

## Dragnea, Irina

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**From:** John Pierce s.22(1) Personal and  
**Sent:** Wednesday, December 11, 2019 2:27 PM  
**To:** Public Hearing  
**Subject:** Rezoning 1805 Larch St Vancouver  
**Attachments:** WKRA.Letter to Mayor & Council.1805Larch.12.11.19.Final.02-1-1.docx

Attached please find the letter from West Kitsilano Residents Association re the Rezoning application for 1805 Larch St. being heard at Public Hearing on December 12 Thank you Jan Pierce



# **WEST KITS RESIDENTS ASSOCIATION**

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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

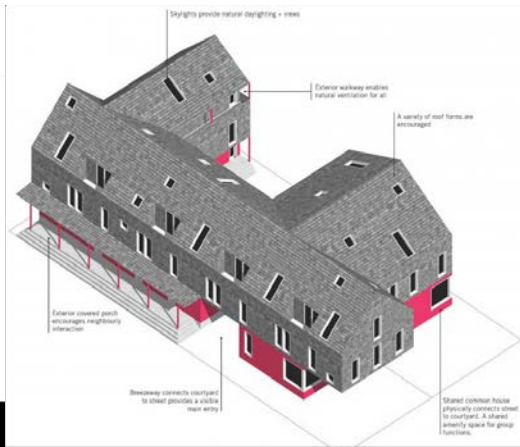
Per Board of Directors West Kitsilano Residents Association

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)

## Dragnea, Irina

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**From:** s.22(1) Personal and Confidential  
**Sent:** Friday, December 13, 2019 1:46 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street

Dear Vancouver City Council,

We oppose the amendments to zoning being considered for the proposed development at 1805 Larch Street. s.22(1) Personal and Confidential

If you stand on the corner of Larch Street and Second Avenue and look to the east, you see apartment buildings stretching for blocks. If you look to the west you see houses. Right now Larch Street is the edge between these areas.

As newcomers to Vancouver, we have taken many walks all over Kitsilano. The whole area is beautiful, but there is something so special about the interesting architecture of the older houses and the inviting gardens that surround many of them. We imagine the proposed five-story building like a bulldozer, perched on the edge and waiting to eat up the surrounding neighborhoods and the charm that goes with them. Little by little, apartment buildings could take over the entire area.

We also object for the following reason. The site for the proposed building is due west of our current residence. Because of the height of the proposed new building, there will be an obstruction of light and views from our location and for neighbors. The light and views are part of what makes our current residence desirable.

Please consider requiring the developers to submit a more modest proposal. Something of smaller stature will keep the character of the neighborhood, while still allowing growth and adding needed affordable housing.

Thank you for your consideration,  
Teresa and John Donkin

## Dragnea, Irina

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**From:** Nancy Callan s.22(1) Personal and Confidential  
**Sent:** Thursday, December 12, 2019 8:08 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Proposed Development Comment

Comment from Nancy Callan s.22(1) Personal and Confidential regarding 1805 Larch Proposed development.

I live in Kitsilano and own a condo at [REDACTED] s. I have lived in Kitsilano for over 26 years and have observed the changes to the neighbourhood.

I am **not** opposed to densification. My concerns relate to the appearance of the building and the parking situation.

Kitsilano is a beautiful neighbourhood that contributes to the draw Vancouver has for tourists, a significant source of revenue for the city. Any new development should fit into the general aesthetic of the neighbourhood. I don't believe this proposed development has attempted to fit in to the aesthetic of the neighbourhood in any way.

Take a look at this picture of an apartment building near Larch and Broadway that does add to the aesthetic of the neighbourhood:



I did a google search for apartments similar to the proposed 1805 Larch development and was not surprised to find two buildings in the former Soviet Union that match its aesthetic:



Please note the resemblance to the proposed development:



This CCCP style does not fit the Kitsilano aesthetic.

With respect to parking, the building proposal includes 63 rental units 56 underground parking spaces. Most municipalities stipulate minimum parking requirements of at least one stall per apartment unit. I accept that for apartments near frequent transit, the parking demand ranges between 0.89 – 1.06 vehicles per apartment and that that range may be lower for rental buildings. However, any decisions about off-site parking need to be considered along with an assessment of the street parking situation in the area that currently exists. This building proposes .88 parking stalls per unit, with no mention of visitor parking.

I can attest that the current parking situation in the area is very tight. Visitors to our home have difficulty finding anywhere to park within a three block radius. If we return home after 5pm and need street parking, it is almost impossible to find.

I commute to work by bike which enables my partner and I to have only one car. So, my comments about parking do not come from a car enthusiast. Still, most couples have at least one car.

I would like to finish by stating that I would not oppose the development if it had one parking stall per unit and several visitor parking stalls and if it contributed to the aesthetic of the neighbourhood.

Thank you for reading and considering.

Nancy Callan

## Dragnea, Irina

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**From:** Norm Friesen s.22(1) Personal and Confidential  
**Sent:** Thursday, December 12, 2019 8:05 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Proposed Development Comment

I am s.22(1) I oppose the development for a number of reasons, but I wish to focus on issues of the scale and aesthetics of the proposed building.

It does not fit into the neighborhood either in terms of its scale or aesthetics. The current site is surrounded by craftsman houses--with some in the larger neighbourhood having protected heritage status. These homes can only undertake renovations that are in keeping with their historic status. A new building in the area should at least reflect this to a degree.

The exterior of the proposed building has a marked vertical emphasis. Such an aesthetic could not be out of place in the neighbourhood--not just in terms of the craftsman houses near by, but also in terms of newer walk up apartments in the blocks east of the proposed structure. These too display a clear horizontal bias.

I am not opposed to greater density in our neighborhood, but to buildings that clearly disrupt its fabric and its historical character.

Norm Friesen