

Wong, Tamarra

From: Jane McEwen s. 22(1) Personal and
Sent: Monday, December 09, 2019 9:24 PM
To: Public Hearing
Subject: application for rezoning 1805 Larch Street

I am very concerned about the proposal to rezone this lot which currently holds a church which provided many community amenities such as a polling station during elections, a preschool, and a location for numerous community groups as well as a cold weather shelter.

This proposal does not provide affordable housing. It is a massive overbuilding for the site, doubling the allowed height and 3 times as much floor space as currently permitted. Of the 63 units, only 13 are set aside for so called "affordable housing".

This does not provide any replacement community amenities and it does not address affordable housing in any kind of meaningful manner.

Kitsilano has done well at providing social and 3 story walk up apartment rentals.

As well, it is ridiculous in a time when we are trying to provide a greener environment that 56 parking spaces are included in the proposal. This will cause major traffic and accident problems as well as making no sense when this is a walkable and cycling area as well as having 3 different transit options on 4th Avenue, Cornwall and Macdonald. It is symptomatic of this being grossly over built for the site and the area.

The city should be focusing on truly affordable housing not giving up so much to the developer for so little in return.

Lastly, Kitsilano will be absorbing a huge number of new rental residents with the First Nations proposal. It will truly make a rental difference unlike this proposal for Larch Street.

I hope you have the foresight to turn down this application and properly coordinate with the province and the federal government for truly affordable housing.

Jane McEwen

December 9, 2019

To Mayor and Councillors
Vancouver City Hall

Re: Rezoning 1805 Larch Street

My name is Douglas Berry and I am an Architectural Designer/Builder and Real-Estate Developer with over 50 years of experience in the business. I live in a heritage house on s. 22(1) and am opposed to the proposed development at 1805 Larch Street.

The building is too large; the density is too high and the building design is bleak and completely insensitive to the character of the neighbourhood. Rather than just oppose the current proposal I have drawn up a site plan and elevation to show what could be done on the site with more creativity and sensitivity to the design standards of the neighbourhood.

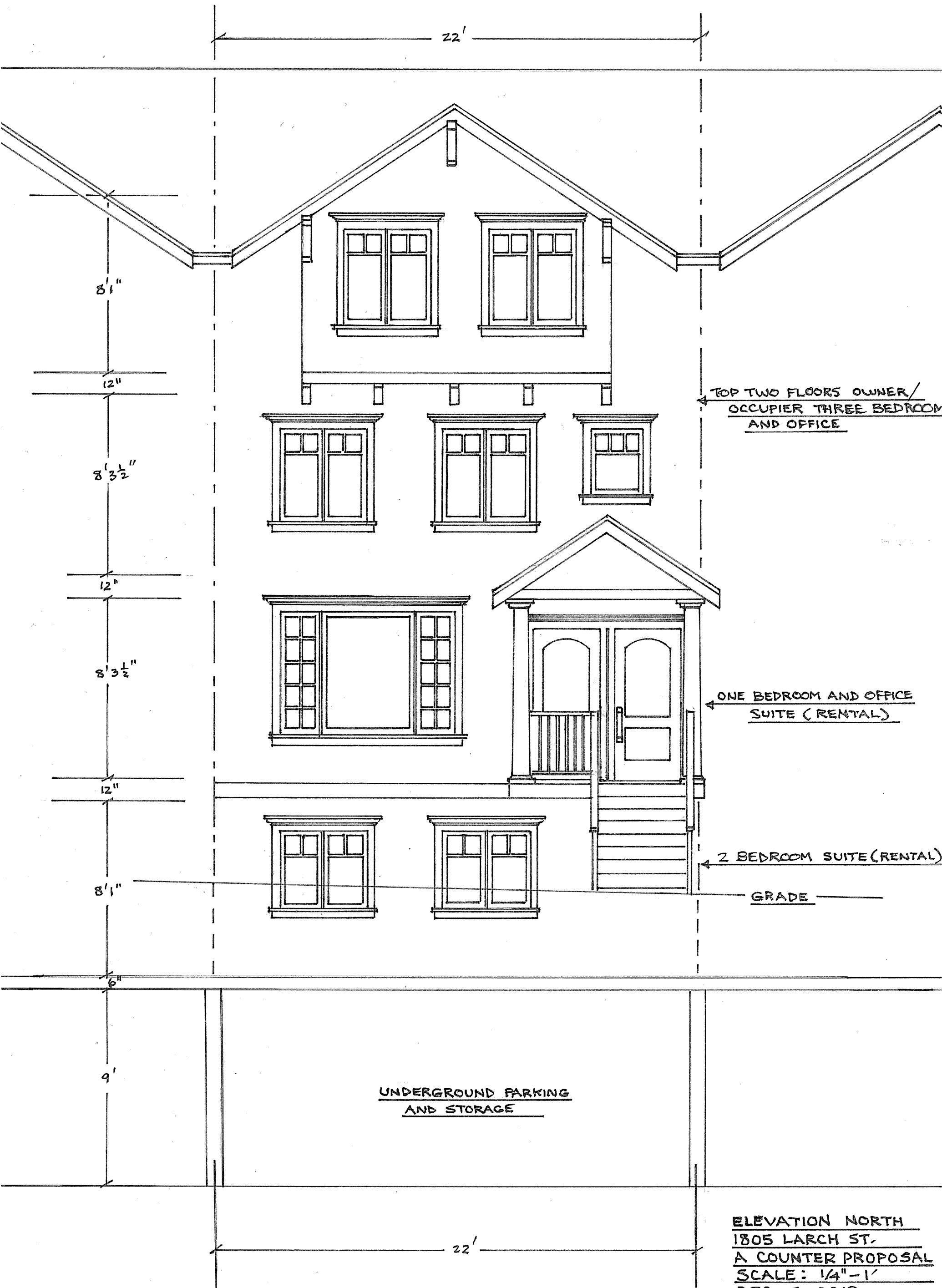
The density in my plan is double to triple the current densities in our neighbourhood (27 Units). Two thirds of the units are rental and one third are owner occupied units. In my plan there is a large shared south facing garden as well as landscaped gardens on all four sides of the property. The whole complex could be heated geothermally by drilling under the car park.

Good building design, a big communal vegetable garden, geothermal heating and two thirds rentals could justify the large increase in density. Food security is going to become a major issue soon, and in this plan, the south facing communal garden geothermally heated in the coldest months, could produce year round. A plan like this would create a little community within the greater Kitsilano community. Some owner occupiers will give the project more long term stability and also individual owners tend to be more kind in their rental rates than faceless corporations.

Please do not accept the proposal in its current form, but demand something more creative, something that will embrace the values of our neighbourhood and uphold Vancouver's world famous reputation for good planning.

Yours truly

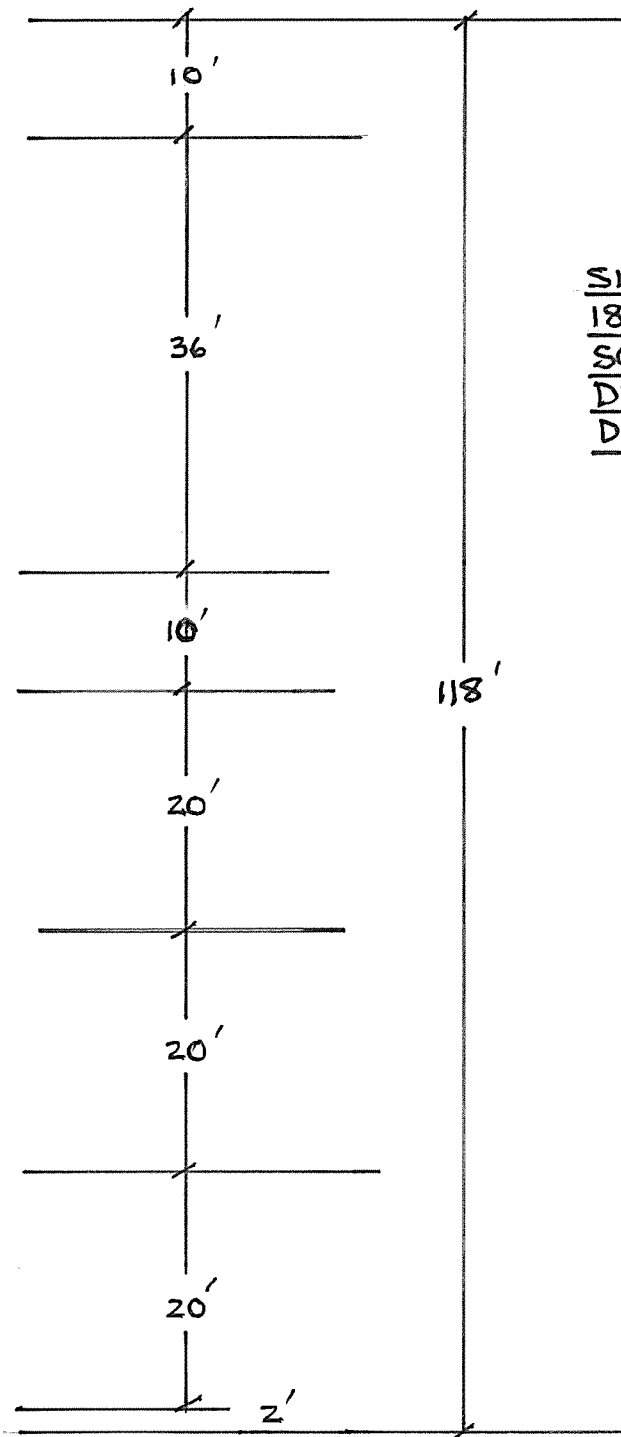
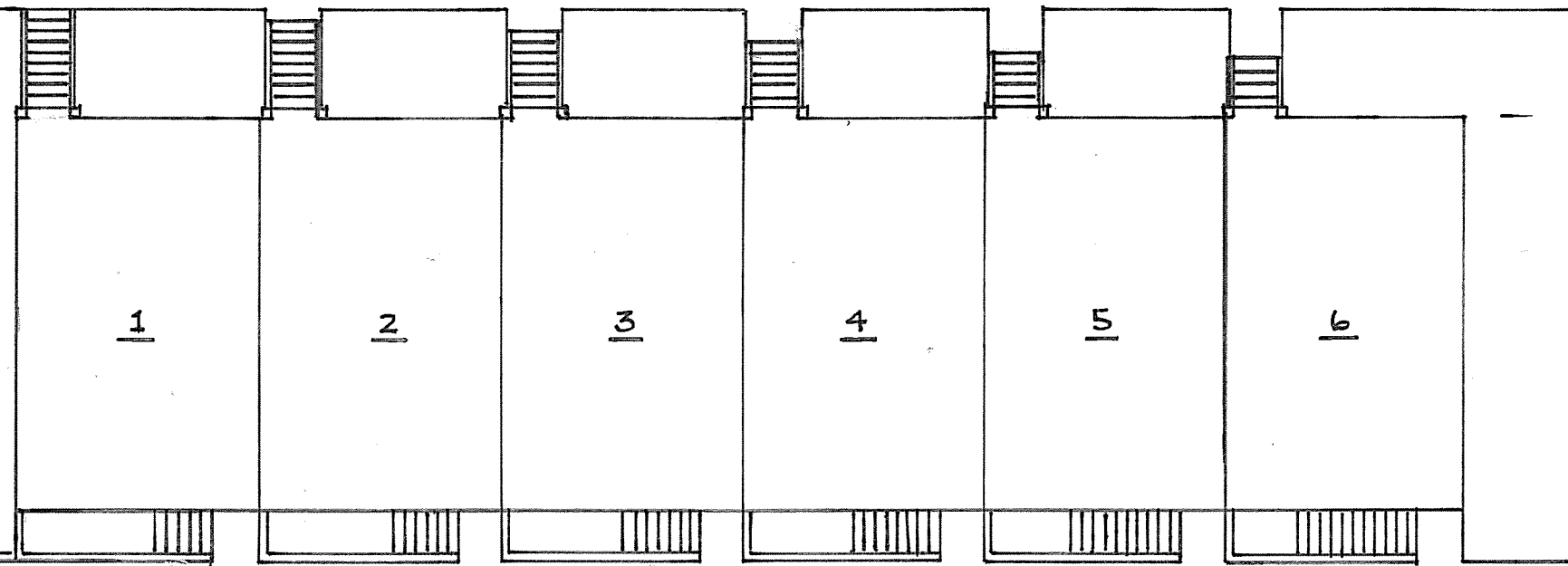
s. 22(1) Personal and Confidential



ELEVATION NORTH
1805 LARCH ST.
A COUNTER PROPOSAL
SCALE: 1/4"=1'
DEC. 5, 2019
D. BERRY

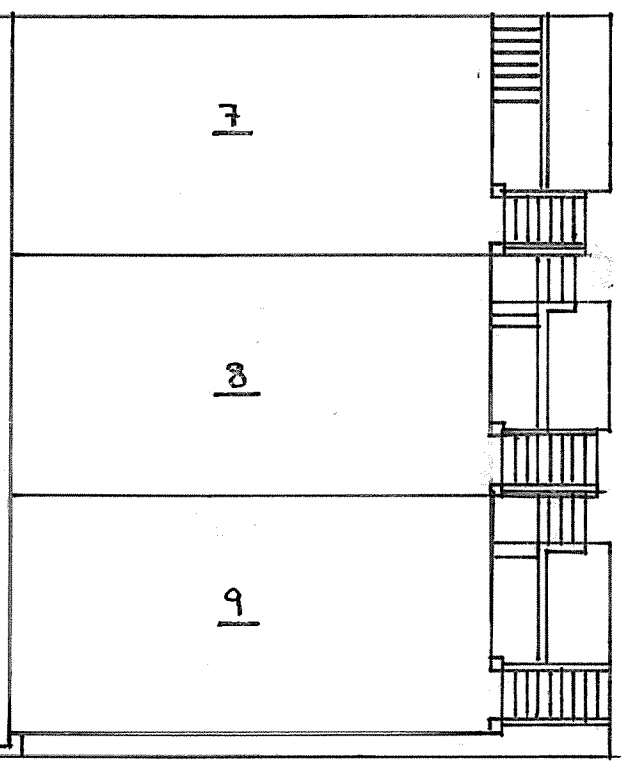
150'
7' 22' 22' 22' 22' 22' 22' 10'

← SECOND AVENUE →



SITE PLAN
1805 LARCH
SCALE - 1/16" = 1'
DEC. 5, 2019
D. BERRY

99' x 61' GARDEN



UNDERGROUND PARKING
LANEWAY

LARCH STREET

40' 10'

Wong, Tamarra

From: Kristina Tanner s. 22(1) Personal and
Sent: Monday, December 09, 2019 12:23 PM
To: Public Hearing
Subject: 1805 Larch street

Hello

I am writing to strongly oppose development of the church sight!!!

Kristina Tanner

Sent from my iPhone



#100- 6160 London Road, Richmond BC. V7E 4J2 Tel # 604.726.8428 www.mia-montessori.com

December 5, 2019

Mr. Mayor, Councillors,

My name is Meenu Chaudhary. I am the Founder and Principal of Pacific Rim Montessori Academy now Mia Montessori Academy, a school for 3 – 6-year-old children that I owned and operated between January 2004 and June 2018 on the basement level of St. Mark’s Anglican Church at 1819 Larch Street.

I was very sorry to hear about the sale of the church especially because our eviction from the premises came along quickly, on the coat tails of that sale.

I, my teachers, our parents and our children were devastated to hear the news so abruptly and without warning, without the opportunity to properly mitigate the fallout of the sale. It is a well-known fact that the demand for childcare spaces far outweighs the supply, particularly in the Kitsilano neighbourhood.

In fact, this venue was the only of its kind to offer this service and therefore, while we tried hard, we were not able to find an alternative venue for our school for the children. I approached the Social Planning Department of the City, our MLA David Eby, City Licensing Offices and anyone else that would listen, to no avail. I requested the new owner to approach the City and suggest that the school be allowed to continue as a needed, known service. I also requested the owner to extend our occupation for a year as the project most likely would not be starting for a year. I suggested that extending our tenure for a year would allow parents the opportunity to make alternative arrangements. All these requests fell on deaf ears and so the school, the only neighborhood service of its kind, was forced to close at the end of June 2018.

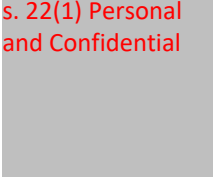
Prior to the start of the next academic year September 2019, the owner approached me to see if we still wanted that extension – this came when all the fees had already been returned to the parents and when both staff and families were busily trying to readjust their lives. A prime example of ‘too little, too late’. Having developed relationships with families in the neighborhood for over 15 years, I still hear from many that they have not been able to place their children in a program like ours in the neighbourhood.

I understand that the proposed building on this site will house a great many people, 150+, and that City projects prioritize families. I am confused and somewhat disheartened by that statement. It is difficult for me to understand how a site which in theory intends to support families, has in practice, removed basic services which go hand in hand with family life. I cannot see any plans to reinstate any of the many different services that the site had previously supported within the community, nor any acknowledgment that these services have now been removed.

The application for this project states proudly that a great benefit of this project is that no tenants have been displaced and therefore no one needs to be relocated. This does not acknowledge that while we may not have been living there, the vital service we provided to the community for 14 years has been displaced, with no support or assistance for relocation.

Yours truly,

s. 22(1) Personal
and Confidential



Meenu Chaudhary
Principal
Mia Montessori Academy

Wong, Tamarra

From: Paul Rowe s. 22(1) Personal and Confidential
Sent: Saturday, December 07, 2019 6:18 PM
To: Public Hearing
Subject: Re : Rezoning for 1805 Larch Street

To Whom it May Concern

I would appreciate it very much if you could pass on my following comments to the Mayor and Councillors of the City of Vancouver.

As a concerned neighbour the rezoning of this property is way out of proportion considering the current zoning is RT-7.

1) Consider that this development is taking place on 3 X 50 ft. building lots.

2) The developer is asking to build 21 units on each lot.

3) Please note that we have a development currently being built on 2nd and Stephens here in Kitsilano two blocks from 1805 Larch. The developer asked for 5 units to be built but this was reduced to 3.

4) I ask you the Mayor and Councillors, as residents of this City, that that how would you like it if someone came along in your neighbourhood and built 21 units on a 50 ft. lot when it is currently zoned to accept 3 units per lot.

Imagine the scale of such a building going up in your neighbourhood under the disguise of such a drastic rezoning.

This particular rezoning application should be absolutely rejected by the Major and Council of the City of Vancouver.

Sincerely,

Paul Rowe
s. 22(1) Personal and
Confidential

Wong, Tamarra

From: Elena MacGregor s. 22(1) Personal and
Sent: Wednesday, December 04, 2019 11:03 PM
To: Public Hearing
Subject: About amendments to Zoning in Kitsilano: 1805 Larch Street

100% Against Changing Zoning to CD-1

Our city is being defaced by development. We are 100% against changing the by-law in Kitsilano. This rezoning will set a precedent and invite a bombardment of development and high rises. We must preserve our Kitsilano community. Say no to rezoning.

Elena (Kitsilano Resident)



Nov. 25/19

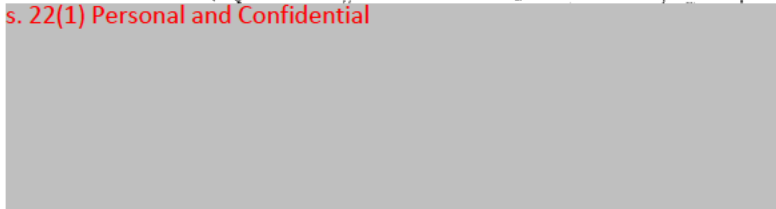
City of Vancouver
RE: Public Hearing
* 1805 Larch St.
Vancouver
Dec 12/19.

As a long-term resident
(48 years) of this area I
would like to go on record
as being opposed to the:

Building HGT. of 20.5m
Number of rental units
63.

Maureen Boyd

s. 22(1) Personal and Confidential



Wong, Tamarra

From: laurrelle shalagan s. 22(1) Personal and
Sent: Sunday, December 01, 2019 10:46 PM
To: Public Hearing
Subject: 1805 Larch Street Proposed Development: Winners and Losers

Follow Up Flag: Follow up
Flag Status: Completed

Thank you to the members of the present city council who have given this proposal time and attention from both concerned community members and avid supporters. I'm going to take one more turn at drawing your attention to why I remain very concerned for the review of this proposal. This is from a winners/losers tally....

Winners - if the proposal is approved, the winners are:

- mayor and pro-development council members who can check off the box for a development offering so called "below market value rentals" (those would be poorly designed units with limited if any natural light) and what....three levels of underground parking...for a green city??
- the developer who has received some concessions for proposed below market value units and can still offer the glamour units (views, high end finishings, outdoor spaces, parking) and able to make a profit
- people who have the means to afford to buy and live/rent out in the glamour units

Losers:

- people with limited means who would like to live in the neighbourhood..... baristas, restaurant servers, store clerks, students, seniors, families,
- those who lost their safe space to practise their faith
- those who lost a safe neighbourhood for their children to attend daycare
- those who lost a place for their support group meetings such as Al Anon
- musicians, actors and artists who have lost a wonderful venue for their productions and shows
- citizens who have lost their polling station
- organizations like Meals on Wheels who have lost a venue for their service
- people who are homeless and looking for cold weather shelter..... think about the current weather conditions for the past week and the days to come

At this point, if you have not yet come by to actually look at the abandoned building and tried to visualize the proposed developed, there is still time.

Even with that said, if you have the means and would not see yourself, your family or friends wanting to live in this kind of development nor want it near where you presently live, think about that before you vote. Imagine if you were unexpectedly challenged with employment, income, health, would you see yourself being able to live there or want to live there? Think about that before you vote.

Increasing the opportunities for more people to have safe places to make their homes must continue to be a priority for city planners in their work with provincial and federal authorities. We should support those opportunities that will provide communities for **living** that are safe, affordable, and "healthy" for the well being of all of us who want to **live** in Vancouver. There are many other options for the development of this

property that could meet more of these needs....they just might not bring the profit the developer is counting on nor the check the boxes the mayor would like. Let's go back to the drawing board.

Sincerely,

Laurelle Shalagan

s. 22(1) Personal
and Confidential

Wong, Tamarra

From: s. 22(1) Personal and Confidential
Sent: Wednesday, November 27, 2019 11:38 AM
To: Public Hearing
Subject: Neighbor Comment

To; Mayor and Council,

My wife and I are owners and residents of the s. 22(1) Personal and Confidential and strongly oppose the rezoning and development of the Church property at 2nd and Larch. This is a major zoning change to a beautiful and historical area of Vancouver. We anticipate the following results:

1. Reduced property values for existing owners.
2. Inserting an unsightly building that will not match the historical beauty of existing properties.
3. Negatively impact the sight lines of neighboring properties in all directions.
4. Increase the already congested car and bike traffic caused by the blockage of Point Grey Road.
5. Increase the difficulty in finding parking from difficult to near impossible.

If, by any chance, this building is going to be approved, please make every effort to reduce the height, increase the underground parking, and significantly improve the appearance of the building.

Sincerely,

Ed Jackson, Owner

Wong, Tamarra

From: Kevin Washbrook s. 22(1) Personal and
Sent: Tuesday, November 26, 2019 8:50 AM
To: Public Hearing
Subject: 1805 Larch Street

Good morning,

I applaud the city's effort to think outside the box regarding incentives for the development of rental housing, including consideration of the proposal at 1805 Larch.

My only concern with the proposal is that I think it is too high for the context. As you know, with a couple of exceptions, multi-unit rental buildings in nearby blocks are three stories on residential streets and four stories on arterials. This five story proposal will be out-sized relative to the nearby single family homes, even with proposed setbacks.

Further, I think the shadow studies don't properly describe the impact of this development on housing to the north and west. The shadow studies describe March and September conditions which are virtually the same. I think it would be more appropriate to use December as a second survey period to gauge the greatest impact of shadows on nearby housing.

I can understand that extra height is likely granted in this case to help incent rental development. In this setting, however, I think the city is giving away too much. In my view three or four stories would be more appropriate for the neighbourhood.

Thank you for giving my comments your consideration.

Kevin Washbrook

November 14, 2019

Via Email and Mail

City of Vancouver
3rd Floor, City Hall
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear City Councilors and Mayor Stewart

Re: The proposed development at 1805 Larch Street, Vancouver BC

I am a resident of the s. 22(1) Personal and Confidential and will be affected by the Larch St Development. s. 22(1) Personal and Confidential

I was very happy to hear about the Squamish nations ambitious and exciting plans to develop its land in Kitsilano. The intention is to provide 6,000 rental units.

The Squamish nation also has plans to develop 90 acres in Point Grey. I understand the City has will have influence over what type of housing will be built but I would hope that rental would be a large part if not all of it.

These recent announcements change the landscape considerably and in light of that I ask that the development at 1805 Larch St and the MIHRPP program, a vestige of the previous council, be put on hold until the City-wide Plan is put in place. Mayor and council efforts would be better spent on planning the infrastructure required to accommodate the increase in population that we can look forward to in Kitsilano.

I welcome all of this development in Kitsilano and like the concentrated density rather than plunking incongruous developments all over the neighbourhood indiscriminately that provide very few affordable units.

Happily the Squamish nation is managing to provide the rental units that Vancouver is so in need of.

Yours truly,

s. 22(1) Personal and Confidential

Janet Buckle
s. 22(1) Personal and Confidential

From: Iori Henry **s. 22(1) Personal and Confidential**
Subject: Building of 1802 Larch St.
Date: November 18, 2019 at 2:15 PM
To:



City of Vancouver

Dear City Councillors and Mayor Stewart:

3rd Floor, City Hall 453 West 12th Avenue Vancouver, B.C.
V5Y 1V4

Attention:

Christine Boyle

CLRboyle@vancouver.ca

Rebecca Bligh

CLRbligh@vancouver.ca

Melissa De Genova

CLRdegenova@vancouver.ca

Lisa Dominato

CLRdominato@vancouver.ca

Jean Swanson

CLRswanson@vancouver.ca

Adrienne Carr

CLRcarr@vancouver.ca

Pete Fry

CLRfry@vancouver.ca

Colleen Hardwick

CLRhardwick@vancouver.ca

Sarah Kirby-Yung

CLRkirby-yung@vancouver.ca

Michael Wiebe

[CLRwiebe@vancouver](mailto:CLRwiebe@vancouver.ca)

**RE: The proposed development at 1802 Larch St. Vancouver, B.C. (the
“Larch St. Development”)**

I write in my capacity as a member of the neighbourhood that will be affected by
the Larch St. Development. s. 22(1) Personal and Confidential

services delivered through a law corporation.

Precision, Action. R

Since the Larch St. Development was first proposed, there have been press announcements about the Squamish nation's intention to develop its lands in Kitsilano; the last that I have read indicated that the intent is to build 6,000 rental units on the 11 acre parcel in question. In a recent CBC news story about the subject, Councillor Sarah Kirby-Yung is described as being “excited to hear about new rental units which the city desperately needs but is concerned about the density of the project...” She is quoted as stating: “We are forging new ground if your will.”

As you know, in addition to the Squamish nation's plans there is the “Jericho Lands Planning Program” which seemingly will result in a master plan to develop 90 acres in Point Grey. At present, I am unaware whether any of the housing to be built on this site will include rental accommodations. This said, the City seemingly has jurisdiction over the lands for planning purposes and, accordingly, will have influence over the issue of whether such accommodations will be built.

Compared to the “new ground” that is being forged in respect to these two major projects, the Larch St. Development is of little practical significance when it comes to providing more Vancouver rental accommodations. Further, whereas these new major projects are fine examples of “Vancouverism” —reducing urban sprawl by concentrating density in discrete areas— the Larch St. Development represents the old way where development happens when and where developers see that profits can be made.

In the as yet unscheduled public hearing regarding the Larch St. Development, there will be many neighbourhood residents who will speak to the negative effects that that the development would have on the neighbourhood (e.g. unwieldy density, traffic, noise). Leading up to this hearing, I ask that our City Councillors and Mayor consider why should this development, pursued and promulgated according to the old ways, proceed when it is clear that the “new ground” that is being forged is far better able to address the City's need for more rental accommodations? Why, that is, move backwards when the more timely and productive development forces at play are pushing us forwards?

The City's voters want more rental accommodations. Happily, these accommodations are coming as a result of new market forces. There will be no victory in building out a few rental accommodations at such great expense to a

Victory in banning out a new rental accommodations at such a great expense to a jewel of a neighbourhood. The victory is in saying no to the old ways, and moving onto the new.

Yours truly,

Lori Henry

s. 22(1) Personal and
Confidential

Stuart Rush, Q.C.
s. 22(1) Personal and Confidential

November 19, 2019

City of Vancouver
3rd Floor, City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

Attention: Mayor and City Councillors

Mayor Kennedy Stuart kennedy.stuart@vancouver.ca
Melissa De Genova melissa.degenova@vancouver.ca
Adriane Carr adriane.carr@vancouver.ca
Christine Boyle christine.boyle@vancouver.ca
Pete Fry pete.fry@vancouver.ca
Colleen Hardwick colleen.hardwick@vancouver.ca
Rebecca Bligh rebecca.bligh@vancouver.ca
Lisa Dominato lisa.dominato@vancouver.ca
Sarah Kirby-Yung sarah.kirby-yung@vancouver.ca
Jean Swanson jean.swanson@vancouver.ca
Micheal Wiebe michael.wiebe@vancouver.ca

RE: Rezoning Application at 1805 Larch Street

Dear Mayor and Councillors

I am a member of a neighbourhood group that will be affected by the development at 1805 Larch Street. s. 22(1) Personal and Confidential Our group is opposed to the development in its present form. We believe that there are good reasons this development should be put on hold. I will focus on one. It is the innovative development proposal recently advanced by the Squamish Nation. The Squamish Nation's Senakw development proposal has changed the way you should look at whether to allow the rezoning of 1805 Larch Street.

The Senakw proposal to build 6000 units has redefined the debate about the scale of density necessary to meet targets for rental accommodation in the City. It is a huge increase in rental supply and will be a significant benefit to the City. It dwarfs the 63 units planned for Larch which will hardly put a dent in the demand for market or affordable rentals.

The Senakw proposal is built on a non-car ownership principle with only 10% parking for residents. This is an exemplary commitment to a green environment and no net carbon emissions. It is predicated on alternative forms of transportation – car share, transit, and bikes. By contrast, 1805 Larch Street gives 56 parking spaces in 2 underground concrete parking levels to its 63 units. This is not a climate sensitive plan and utterly fails to recognize the need to reduce its carbon impact.


Senakw makes it a priority to provide public amenities as a quid pro quo for density: 80% of green space on the site area will be retained for parks and sport recreation, such as basketball and lacrosse courts. This is critical for public enjoyment of a space next to Vanier Park. Despite the loss of community services with the closure of the Larch Street church there is no allowance for community amenities provided for in the Larch proposal. Diverse amenities are a critical community value.

Community values are also reflected in the design and materials of the Senakw proposal: the buildings reflect Squamish poles and the North Shore environment. Larch Street on the other hand is a lackluster monolith with no heart, over-sized and out of character with the neighbourhood.

There are fundamental defects in the Policy Report which we set out in our Comments to City Council (attached). Further the Policy Report does not acknowledge that the Planners were aware of, or took into account, the Senakw proposal in their review and the obvious ramifications the proposal would have for the Larch Street development.

I urge you to send this Report back to the Planning Department with direction to address the deficiencies and to assess whether it is needed in light of the Senakw proposal and the downside impacts on the neighbourhood.

s. 22(1) Personal and Confidential



Comments to City Council
Re:1805 Larch Street Policy Report for Rezoning
By Kitsilano Neighbourhood Residents
November 19th, 2019

The Policy Report contains serious inaccuracies and distortions and does not reflect what the Planners were told. The Report should be sent back to the Planners for correction and clarification.

1. Misleading density comparisons to apartment buildings east of Larch.

- The apartment buildings to the east of Larch are not evidence of parallel density and should not be considered so.
- The Planners put forward information that attempts to justify a more than threefold increase in density of the proposed development by giving examples of nearby buildings that are said to be similarly dense. (p3 Report) They say the proposed site is 17,700 sq. ft and fronts onto a zoning boundary along Larch Street with RT-8 dwellings to the west and denser RM-4 multi-family dwellings to the east including ... “several taller residential strata-titled towers to the east....”
- The apartment block directly across from the site on the east side of Larch is also on a site of 17,700 sq. ft.; however, this is a 4-storey building with only 30 units – significantly lower density.
- There are only two strata-title taller buildings to the east – the Carriage House and Century House. These sit on sites of 41,300 sq ft with the building on one corner and the remainder of half or more dedicated to amenities – large swimming pools, tennis courts and gardens which make for clear air space.
- The Planners wrongly equate the height and density of the proposed development with the two taller buildings and ignore the fact that the density is substantially mitigated downward when adjusted to the larger site size.

2. The Height of the Building is misrepresented.

- We do not know the actual height of the proposed structure and this must be clarified.

- The Urban Design Panel urged the planners to a “Design development to **significantly** reduce the actual and perceived height of the building to achieved better compatibility with the surrounding low-density properties ...” (Appendix B Conditions of Approval p1)
- The Planners say they are responding to public feedback (p5, Report) in recommending lowering the height. We told them the building was too high for the neighbourhood.
- On p6, of the Report the Planners state: “Following the review ... a decrease in overall height of approximately **3 ft** measured to the rooftop amenity room is recommended”. Yet, on p5 the planners say that they recommend lowering the height of the proposed structure to 67.1 ft – a reduction of **3 inches** – from the application height at 67.4 ft.
- The overall lowering of the height is distorted – 3 inches not 3 ft and is far from significant.
- The application proposed a building height of 20.5 m (67.4ft) – the draft by-law specifies a height of 20.5 m (67.4ft) – no height reduction. The January 16 drawings from Metric show 194.2’ top of the building elevation; however, Figure 3 of the Report shows 191.2’ as proposed and in Figure 4 of the Report Planners recommend an elevation of 188.3’.
- The confusion over height is compounded by comparison with height allowances for RM-4 apartments. RM-4 zoning has a maximum height of 35 ft for 4 storeys. The Planners say the Larch St site is 5 storeys of 66 ft and a few inches – that is one more story than RM-4 and a 31 ft difference in height. The difference in RM-4 height and that of the proposed site is not explained.
- Even a 3-foot reduction is inadequate. A 10-foot reduction would be needed to make the building 5 storeys.
- There is no significant reduction of height.

3. **Misleading number of floors** – this has to be corrected

- The application proposes development of a five-storey residential building (p2 Report). The Planners recommend rezoning to permit the development of a five-storey building. (p16 Report).
- However, the Planners also say the building “reads” as five storeys from West 2nd Avenue and Larch Street, **and six from the lane** including the ground-oriented laneway units.” (p6 Report)

- On this description the building is 6 storeys in height from the lane where it matters.
- But further the Planners have added a 7th floor as the “Upperstory” in the Draft By-law Provisions (Appendix A):

5.3 The uppermost storey is limited to amenity areas, recreational facilities and meeting rooms accessory to dwelling uses, to be made available only to occupants of dwelling units within the building.

- This is evident when the cross-section profiles of the building in Figures 3 and 4 (p7 Report) are closely examined - there are in fact seven storeys from the lane.
- It is misleading to say that there is a “minimizing of rooftop features. (p6 Report) The Planners seem to think that by keeping the “uppermost storey” away from the edges, it is invisible.
- The original proposal called for a 5-storey structure. The Planners acknowledge it is 6 storeys from the lane. And then, surprisingly, they created an amenity room in the “uppermost storey” which is a 7th storey.
- This is not a 5-storey structure. This has to be clarified.

4. No Allowance Made for lost Community Amenities

- The Planners understate significant Neighbourhood amenities provided by the church: “Under the previous owner, the church provided space for scout groups, recovery groups, voting places, a cold-weather men’s shelter, **and other similar community uses**” (bolding added). A Montessori day care operated on the site until shortly after submission of the rezoning application” (p3 Report)
- They fail to mention the other community amenities: outdoor playground on West 2nd, sanctuary for refugees, dance and entertainment venue, Meals on Wheels kitchen and dispatch centre, home to Girl Guides and meeting place for seniors and neighbourhood groups. The church was a venue for public lectures, weddings and recitals, as well as a rehearsal space for the performing arts.
- **The planners fail to mention that the church was the only community centre north of 4th Avenue between Granville Island and Jericho.**

5. Public Consultation Summary is misstated and should be corrected

- The Position of our neighbourhood is not represented in the Report and does not reflect a proper standard of consultation. The Planners attempt to record the views of the public as if they were equal or balanced in weight. They identify “Themes of support” and “Themes of concerns” and “Neutral comments/suggestions/recommendations” (Appendix D)
- The Report fails to distinguish comments made by people in the neighbourhood who oppose the proposal and those from other areas of the city who support it. There is a false equation of these points of view.
- The Planners do not distinguish between those who oppose rental development and those who support appropriate affordable housing in a livable community.
- This is not a for or against proposition as characterized by the Planners. Our community group’s position is not reflected in the Report. We advised Robert White on July 27th, 2019 (e-mail attached) that “We see a 3-storey structure at the Larch street level, 4 storeys in the lane ... in a structure that should contain supportive housing with a mix of rentals that would allow a modest increase in density.” And retention of much needed community daycare and playground requirements. We favour a smaller building with more affordable rentals.
- This does not appear in the Report.

6. Parking Garage entrance dangerous – overlooked

- We urged the Planners to approve a design that would have the parking entrance angled up the lane, like Trinity Place across the street, not square onto the lane. This point was not addressed in the Report. Instead they recommended paving the top portion of the lane which will result in extra traffic and congestion along a narrow unimproved lane.

November 13, 2019

Via Email & Mail

City of Vancouver

3rd Floor, City Hall
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

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Dear City Councillors and Mayor Stewart:

RE: The proposed development at 1802 Larch St. Vancouver, B.C. (the “Larch St. Development”)

I write in my capacity as a member of the neighbourhood that will be affected by the Larch St. Development. [s. 22\(1\) Personal and Confidential](#)

Since the Larch St. Development was first proposed, there have been press announcements about the Squamish nation's intention to develop its lands in Kitsilano; the last that I have read indicated that the intent is to build 6,000 rental units on the 11 acre parcel in question. In a recent CBC news story about the subject, Councillor Sarah Kirby-Yung is described as being "excited to hear about new rental units which the city desperately needs but is concerned about the density of the project..." She is quoted as stating: "We are forging new ground if your will."

As you know, in addition to the Squamish nation's plans there is the "Jericho Lands Planning Program" which seemingly will result in a master plan to develop 90 acres in Point Grey. At present, I am unaware whether any of the housing to be built on this site will include rental accommodations. This said, the City seemingly has jurisdiction over the lands for planning purposes and, accordingly, will have influence over the issue of whether such accommodations will be built.

Compared to the "new ground" that is being forged in respect to these two major projects, the Larch St. Development is of little practical significance when it comes to providing more Vancouver rental accommodations. Further, whereas these new major projects are fine examples of "Vancouverism" —reducing urban sprawl by concentrating density in discrete areas— the Larch St. Development represents the old way where development happens when and where developers see that profits can be made.

In the as yet unscheduled public hearing regarding the Larch St. Development, there will be many neighbourhood residents who will speak to the negative effects that that the development would have on the neighbourhood (e.g. unwieldy density, traffic, noise). Leading up to this hearing, I ask that our City Councillors and Mayor consider why should this development, pursued and promulgated according to the old ways, proceed when it is clear that the "new ground" that is being forged is far better able to address the City's need for more rental accommodations? Why, that is, move backwards when the more timely and productive development forces at play are pushing us forwards?

The City's voters want more rental accommodations. Happily, these accommodations are coming as a result of new market forces. There will be no victory in building out a few rental accommodations at such great expense to a jewel of a neighbourhood. The victory is in saying no to the old ways, and moving onto the new.

Yours truly,

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Allan A. Macdonald, J.D., LL.M.

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