation in the City. However, it appears as if the Grant street project proposed rents will not help provide affordable rental units if they are catering to a demographic making between \$70,000.00 to \$150,00.00 per annum.

We have lived in Grandview Woodlands for more than 30 years. To approve a project of this magnitude is to open up the flood gates for the complete gutting of not only this neighbourhood, but neighbourhoods throughout the city. Secondary arterials and major streets are the place for buildings over four stories. We note that a similar project proposed for Shaughnessy was voted down in June. We urge you to respect the integrity of the Grandview Woodland community and vote down this proposal as well.

Thank you for your time.

Rod and Brenda Johnson
Lily Street

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 11:55 AM
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
Subject: Incremental approach needed, not "Blockbuster" - OPPOSED to rezoning of 1553-1557 Grant Street

Hello Mayor and Council – I have been doing additional research since seeing professor John Richards' presentation at the public hearing on September 12 where he spoke about the need to avoid the "Blockbuster" approach of the current rezoning application and follow an incremental path instead to preserve the neighbourhood while providing affordable housing (see link below, with John's presentation starting at 9:31) :

<https://csg001-harmony.sliq.net/00317/Harmony/en/PowerBrowser/PowerBrowserV2/20190912/-1/13392?mediaStartTime=20190912182438&mediaEndTime=20190912220148&viewMode=3>

From what I can see, the Citizen's Assembly felt the same way, as shown in multiple points in the Citizens Assembly final report (https://council.vancouver.ca/20150624/documents/ptec5_AppB.PDF). These examples are specific to the Britannia-Woodland sub-area, but there are many others :

12.11: Recognizing that the Britannia-Woodland sub-area contains a significant portion of Grandview-Woodland's affordable rental and co-op housing, we expect the City to prioritize retention of existing and new housing of these types in the sub-area.

12.12: We expect the City to retain existing ratios of rental, coop, and ownership units in the sub-area, as well as maintain the stock of low-cost rental units.

12.13: We strongly recommend that the City maintain the existing RM4 height restrictions throughout the Britannia-Woodland sub-area. (Exceptions: 12.18 and 12.19).

12.14: We urge the City to amend the RM4 zoning to allow the infill or additions to existing buildings to a floor space ratio from 1.45 up to 2.00, so as to allow for greater density in existing housing stock.

12.15: We urge the City to amend the RM4 zoning to allow for single-family dwellings with two long-term rental suites, so as to allow for greater density.

12.16: We urge the City to institute design guidelines to allow for a variety of styles of buildings with various shapes and materials.

We urge the City to limit lot assembly to ensure there is not a continuous corridor of buildings, with a preference for two-lot assemblage and a maximum of three lots, except in cases of new co-op or non-market rental housing.

Please note that for 12.16 I doubt the Citizen's Assembly was considering rentals requiring an income of \$70,000-\$80,000 (1BR) to \$140,000-\$150,000 (3BR family unit) to be non-market when they were so focused on affordable housing.

Again, I urge that you factor in Vancouver's desperate need for affordable rental housing and the documented will of the people in your decision and stop this redevelopment.

Regards – Rob Fisher

s.22(1) Personal and Confidential

Dragnea, Irina

From: Ella W s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 12:08 PM
To: Public Hearing
Subject: Opposed to Grant St Project Development

To the Mayor and city council members

My name is Eleanor Worrall and I have resided in the Commercial Drive area for 23 years. I am opposed to this project development. I have lived across the proposed development for the past 13. My parents moved here to build a family home with the hopes that it could be passed on to my sister and I. An incredible amount of sweat and tears have been put into the home, while at the same time contributing to the community that is my home.

These homes that are being threatened are character homes that use to house a family on the main floor, and a space for tenants. The families that have left have now been replaced by multiple youth, who have come together to share a nice home/space at an affordable rate. Which is something you should be excited about. The city loses high rates of youth who decide or need to move elsewhere because everything apart from a tiny basement apartment in south surrey is unaffordable. These homes allow the younger demographic a chance to build a life in this city in an amazing area. They have added a lot to the sense of community within the neighbourhood as well as reinforce the younger community on Commercial Drive. These are youth that partake in the neighbourhood. They either work on Commercial Drive, they shop locally, go to the bar up the street where I work and ensure that there is a future in the Woodland community.

What you are proposing to install in this neighbourhood is the total opposite of what it needs and represents. The demographic that this project interest is not the one that lives here. The development is asking that the people who lives here either find the money to afford the impossible in this city, or to leave so that people with higher means can take over. It isn't bringing in a younger generation because the youth cannot afford the proposed rent, which starts at \$1869 a month for a one bedroom. This area was once known to be affordable and vibrant. This kind of project is slowly suffocating those aspects from this neighbourhood. Diversity is important. But diversity also exists for those earning under \$70 000, the living wage required to afford this proposal.

To address the question that has been asked over and over again. Would you prefer density or affordability? I don't see why this project can't accommodate both. What about a co-op housing unit? Why not keep the existing houses and add links between them all? There are ways off adding density without making things unaffordable and out of context.

I understand the need to densify in this City because Vancouver's population is growing. But understand that if you keep pushing your citizens out because money comes first, you will lose the respect of those who live

here, have grown up and who have put enormous amounts of time and energy into their homes and community to make it what it is today.

Thank you,
Eleanor Worrall

Dragnea, Irina

From: Grace MacKenzie s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 12:07 PM
To: Public Hearing
Subject: Item 6. REZONING: 1535-1557 Grant Street -- Sept 17 2019

Dear Mayor and City Council

I oppose the project at 1535 - 1557 Grant Street. I hope the information below is helpful to the Mayor and City Council in making their decision about the project at 1535 - 1557 Grant Street.

The City design guidelines for 1535 - 1557 Grant Street are called Britannia/Woodland RM-4 and RM-4N Guidelines. They are very clear about the design of a building in RM-4 in Sub-area #1 (1500 block Grant Street). New developments are to respect the existing streetscape and adjacent buildings. Maybe this policy is why the Urban Design Panel would not approve this project.

Following is the link to the design guidelines for zone RM-4: <https://guidelines.vancouver.ca/B008.pdf>

- [Britannia and Woodland PDF file \(269 KB\)](#)

Below are excerpts from those guidelines:

1 Application and Intent

These guidelines are to be used in conjunction with the RM-4 and RM-4N district schedules of the Zoning and Development By-law for developments in the Britannia and Woodland areas zoned RM-4 and RM-4N (Figure 1). The guidelines should be consulted in seeking approval for conditional dwelling uses or for the relaxation of regulations. They may also be helpful in designing developments involving outright approval. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

2.1 Neighbourhood Character

Sub-area 1 retains many original houses which have created a specific heritage neighbourhood character and provide a link to Vancouver's past.

New developments should:

(a) Respect the existing streetscape and adjacent buildings by designing new buildings to complement their character.

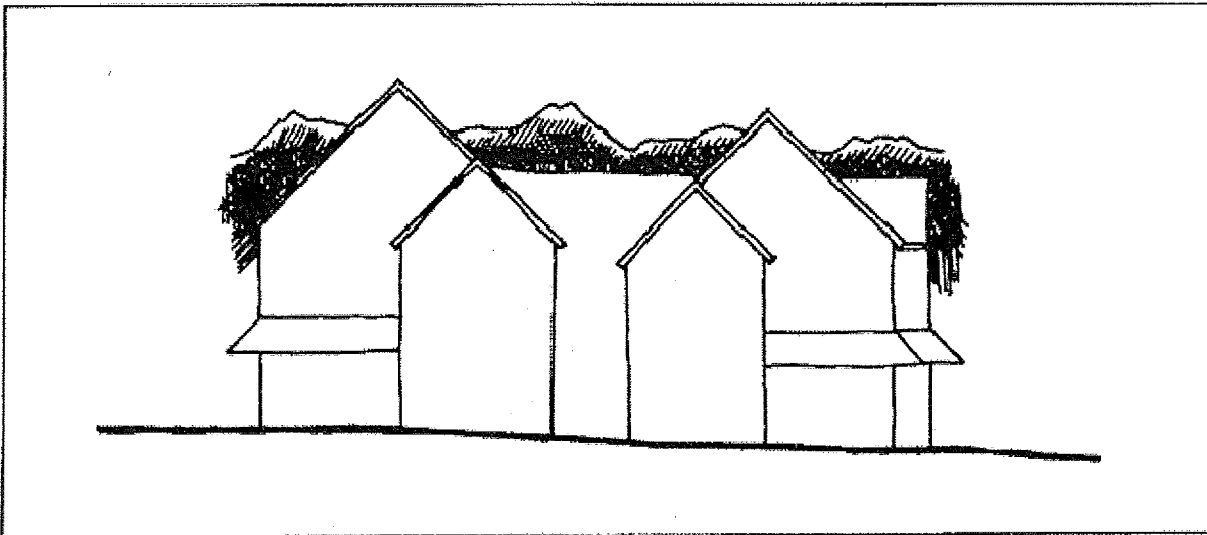
(b) Retain groupings of original houses to help maintain the existing streetscape character through infill and conversion schemes. Infill should be compatible in scale and character with the existing houses.

(c) Respect existing buildings by renovating them in a manner which is sensitive to the architectural components which compose their character.

5.1 Roofs

The traditional roof form in the area as evidenced in sub-area 1 is a steeply pitched roof with the peaks and valleys facing the street. An open view area exists between adjacent roof peaks. Secondary roof forms are common over porches, entries, dormers, and projecting bays. This pattern has been successfully adapted by new development.

Figure 9. New Development with Pitched and Secondary Roofs



Also, the City of Vancouver Code of Conduct states that City Staff, the Mayor, and City Council must follow the letter and spirit of policies. Following is the link to the Code of Conduct:

<https://vancouver.ca/files/cov/boards-committees-code-of-conduct.pdf>

Below is the excerpt from the Code:

1.3 Responsibility: *Council officials, staff and advisory body members must act responsibly, within the law and within the authorities of the Vancouver Charter. They are to observe the Code of Conduct. This means disclosing actual or potential conflict of interest relating to their public duties and taking steps to resolve the conflict for the protection of the public interest; following the letter and spirit of policies and procedures; and exercising all conferred power strictly for the purpose for which the powers have been conferred.*

Sincerely

Grace MacKenzie