

From: patti walhovd
To: [Public Hearing](#)
Subject: 1805 Larch St Rezoning
Date: Wednesday, December 11, 2019 3:30:26 PM

Dear City Council

I am strongly opposed to this rezoning This building is out of character and scale with our community

Patti Walhovd

Sent from my iPhone

Choi, Rowena

From: James Boyle "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 3:02 PM
To: Public Hearing
Subject: 1805 Larch Street

I am writing to oppose the Spot Rezoning of 1805 Larch Street and wish that City Council decline this application.

Kitsilano needs to keep some areas that illustrate its past and building a 6 storey apartment block at that location would be, in my opinion, the thin end of the wedge as far as that neighbourhood goes. It would be the start of wholesale changes in an area that does not need 'revitalization' or densification.

I am a resident of Vancouver but not that specific area.

James Boyle

Choi, Rowena

From: Bonny Norton "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:42 PM
To: Public Hearing
Subject: opposition to Larch development
Attachments: AAM It Vancouver City Councillors & Mayor - Nov. 13, 2019.pdf

Dear City of Vancouver,

I am following up on the attached letter that expresses strong opposition to the Larch Street development, which, if passed, will greatly compromise the heritage character and quality of life of Kitsilano residents west of Larch Street.

As a home owner "s. 22(1) Personal and Confidential", I have been to countless consultation meetings with the City, alongside long-standing residents of this community. While most of us are not opposed to densification, in principle, what we are resisting is a high-density building that is completely out of character with the neighbourhood. Our recommendations are for the kind of heritage style development at 8th Avenue and Sasamat in Point Grey, which is considerably less dense and maintains the look and feel of the neighbourhood.

What is distressing is that the City seems indifferent to our concerns, and appears to be making the consultation process a sham.

Please add my voice to those strongly opposed to the proposed development.

Sincerely,

Bonny Norton.

November 13, 2019

Via Email & Mail

City of Vancouver

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

Attention:

Christine Boyle
CLRboyle@vancouver.ca

Adrianne Carr
CLRcarr@vancouver.ca

Rebecca Bligh
CLRbligh@vancouver.ca

Pete Fry
CLRfry@vancouver.ca

Melissa De Genova
CLRdegenova@vancouver.ca

Colleen Hardwick
CLRhardwick@vancouver.ca

Lisa Dominato
CLRdominato@vancouver.ca

Sarah Kirby-Yung
CLRkirby-yung@vancouver.ca

Jean Swanson
CLRswanson@vancouver.ca

Michael Wiebe
CLRwiebe@vancouver.ca

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

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. I live in the Carriage House located at 2445 W. 3rd Ave.

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,

"s. 22(1) Personal and Confidential"

Allan A. Macdonald, "s. 22(1) Personal and Confidential"

[Redacted signature block]

Choi, Rowena

From: Marla Morry "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:37 PM
To: Public Hearing
Subject: Letter in Opposition to Proposed 1805 Larch Development
Attachments: Marla Morry Presentation to City Council Dec 1219.doc

I would like to register the attached statement in opposition to the proposed development at 1805 Larch St. I am already registered to speak at the hearing on Dec. 12.

Kind regards,
Marla Morry

Presentation re: Opposition to Rezoning Application at 1805 Larch Street

by
Marla Morry
December 15, 2019

- My name is Marla Morry and I live at [REDACTED] [REDACTED] in a street-level unit. I have lived across the street from the development site for 15 years. I strongly oppose the proposed development in its present form. The negative impact it will have on the immediate and broader community far exceeds the very limited impact it will have, if any, on affordable housing. The possibility of this development going forward is highly distressing for the local residents, and its implementation will incur a significant, irreversible community cost.
- I am a longtime resident of Kitsilano, having lived for more than 25 years very close to or at my present location. I chose to lay my roots in this pocket of Kitsilano as I appreciate the diversity of heritage homes and low-level apartment buildings and housing structures that is integral to the livability of our neighbourhood. The low density, quiet and peaceful atmosphere, attractive architecture, and natural landscaping of the neighbourhood are very important to me.
- My building is known as Trinity Place, a name taken from the United Church that occupied the site until it amalgamated in 1994 with St Marks, the church on the proposed development site. Behind my building is the Moreland Kennedy building at 3rd and Larch, constructed in 1974 when the United Church gave the land and seed money to a non-profit foundation to build and operate a senior's residence. I mention these buildings' origins to show that my immediate block has a long history rooting the two churches to our neighbourhood and providing services and focal points for community

activities. The Churches were of a size and scale that blended with the housing and streetscape of West 2nd and 3rd.

- Livability of our neighbourhood is found in its unique character, with its charming heritage houses, diverse types of housing, streets lined with trees, and cared-for gardens. The community is walkable and adjacent to stores, shops and restaurants on 4th Avenue. Residents are keenly aware and appreciative of the physical features of the area, with its beautiful views, proximity to English Bay, open spaces and parks.
- The community has many long-term residents committed to creating local coalitions to celebrate and enhance the community character of the area. The community places a high value on planning and management of growth, and the neighbourhood has maintained its livable character in large part because of this, as is demonstrated by the community's involvement in shaping the 1990 zoning bylaw for the neighbourhood.
- My view is that the proposed development will significantly distort our neighbourhood's identity and will pave the way for dense apartment-spread westward on 2nd and 3rd Avenues. It will transform the personality of the neighbourhood and erase its history, reshaping our cohesive and community-oriented neighbourhood into a disconnected living environment.
- The Urban Design Panel recognized that this proposal "needed further development of proportions and character...to fit within the neighbourhood." That is to state the obvious – the proposed building is too massive in terms of height and density for its location and lot size, pushing 7 storeys and the boundaries of the property, interfering with neighbour's privacy, blocking views and light, and choking its surroundings. Its design is also far from compatible with the character of the neighbourhood. As a whole, the building would unduly impede on the well-being of its neighbours and

broader community's residents. The Panel acknowledged that this development is a precedent and it needs "to be given a lot of attention." So far, little attention has been given to its suitability.

- The houses in the immediate neighbourhood were built in the early part of the 20th century in a beautiful craftsman architectural style, and are a historical presence in our community. In the early 1990s, faced with threats to this architectural character and heritage by private developers, Kitsilano residents took part in a neighbourhood zoning review and worked with the City to create the area's zoning by-law which protected cherished neighbourhood features. This by-law has determined development west of Larch ever since and achieved its purpose, allowing for rental units while preserving heritage, and providing greater density with green spaces retained. This history now faces a new risk by the apparent recasting of our neighbourhood as a zone for large-scale apartment development, opening the way to other similar projects.
- Despite the City's acknowledgement that these types of large-scale projects are intended for arterial routes where density can be absorbed into the streetscape, expediency over effective policy is being prioritized here. Rather than carrying out adequate studies and consultation on development of this area of Kitsilano as part of the City-wide comprehensive development planning process, a keystone of this government, the proposed building is being considered as a matter of spot zoning. This approach is short-sighted, incoherent, and unfair to the area's residents. It discounts the fact that this site is more suitable to townhouses or a modest-sized apartment building, that would be more in keeping with the neighbourhood's housing styles. It also disregards that Kitsilano already has a diverse range and abundance of rental opportunities for a variety of income earners, and that highly dense rental buildings in more appropriate sites in the area have been proposed to the City.

- Lastly, a negative feature of the proposed development is that it terminates a broad range of much-needed community social services that have been offered at this location for decades. Losing these public services to private development, with the City's approval, would be a great loss for this growing community.

Thank you for your attention.

Choi, Rowena

From: Sharon Turner "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:55 PM
To: Public Hearing
Subject: Public hearing Dec 12 2019- OPPOSED

I am opposed to the zoning proposal at 2nd ave and Larch St. before you on Dec 12, 2019.
I live near the site for the proposed zoning change at 2nd ave and Larch st.

Sharon Turner

Sent from my iPhone

Choi, Rowena

From: sheila lovelock "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:49 PM
To: Public Hearing
Subject: Fw: 1805 Larch Street Re-zoning Application- opposition

I am resending this email to ensure you are aware of my opposition to the re-zoning of 1805 Larch Street. regards Sheila Lovelock

From: sheila lovelock
Sent: December 6, 2019 12:21 PM
To: kennedy.stewart@vancouver.ca <kennedy.stewart@vancouver.ca>; CLRbligh@vancouver.ca <CLRbligh@vancouver.ca>; CLRboyle@vancouver.ca <CLRboyle@vancouver.ca>; CLRdegenova@vancouver.ca <CLRdegenova@vancouver.ca>; CLRdominato@vancouver.ca <CLRdominato@vancouver.ca>; CLRFry@vancouver.ca <CLRFry@vancouver.ca>; CLRhardwick@vancouver.ca <CLRhardwick@vancouver.ca>; CLRkirby-yung@vancouver.ca <CLRkirby-yung@vancouver.ca>; CLRswanson@vancouver.ca <CLRswanson@vancouver.ca>; CLRwiebe@vancouver.ca <CLRwiebe@vancouver.ca>; CLRcarr@vancouver.ca <CLRcarr@vancouver.ca>
Subject: 1805 Larch Street Re-zoning Application

December 6, 2019

Mr. Kennedy Stewart, Mayor and City Councillors:
Rebecca Bligh, Christine Boyle, Adriane Carr, Melissa De Genova, Lisa Dominato,
Pete Fry, Colleen Hardwick, Sarah Kirby-Yung, Jean Swanson and Michael Wiebe
3rd Floor, City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4.

1805 Larch Street Re-zoning Application

Dear Mayor and City Councillors

I am writing to confirm my continued opposition to the rezoning of 1805 Larch Street from RT-8 to CD-1. This proposed development is not in keeping with our city goals as written in the Oct. 22 2019 1805 Larch report by the Planning Department. The report states "new development is intended to be compatible with the existing character of the area". Further in the same report it is stated "in all cases neighbourly building scale and placement is emphasized".

The 1805 Larch building is neither compatible nor neighbourly. The proposed FSR is over 3 times the currently permitted FSR and the height is nearly double the current zoning. The bulk of the building and the design are not in scale or in keeping with neighbours on 3 of 4 sides. This is not an appropriate building for this location. The eventual use of this property deserves much more careful consideration to ensure the long term benefit to Kitsilano and Vancouver.

I respectfully ask the Mayor and City council set aside this spot rezoning application at 1805 Larch Street and to review all rezoning considerations in this area as part of the City-wide plan for development.

Yours truly,

Sheila Lovelock

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Peter Saunderson "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:40 PM
To: Public Hearing
Subject: 1805 Larch Street
Attachments: Pauline Saunderson letter..pdf

Please accept my letter to the Mayor and Council.
Thank you.

My name is Pauline Saunderson.

I oppose this development.

I have several strong objections to this project. Not least of which is the way that MIRHPP has been parachuted into our neighbourhood with no consultation with the community and neighbours. Many community facilities and supports have been wiped out with the loss of this building and no attempt has been made to provide any replacement space.

The moderate income units appear to be in the basement and other darker areas, one wonders how this scheme will be monitored in years to come.

The proposed building is to be erected on 3 city blocks. If one looks at multistory buildings in RM-4 apartment zoning area they are in proportion, surrounded by green space and landscaping. Carriage House, I believe, is on 7 lots, 11 storeys.

I feel strongly that this project is ill considered for this site and will benefit few – mainly the developers and landlords.

Choi, Rowena

From: Stuart Rush "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:15 PM
To: Public Hearing
Subject: Public Hearing re 1805 Larch Street
Attachments: Final Ltr Mayor & Councillors 111919.pdf; Final Comments to City Council Nov 519 dated-111919.pdf

I live "s. 22(1) Personal and Confidential" close to the corner of Larch Street in Kitsilano. I have lived here for about 25 years. I am opposed to the development proposal at 1805 Larch Street. I have communicated with the Mayor and Councillors and provided them with Comments in relation to this proposal. I attach a copy of my letter and Comments re: 1805 Larch Street Policy Report for Rezoning from Kitsilano Neighbourhood Residents. I wish my letter and Comments document be placed on the record and brought to the attention of Council. Kindly confirm receipt of this email. Stuart Rush

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. I live at "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.

Yours truly,

Stuart Rush, Q.C.

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.

Choi, Rowena

From: Jan Pierce "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 2:04 PM
To: Public Hearing; Stewart, Kennedy; Carr, Adriane; Dominato, Lisa; Fry, Pete; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Swanson, Jean; Hardwick, Colleen; sarah.kirbyung@vancouver.ca; De Genova, Melissa
Subject: 1805 Larch St.
Attachments: WKRA.Letter to Mayor & Council.1805Larch.12.11.19.Final.02.docx

Dear Mayor and City Council

Attached please find our letter relating to the application to rezone 1805 Larch St. being heard at Public Hearing Dec. 12, 2019

Thank you.

Jan Pierce

"s. 22(1) Personal
and Confidential"



WEST KITS RESIDENTS ASSOCIATION

WKRA

December 11, 2019

Mayor and Councilors

Re: 1805 Larch Street Rezoning

The Board of Directors of the West Kitsilano Residents Association is **opposed** to the rezoning of 1805 Larch St. at this time. Instead, this project should be referred back to the Planning Department and the developer for further modification and neighbourhood consultation with the goal of achieving some level of neighbourhood acceptance to a modified design and scale.

This is the first MIRHPP project to come to Council for approval. While City Council just approved a continuation of this programme on November 26, it is only when specific projects come forward that the problems with it become apparent. This is a good time to evaluate the issues and consider innovative alternatives to the programme as it is being conducted right now. Several of the problems with this proposal are common to many of the projects that will be coming forward for your consideration in the next couple of years.

*** Out of Scale; Poor Design**

The proposed building is out-of-scale with the neighbourhood. The proposed design and the exterior materials emphasize its bulk and mass and do not relate to the nearby character streetscape. **It is very important that new rental buildings built under the MIRHPP programme be very well-designed so that they fit into the context and character of the neighbourhood.** Otherwise, long-term acceptance of these types of projects in the City will be jeopardized.

Its location on the very top of Kitsilano Hill means that the site is higher than those of the RT8 houses to the west, which accentuates the building's height relative to the existing neighbourhood.

*** Does not take advantage of family housing potential**

The mix of unit sizes does not take enough advantage of the opportunity to provide family housing off an arterial. How many of these units will be rented by families and how many will be rented by students attending UBC? Ideally the family housing should have doors onto the street and ground level private space. We note that the affordable units are in the least desirable locations.

Also, it is our understanding that the rules governing the rentals are very restrictive. Tenants will be evicted if their incomes rise above the allowed level. As well, the \$30,000 income range only allows the rental of a bachelor suite- not a one bedroom - meaning that a single mother with one child and an income of \$30,000 would not

be allowed to rent a one bedroom unit and would not qualify for a space in the building.

*** Boring Streetscape**

In addition, the building does not contribute to the kind of vibrant streetscapes that make Kitsilano such a livable, walkable neighbourhood. It presents blank forbidding walls to the street. The City's Urban Design Panel indicated problems with the design of this building.

Please see attachments for some examples from Urbanarium's Missing Middle Competition of literally 'thinking outside the box'!

***Flawed Economics**

The MIRHPP programme is flawed in that it asks market rental units to help pay for more affordable units and, at the same time, places very stringent requirements on future rent increases. The extra density being granted to the developer means that the building is too large and bulky with a type of minimalist style that will make it stand out as an affordable rental project for years to come. The City should reconsider the ownership structure of all MIRHPP projects to allow for the option of some strata units that could help to subsidize affordability without requiring such large density bonuses. It should also advocate for federal and provincial funding to subsidize rents in affordable units.

*** No Replacement of Community Amenity Space**

This development will result in the loss of important community amenity space and the developer will not be paying any Community Amenity Contributions to provide for replacement of these spaces. The existing building has provided day care, community meeting space, lunches for the homeless, voting locations and much more for many years. How will these neighbourhood amenities be replaced?

We understand that the City is searching for ways to build more affordable rental buildings. However, this is not the right solution. There are a number of alternative options that have not been adequately considered and explored. Ask yourselves: "Are the benefits of a small proportion of somewhat more affordable rental units worth imposing this particular building on a community that is strongly opposed?" The City must go back to the drawing board and work with the neighbourhood to find a more acceptable solution.

Thank you.

Jan Pierce, Co-Chair : Larry Benge,Co-Chair

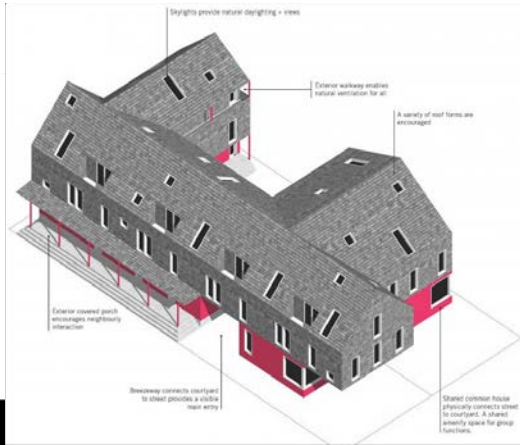
Per Board of Directors West Kitsilano Residents Association

Cc: Gil Kelley, General Manager of Planning, Urban Design, and Sustainability



First + Planners Award

Haeccity (Burnaby)



Second Prize

Happy Middle (Port Coquitlam)

SECTION PERSPECTIVE THROUGH PROJECT SITE LEFT UNIT SECTION CUT AT PATIO RIGHT AT RED ALCOVE



Third Prize

Goodale Architecture Planning (Vancouver)



Honourable Mention

Columbia (Burnaby)



Third Prize

Allforma (Surrey)

Choi, Rowena

From: John Vaillant "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 1:06 PM
To: Public Hearing
Cc: John Vaillant
Subject: RE: Rezoning application for 1805 Larch St. - OPPOSED

Dear Mayor, Councillors and Staff;

I have resided a block and a half west of this site for 18 years.

I attended the architects' open house at Kitsilano Yacht Club In September, 2018 where I had some fruitful conversations as well as a good look at the model for this proposed building.

As I've made clear at every opportunity since, I am pro-density and pro-affordability.

However, the proposed building as it appears in the model is blatantly out of scale with the neighborhood, and I would like to register my emphatic opposition to such a large building in what is clearly a residential neighbourhood.

I feel very strongly that

a) this exceptional space and location should benefit the maximum number of citizens,

but

b) it should also fit into the existing neighborhood in terms of aesthetic and, especially, =scale=.

It is important to keep in mind that the majority of the surrounding homes and condos are inhabited by long-term residents who are deeply committed to the neighborhood, and whose views and opinions must be seriously, and tangibly, considered.

We live here. We will be stuck with whatever you build there for the rest of our lives.

That said, I believe there are two elegant solutions:

1) in terms of serving the maximum number of people *and* integrating into the neighborhood as it is, use the care home on the north side of Larch as your template. Build a sister building to that. At 500-700 Sq. ft per unit, you will be able to accommodate many people who might otherwise not be able to afford living here, *and* you will be respecting the existing look and feel of the neighborhood. A somewhat shorter building will also solve what could become a terrible parking problem. The private car is not going away any time soon, many couples and families still have two vehicles, and the the 30 parking spaces proposed will be insufficient.

2) What about the -two- large empty lots at 4th and Macdonald? Why are we not seeing proposals for those excellent locations that have been vacant for =years=?

The City's own zoning regulations offer good guidance here (SEE B):

2. Location and Form of Development

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, sites that would be considered under this policy are:

	Location	Form of Development	as shown
A.	Sites fronting an arterial street that is on Translink's Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on Map 1).	Mid-rise forms up to a maximum of 6 storeys	dark blue areas on Map 1
B.	Sites within approximately 100 metres (i.e. 1½ blocks) of an arterial street.	Ground-oriented forms up to 3½ storeys (which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses) or four storey apartments	light blue areas on Map 1

Sincerely yours,

John Vaillant

█ "s. 22(1) Personal and Confidential" █

Choi, Rowena

From: Mary Green "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 12:40 PM
To: Public Hearing
Subject: 1805 Larch Street
Attachments: 1805 Larch.docx

Please read my attachment concerning the proposed change in zoning for affordable housing.

Sincerely
Mary Green
"s. 22(1) Personal and Confidential"

Re: 1805 Larch Street Zone change from RT-8 to DC-1 for the purposes of building affordable housing.

With respect to councils, zoning, residents, and the greater community of Kitsilano:

I have become aware of a proposed development project at 1805 Larch Street. I am shocked with the extreme change to zoning that compels me to write and register my concerns. I have never written to a council regarding zoning changes as when I read signs informing the community of a change, most often I can understand the logic. But in this case I have a deep angst about a change in zoning as it allows the addition of 63 units, which is extreme for this area.

The following is a list of my concerns:

- 1) **RESPECT:** I respect those who have purchased homes on W 2nd Ave (the street I am most familiar with) with the interest of keeping the early 20th Century structures intact. Informed purchasers consider zoning when making a decision to buy. I consider the area a preserve of an era. The timbers and design/aesthetic can never be recreated. I could not afford to live in the area but I appreciate those who both care to and can afford to live in this community. There is logical precedent for a small number of units in some homes.
- 2) **AESTHETICS:** I believe aesthetic counts for the community and the retention of history. The designs of the old homes are appreciated by people I speak with. When walking in the neighbourhood my family comment on the housing improvements. That is good for the neighbourhood and the city. The aesthetic of the proposed block is not respectful of the aesthetic of the west side of Larch or W. 2nd Ave. I believe there is precedent for some homes to have height and design restrictions. Should this not apply to new applications as well?
- 3) **ZONING:** It appears that in the 50's and 60's, when affordable housing was needed, the zoning east of Larch was zoned for Multi-family dwellings and west of Larch Two-family dwelling. I don't know when the zoning came into effect but observing the difference in zoning it appears the logical division follows the natural lay of the land from the height of Larch Street. Change happens, and density changes zoning. However, this area has already had recent investing to improve the area. New investment into the houses must be considered so the enhancement of the street can be maintained for some time to come. Density might deter people who likely can afford to improve this area for all to enjoy.
- 4) **EFFECT AND ENFORCEMENT:** Respectfully, the addition of 63 units to a RT 8 zone is extreme and shocking. A CD 1 zone change is better suited to multi-family dwellings and commercial zoned areas. I am aware the purchasers of 1805 Larch are responding to the need of affordable housing in Vancouver. I believe this site is easy to build upon and yes, available, but once the block is built there is no turning back. I know and understand buildings of the size proposed. It is very large. This is not the place to put such a building. In my mind's eye, I can visualize six townhouses designed to reflect the 1912 aesthetic. That would be a change of zoning but it might be more acceptable to the community. Logically, 63 additional units on the corner is an insult to the community who have invested in lifting the area to a level we should all be proud of. Be wise council, please, and not pushed in a direction that changes your plans. I am also aware that the need for the affordable housing is now. I would think Vancouver Councils would have been well aware of this problem for a long time. Plan well so people can depend upon zoning when they make their decisions to purchase a house. To make such an extreme change is very disrespectful for those who have adhered to the zoning in place.
- 5) **RESPONSIBILITY:** It is a council's responsibility to form a community plan. One person or development group will push for change for their own interest. But the council has to assess the application and see how it would affect the whole community. When 1805 Larch was recently purchased the new owners had a plan to change the zoning so their project could go ahead. I am hoping the council will look at it very closely and answer to how 63 units can benefit the community. NIMBY has been used to describe this situation. If you consider the whole I am sure you can also sense the block on this corner is not logical and not just complainers using nimby. I can visualize the proposed building in a multi-family zone. I am aware change happens but this is not right for all concerned.
- 6) **AFFORDABLE HOUSING:** There are many changes in Vancouver and excellent locations to continue density and create affordable housing. I can imagine some of the blocks east of Larch will need uplifting and improvement in time. I understand the need of affordable housing. I have family and friends who had to leave Vancouver due to the expensive living conditions. And I am aware that now is the time to be building. But the proposal on the site in question is too harsh and extreme a change for the community.
- 7) **PARKING:** When visiting and parking in the area of Larch and W 2nd Ave. we have to drive around and around and end up possibly blocks away. The area cannot handle anymore density. Even if the parking for all the units are underground imagine if there were 10 visitors to the building at the same time - it would choke the area further.

Please, members of the council, preserve the history of this block. I believe restrictions of height and styles are in place for those who renovate their 1912 homes. Therefore, there is precedent to preserve the older homes. If councils through the years respect preservation please consider how your decision will possibly affect that consideration. Once the decision is made and a building built, you cannot reflect and change it. Keep the block preserved. I also understand the risk for developers. They need to make sound financial decisions. But the change from two units to 63 units is extreme for this community. The developers knew the zoning of the property when they purchased. I can imagine 6 townhouses in an aesthetic that would be flattering in this location. Have the developers considered this approach?

From the depth of my being, I feel the logic of the intrusion of such a large block on the west of Larch at 2nd and 3rd is not in the community's best interest. Once the envelope of zoning is broken with an extreme number of units, it might alter the interest of those who care to enhance and restore the older homes. Slowly, the area is being restored – the design and quality of structure is important to consider.

Please consider my concerns. I was born in Vancouver in 1951 and have many relatives living in Vancouver. I have watched the city change.

With Gratitude

Mary Green

"s. 22(1)
Personal
and
Confidential"

Choi, Rowena

From: Poul Sorensen "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 12:12 PM
To: Public Hearing
Subject: 1805 Larch Street

Dear members of the Vancouver city council:

I strongly and emphatically oppose the proposal to redevelop 1805 Larch Street into so-called low rental housing. Vancouver City Council is once again trying to push major citywide zoning changes through with almost no consultation involving key local stakeholders; i.e. those who own houses in the affected areas and who have been paying high taxes for years.

These Draconian measures are outlined in a long-winded document that the city expects almost no one to read, called the Rental Incentives Review Phase II Report, part of the new City-wide Plan process. This document trots out a multitude of rezoning plans to facilitate new construction of so-called low rental units of up to 6 storeys in neighborhoods such as West Kitsilano, in particular at **1805 Larch Street**, in an area traditionally protected from such developments to maintain heritage houses and character streetscapes.

The document of course stipulates that this initiative is important to help diffuse the housing crisis in Vancouver, claiming that their proposed initiative will bring reduced-cost rental housing to our neighbourhood. While every responsible citizen in Vancouver, including those of us in West Kitsilano, embrace the idea of increasing affordability in Vancouver, the assertion that this will solve the problem in West Kitsilano is laughable. Imagine what a top floor North-facing apartment on 3rd Avenue West of MacDonald Street will fetch in rent, with an ocean and mountain view. Yes, they claim that 20% of the units will be for low to medium rentals, but what is the evidence that this is what will actually happen, and in a sustainable manner? What stops the landlords/owners from simply jacking up the rent after the first renter leaves and the next tenants come in? None of us believe that the city has any means in place to monitor and prevent such activities.

Moreover, not only have the local homeowners been largely ignored in any consultation around the rezoning plans, but as usual, City Council provides zero data to support how their plans were derived. For example, they detail a series of what appear to be arbitrary numbers as to how far the rezoning extends, such as 150 metres from major arteries. Where are these numbers coming from?

Finally, neighbourhoods matter. Ones such as ours are important for retaining at least a small footprint of charm and character in a city rapidly being sold off to outside interests and profit-mongering self interest groups. Oversized buildings with no outside space or greenery, have no place in such neighborhoods, as they run totally against the grain of what many of us see as a quiet green oasis in which to bring up kids, walk our dogs, and enjoy the natural splendor of our city. There are many other mechanisms to increase accessibility and density, such as allowing more rental suites within existing houses, or building more duplexes or other multi-family rental housing units, rather than erecting a monster apartment building that doesn't fit with the feel of the environment and only benefits the pockets of the developers. Those alternative solutions also don't require any rezoning of the area.

Please listen to the people that you represent at city hall, and consider other options for our special neighborhood.

Best regards.

Poul HB Sorensen

--

Poul HB Sorensen, MD, PhD

"s. 22(1) Personal and Confidential"



Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 11:59 AM
To: Public Hearing
Subject: 1805 Larch
Attachments: 1805 Larch Presentation to Council.pdf

Importance: High

Please circulate this to Mayor and Council ASAP.

Note this replaces earlier correspondence from me. Attachment here is updated/corrected.

Thank you,

Greg Bridges

"s. 22(1)
Personal and
Confidential"

RE: 1805 LARCH STREET REZONING – DEC. 12/2019

Introduction

- Greg Bridges, 30 + year neighbourhood resident
- Opposed to development as proposed – non-conformity with policy guidelines re: location and form, overbuilt mass and non-character, poor outcome re: affordable housing goals, traffic and parking problems exacerbated

MIRHPP Guidelines 2017/2018:

- Policy guide for granting additional height/density/subsidies on rezonings for secured market rentals. Applicable when this project working its way through the backrooms of City Planning Dept.
- As to location and form: - “on arterials, generally consider RM-4N form of dev.” – ie. 4 stories
- “On larger sites off-arterials, consider up to 6 stories where appropriate” - very vague re: location - meaning in practice wherever Planning and Developer say is OK – this is textbook Vision Vancouver discretionary “spot re-zoning” in action
 - this is a small land assembly of 3 standard city lots & NOT a “larger site”
- Note: November 26th revisions to MIRHPP included an attempt to define what is a “large site” – much bigger than a 3 lot assembly in a duplex zone (ie.> 8,000 sq. meters v. 1,644 sq. meters at 1805 Larch)
- As to what is “appropriate”: (Slide 1 - picture)
 - “Projects must consider and respect transitions to surrounding areas and homes.”
 - “Neighbourhood context is an important consideration....”
 - “appropriate” – Webster’s - “especially suitable or compatible: fitting” This must mean neighbourhood context here.
 - this building is a monstrosity, grossly out of neighbourhood scale and character & can NOT reasonably be described as “appropriate”
- Compare location & form criteria in most recent & similar affordable housing rezoning policy programs:

SRP Guidelines (November 2019 - most recent) (Slide 2 - map)

- Location & form guidelines going forward for “low density transition zone” rezonings for rental tenure
 - In RT zones –
 - Must be within 400 m of a park or school, and
 - If off arterial – must be part of a block face entirely within approx. 150 m of an arterial – NOT PERMITTED HERE (175 m from W. 4th to N. boundary, 300 m from N. boundary to Cornwall)
 - Form - 4 storey apartment (up to 1.75 FSR) or 4 storey townhouse (up to 1.45 FSR) – NOT 5 / 6 STOREYS at 2.53 FSR

Incentives/DCL Waiver and no CACs

- \$1.265 M - a massive DCL waiver developer subsidy in a time of budget pressures. CACs also not payable even though community amenities lost & proposed density increase = 337% of 0.75 FSR permitted under RT-8.
- Note total City DCL waivers for full year 2018 were \$1.8 M
- ie. - > 2/3 of last completed full year’s worth of DCL waiver subsidies to be spent on this 1 project to get 13 so-called moderate-income units in basement of a luxury rental apartment building
- A question of priorities – or should be.
- so what else are you getting for all this money (apart from the loss of community amenities and injury to neighbouring properties) ?

Building Average Rents – Not Affordable

- Unaffordable building average rents (& subject to further upward adjustment between now and completion):
 - Studio - \$1,739.47 (v. CMHC Nov. 2018 Metro avg. \$1,150)
 - 1 BR - \$2,012.50 (\$1,307)
 - 2 BR - \$2,660 (\$1,649)
 - 3 BR - \$3,600 (\$1,921)

Conclusion

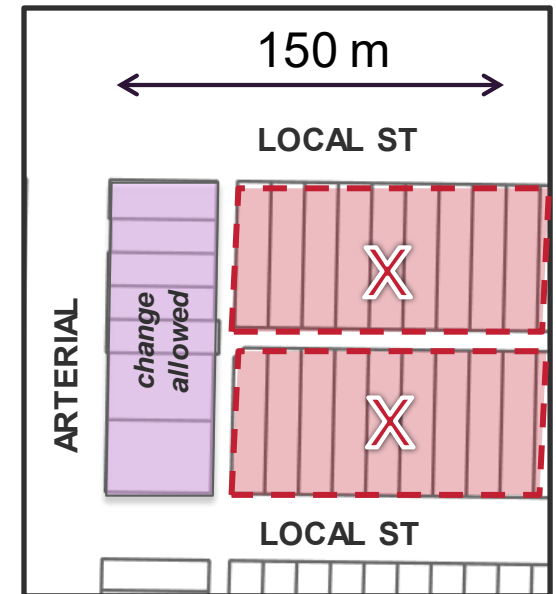
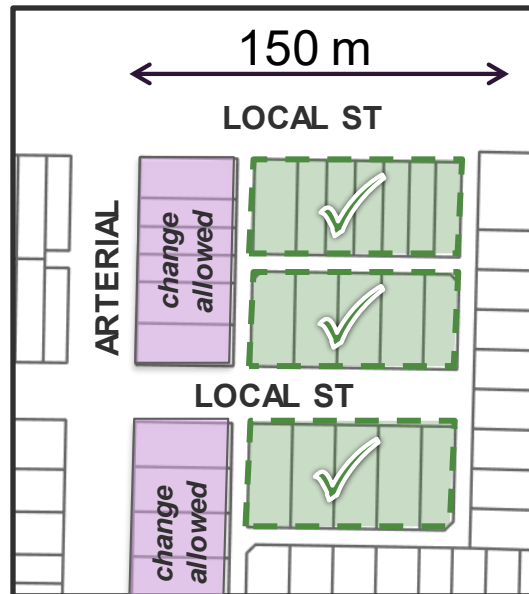
- Proposal does not comply with existing policy guidelines, neighbourhood scale or character
- Large developer subsidy does not achieve affordable housing goal
- Send developer and this misguided proposal back to the drawing board



Low Density Transition Areas: Locational Criteria

Sites zoned RS or RT within approximately 400 m of a park or public school and shopping area(s) with a combined minimum of 15,000 sq. ft. of commercial floor space, AND either:

- fronting an arterial or road that is on Translink's Frequent Transit Network, or
- off arterial but part of a block face that is entirely within approximately 150 m of an arterial



Choi, Rowena

From: Wayne Meadows "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 11:39 AM
To: Public Hearing
Subject: 1805 Larch

To the Mayor and Councillors:

I am writing to express my strong opposition to the proposed spot zoning of 1805 Larch Street for the following reasons.

- The density will bring traffic that overwhelms the neighbourhood.
- The building is too tall and bulky, and in a style not in character for the area.
- It offers no benefit to people now living in its vicinity.

Yours truly,

W.E. Meadows

"s.
22(
1)
Per
son
al
an
d
Co
nfid
enti
al"

Choi, Rowena

From: Cecil Pam McCullough "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 11:23 AM
To: Public Hearing
Subject: Larch Street Development.

We wish to add our objections to the type of development that is being proposed for the development on the 1800 Block of Larch Street, Vancouver.

There is no mention of much needed meeting space to be provided for the neighbourhood. No provision for Pre-school or Daycare facilities which are in very short supply in the area.

Why was co-op housing never given any consideration for this parcel of land? This would provide long-term housing for young families in the area and create a real and lasting community.

We strongly hope that Council will vote down the proposal of this project - it only provides 13 units of so called "affordable" housing and the remainder are "for profit" units. In the long-term it is only the developers that will benefit from this project not people looking for affordable accommodation! We are not opposed to more development but it needs to be the right sort of development that really does help all renters in the City of Vancouver.

Sincerely

Pamela and Cecil McCullough

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Sal Robinson "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 11:13 AM
To: Public Hearing
Subject: re-zoning of 1805 Larch Street

To the Mayor and Councillors:

I am strongly opposed to the proposed spot re-zoning of 1805 Larch Street.

The project you are being asked to consider is bad for our neighbourhood because it is a grossly out-of-scale structure, delivering unprecedented density, while providing no benefit to the people living around it.

It towers over the houses that adjoin it.

It proposes a density of more than twice as many suites as the four-storey Trinity Place on the same sized lot across the street at 2490 West 2nd and more than twice as many suites as Moreland Kennedy House at 2495 West 3rd with 31 units in six storeys. Even Carriage House at 2445 West 3rd, the tallest building around, has far lower density with 64 suites on eleven floors, on a chunk of land **two and a third times** the size of 1805 Larch.

I live on "s. 22(1) Personal and Confidential". Every car going in and out passes our house; we are conscious of vehicle noise all year round, and of exhaust and dust when it's warm enough to open a window. It is proposed that as many as **56 added vehicles** are to negotiate the narrow lane just feet from the windows, gardens and decks of the people living in the 2500 block on 2nd and 3rd.

The only "onsite public benefits" this project promises to the residents who will have to endure it are non-harms: Some trees might not die of hacked-off roots; people not living there won't be displaced.

An amenity room is provided for the exclusive use of private residents. How is this a public benefit?

Yes, Vancouver needs more places for people to rent. That's why you've just started down the road of many, many more rental buildings being encouraged along arterial routes, and Kitsilano will absorb our share of them.

This project is the beginning of a slippery slope to the destruction of my heritage character neighbourhood and it says so in the Urban Design Panel's review of it: "**It is the first large building on the block, the building needs to be given a lot of attention as it will set the precedent for future developments.**" (Appendix C, page 3)

Please reject this proposal.

Yours truly,

Sal Robinson

"s. 22(1)
Personal and
Confidential"

Choi, Rowena

From: Gordon Phinney "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 10:47 AM
To: Stewart, Kennedy; Correspondence Group, City Clerk's Office; Wiebe, Michael; Hardwick, Colleen; Public Hearing
Cc: Fry, Pete; Bligh, Rebecca; Swanson, Jean; White, Robert
Subject: Rezoning 1805 Larch

Dear Vancouver Planning and Council,

I am writing my objections to the rezoning and design at 1805 Larch Street.

This development is for the developers. It guarantees them an ongoing investment of permanent tenants. It says to the tenants that the best they will ever do is rent, not own. It is terrible for people's long term mental health. Of the 63 proposed units 13 will be affordable. It seems 13 will be studio apartments, will these be the same 13? So people making a low income can stick their family in a rental studio suite? More details are needed, without them I and you should wholeheartedly object.

Vancouver needs more doctors and nurses as well as teachers and police. We have no transit system to support a huge influx of people will only acerbate the systemic problems of Vancouver.

We need the opioid problem should be addressed before rezoning and building rental properties. That problem will only grow and spread to new areas.

Work on essential services, amenities and infrastructure before cramming more people into a City that cannot handle a population increase.

There are many buildings in the East End and even downtown, that will need to be demolished at some point soon, create affordable housing there, we do not need new buildings we need to renovate and fix what already exists in Vancouver.

Affordable housing should be included in new builds near hospitals and public schools, not places like Kitsilano, a borough with a private hospital and several private schools.

Do not make another poor decision on rezoning. Kitsilano is full of 4 storey condos, townhomes, single family homes and duplexes, so only build 4 storey condos, townhomes, single family homes and duplexes. To do otherwise will hurt you at the polls, people do pay attention to the voting records of Council Members.

Regards,
Gordon Phinney

Choi, Rowena

From: Stacy Taylor "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 10:27 AM
To: Public Hearing
Subject: 1805 Larch Rezoning

>> Dear Vancouver City Council and Public Hearing, I am writing with my
>> objections to the rezoning proposal at 1805 Larch.
>> I object on several grounds and allow me to list them in order.
>> 1) This development has already closed a Montessori School and the area needs more schools not fewer.
>> 1b) Rushing a decision with such a long term effect on Kitsilano and the entire city and without full public consultation is very underhanded and sneaky with Trumpian parallels.
>> 2) This decision will impact Vancouver for decades to come, it will ensure there will be a rotating stream of tenants rather than residents who are invested in the community.
>> 3) It is using Affordable Housing as an excuse for tall buildings which will generate more income for Developers. Instead of selling off condos they will have a permanent income of rent.
>> 3b) Building rental units does not allow for people to own or buy their property; rental housing tells people they will never own, renting is the best they can ever do. Psychologically this is not a good decision, whether people realize it now or not, these housing developments breed long-term resentment.
>> 4) It does not consider the people who already live in the area. It will cut out sunlight and destroy gardens.
>> 4b) Why aren't these developments considered in areas without housing nearby, for instance Lake City or many other locations along the Millennium Line, where transit already exists.
>> 4c) Sunlight and privacy will be concerns within these developments as well as the surrounding areas.
>> 4d) Not all people who own property are rich and spoiled brats who deserve to have their "luxuries" of sunlight, calmness, and privacy taken away. These are actual comments I have found on Social Media.
>> 5) Mass rezoning has no positive impact on the environment. Any rezoning should include provisions for greening the buildings and area. Which this does not, I see no rainwater harvesting or catchment plans, no solar panels, not even a green roof or wall.
>> 5b) There is a shortage of doctors in a lot of areas of Vancouver. Not all areas, few in fact, can sustain an increase in population. Unless all developments come with doctors, police, teachers, and other amenities, 63 units will only harm the local area and will not allow people to move into a community, but an area of scarcity.
> 6) This will lead to scope creep in the area and open the door for developers to tear down houses and erect tall, cold buildings. This also takes away from any aspect of community.
> 6b) The newest tall building is blocks away, this will be out of place with the low rise homes in the area.
>
>>
>> A thoughtless decision with wide ranging community impacts can only have a negative effect at the polls next election.
>>
>> Kind regards,
>> Stacy Taylor

Choi, Rowena

From: Beatrice Engel "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 10:23 AM
To: Public Hearing
Subject: 1805 Larch Street, rezoning of 8th Ave, 5th Ave, 3rd Ave Kitsilano

I am totally opposed to your plans for density that is totally uncalled for in our neighbourhoods. The project planned for 1805 Larch Street is too large and does not fit the neighbourhood. We care for our neighbourhood!! Which is why I have lived in Kitsilano for the last 35 years. You seem determined to destroy where and how we live. I have no problem with developing main arteries, but not neighbourhoods in between!! Please take note!!!

Beatrice Engel

"s
.
2
2(
1)
P
er
s
o
n
al
a
n
d
C
o
nf
id
e
nt
ial
"

Choi, Rowena

From: Andrew Brown "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 10:13 AM
To: Public Hearing
Subject: Comments in Opposition to 1805 Larch Rezoning

Dear Mayor and Councillors,

I am writing in opposition to the 1805 Larch rezoning.

The proposed design is old-school and car centric. It involves heavy construction with deep excavation and concrete underground parking in a city block of old wooden houses. Other approaches that are green and neighbourhood-compatible, such as row houses, townhomes, stacked townhomes, co-housing and secondary suites, should be considered. Owing to the smaller lot size of 1805, the proposed FSR of 2.53 is actually nearly 30% higher than the tall towers to the East (Carriage House & Century House) which have FSRs of 1.9516.

There are 11 designated heritage houses in the same block of 2nd and 3rd avenues and the scale of the proposed building dwarfs these neighbours. Context is important for heritage conservation and introducing this building will have a deleterious effect on heritage.

The recent approval of the Señákw proposal, the Leləm development underway at UBC and forthcoming Jericho lands development, all within biking distance of the proposed development, promise to bring 1,000's of rental units on-stream, including affordable rentals. These developments, designed for density and walkability, will be more pleasant for residents and would seem make the 13 affordable apartment contribution of the 1805 development insignificant. It is not necessary to make fundamental alterations to the heritage context of 2nd Ave.

It is worth noting that the proposed affordable units in 1805 are located in undesirable positions in the building that would not command high rents in any case. In addition, compromises are made, such as reduced minimum unit size and windowless bedrooms, which negatively affect livability and safety.

The real purpose of including these units is to serve as the substructure for the "bonus" fifth floor of penthouse units with private outdoor terraces and spectacular views that will be offered at very high market rents. The market for those units is likely not working families, but "Shaughnessy down-sizers" who, having cashed out, wish to maintain a pied-à-terre in Vancouver. They do not need the city's help – nor does the developer in terms of the \$1.2 million of DCL waivers being requested.

Sincerely,

Andrew Brown
"s. 22(1) Personal
and Confidential"

Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 10:12 AM
To: Public Hearing
Subject: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas

December 11, 2019

To the attention of the Vancouver City council:

Re: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas
- 2nd and Larch, Vancouver, BC

I AM OPPOSED TO THIS PROPOSAL.

I AM FIRMLY AGAINST ANY REZONING city council is considering that will affect my Kitsilano neighborhood for the worst. Not only will this result in demolition of our heritage and character houses and the loss of our character streetscapes, it will lead to the loss of many affordable existing rental units, loss of sunlight, trees, and green space, and an increase in parking problems since parking in these buildings will not be required at all or not at current levels. We are already having issues within our neighborhood for parking, and densifying this area will NOT make it any better. This rezoning will change 2nd and Larch's inherent uniqueness that we all love and are accustomed to living within.

The rezoning that your considering , CANNOT and SHOULD NOT, happen to our kitsilano neighborhood, specifically **2nd and Larch**. There are plenty of areas within Vancouver that can be looked at for destruction, or as it seems to be phrased by city planners- gentrification. The Kitsilano area is unique and should stay that way. There is NO NEED for 5 story or higher buildings along our quiet streets, lined with heritage/character homes and other 3 story apartments.

It is bad enough a privatized Thorofare (Point Grey Rd) was approved by the past VISION mayor and city council. Seemingly these elected city officials were not waiting for approval

from residents, instead passed this quickly and quietly with what I can only assume was political payback. Is this new mayor and council possibly following in those footsteps?

We who live in and around 2nd and Larch find your willingness to change our wonderfully quiet neighborhood to a place where affordability is out the door, parking will be even more of a nightmare, sunlight will be non-existent, and the peace and quiet will be a thing of the past.

Please consider the request of this resident whose tenure of 20 years in the same home,
TO STOP THE REZONING OF 2ND AND LARCH.

Thankyou for your consideration and time taken to read this letter.

Regards

Wendy Baird

"s. 22(1) Personal and Confidential"

| vancouver

Choi, Rowena

From: Sandra Ho "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 9:47 AM
To: Public Hearing
Subject: 1805 Larch Street

Dear Council,

I am against the re-zoning and development at 1805 Larch St. The former location of the church had provided neighbourhood services that were taken away and will be missed by local families. Such example was the Montessori school that has been at this location for the last couple decades. It provided childcare for children 3-6 yrs that is already in shortage in Kitsilano. It is shocking they were not given any provision to continue their existence or extend their stay and forced to vacate the premises, leaving families to scramble for childcare elsewhere.

My family had also enjoyed attending services at the church in the past and meeting our neighbours that were attending also.

We do not believe the new development provides any meaningful services that directly or indirectly benefit the families that live in the neighbourhood.

For these reasons we are against this proposed rezoned development.

Sincerely,

Sandra Ho

"s. 22(1) Personal and Confidential"

Sent from my iPhone

Choi, Rowena

From: Judy Osburn "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 9:40 AM
To: Public Hearing
Cc: Judy Osburn
Subject: 1805 Larch Street Development

Dear Councilors and Mayor,

I would like you to know that I unequivocally oppose the 1805 Larch Street development going to Public Hearing December 12th, 2019.

I live in the neighbourhood and have been positively affected by the community amenities the church has offered for over 50 years.

I am appalled by the design of this building which does nothing to give back to the community.

The units are tiny and the moderate rental units all located in the basement with some bedrooms windowless. How can you consider such a proposal.

We do not need more market rentals – we need more supportive housing for lower income people and we need more community amenities.

This project should never have come to the light of day. The land should have been partnered with the government to build supportive housing and to keep the community amenities in place. We have lost a preschool, a soup kitchen, kids classes, meditation classes and many many more opportunities for the community to meet.

Please consider the big picture.

Judy Osburn

"s. 22(1) Personal and Confidential"
Vancouver

Choi, Rowena

From: Bill Duncan "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 9:42 AM
To: Public Hearing
Subject: 1805 Larch street , council meeting December 12,2019

I am opposed to the development. If passed it will replace a well used neighborhood amenity (church , school,shelter etc.) with an out of character for the neighborhood monstrosity - double the allowable height and four times the allowed density. It is a poor use of council's time and the city's money (lost tax revenue etc.) to get 13 moderately priced units. A very low bang for the buck. The council should only be approving projects under the pilot program that effect neighborhoods minimally (I have not even gotten into traffic and parking issues) and produce a better result for what is given up. Thank you.

Choi, Rowena

From: Barb Whyte "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 9:34 AM
To: Public Hearing
Subject: public hearing 1805 Larch Street

I would like to register that I am opposed to the above noted development as is. I think the design is terrible and not in keeping with the neighbourhood.

I will be speaking tomorrow but I wanted to ensure that we have letters of opposition for you to register.

Thank you

Barb

Sent from [Mail](#) for Windows 10

Choi, Rowena

From: Peter Saunderson "s. 22(1) Personal and Confidential"
Sent: Wednesday, December 11, 2019 9:29 AM
To: Public Hearing
Subject: 1805 Larch
Attachments: Hearing letter..pdf

Please register my letter.

Thanks.

Peter Saunderson

11 November 2019

RE: Rezoning Application 1805 Larch Street.

Mayor and Council,

I am a neighbouring homeowner to the 1805 Larch Street site, my home is "s. 22(1) Personal and Confidential" [REDACTED]. I am in opposition to the size of this proposed development.

I know in Kitsilano we are lucky to be living in this time and place, but we are not the entitled, wealthy, silver-haired NIMBY's as some columnists have tried to portray us. We did not inherit or recently buy into this expensive neighbourhood, but chose to live here when we purchased the property 43 years ago, impressed with the heritage character and Kitsilano vibe. We could not afford the property on our own, but purchased it with another couple, also then in their 20's, and we hold one of the first tenants in common mortgages. We all 4 worked, and have raised our families here; we have renovated our house to the RT-8 zoning regulations, and for the past 32 years we have provided a 2 bedroom, 2 bathroom, garden suite for rent at a moderate income rental rate.

Together with our other neighbour directly on Larch Street, we went through some difficult times with a Sahota family owned rooming house situated right next door to us at 1847 Larch Street for the first 33 years that we lived here, until the City finally issued an ultimatum to the family, and had the building demolished. It has been an overgrown abandoned corner lot for the last 10 years.

We have done our bit as responsible and accommodating citizens. And now, out of the blue with no neighbourhood planning, we are faced with a Rezoning Application on the rear side of us and our neighbour, under a policy linking the City and the developer, to install 63 rental units and 3 storeys of concrete underground parking, right outside our back doors. This rezoning would allow a far greater density than anything else in the area, denser even than permitted on the nearby RM-4 apartment zoning or on the arterial route of 4th Avenue. We know we live in a growing city, and indeed due to the population pressure there are huge developments in the works that will greatly increase the supply of housing. We are just asking that we be spared the added trauma of this out-of-all-proportion development proposal being shoe-horned onto our narrow corner, adding to our stress, and ruining forever the heritage character of this Kits neighbourhood.

We realize that this property will be redeveloped, unfortunately losing a valuable and scarce community amenity space in the process, but we ask that the development be more in keeping with this neighbourhood, no denser than the existing RM-4 zoning that commences right across Larch Street.

We ask that you refuse the scale of this rezoning application.

Yours truly,

Peter Saunderson,

"s. 22(1) Personal and Confidential" [REDACTED]