

## Wong, Tamarra

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**From:** Marnie Thwaites s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 2:58 PM  
**To:** Confidential  
**Subject:** Public Hearing  
Opposed to 1805 Larch Street Rezoning

I oppose.

Sent from my iPhone

## Wong, Tamarra

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**From:** Sharon Bailin s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 2:57 PM  
**To:** Public Hearing  
**Cc:** Kenndy.stewart@vancouver.ca; Bligh, Rebecca; Boyle, Christine;  
adriane.carr@vancouver.ca; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick,  
Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Subject:** I am against 1805 Larch Street Rezoning

Dear Councillors,

I am writing to express my strong opposition to this rezoning application. The proposed development is totally inappropriate for this neighbourhood (where I am a resident). A 5 storey box-like building will dwarf the neighbouring houses and is not in keeping with the existing heritage architecture of the neighbourhood.

Also, although I am very much in favour of creating more affordable housing in Vancouver, this project does not achieve this goal. Very few of the units will be offered at below market value and the balance of the units will be considerably above the average, -- excessive rentals for such tiny and cramped units. The project seems to be largely a means for the developer to make a profit by taking advantage of the MIRHPP rather than a serious effort to supply high quality affordable rental housing. Moreover, this spot rezoning sets an unfortunate precedent in terms of the future of our neighbourhoods.

Sincerely,  
Sharon Bailin

## Wong, Tamarra

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**From:** Roberta Olenick s. 22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2019 2:56 PM  
**To:** Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Kirby-Yung, Sarah; Correspondence Group, City Clerk's Office; Public Hearing  
**Subject:** opposed to spot rezoning at Larch and 2nd

Dear Mayor and Council,

I am opposed to the proposed spot rezoning at 1805 Larch and 2<sup>nd</sup> Ave in RT8 character duplex zoning to a large apartment block.

This proposals sets a dangerous precedent under the rental pilot program MIRHPP.

The proposed rezoning is in conflict with established local area planning for Kitsilano and associated zoning bylaws. It is grossly out of scale with local context, under RT8 zoning – 35 ft height (2.5-3 storeys) and 0.75 FSR – by calling for **development that is roughly twice as tall and more than three times the density currently permitted** – in effect, 6 storeys to 67 ft and 2.53 FSR.

In fact, the proposed development is even taller and higher density than permitted under established apartment zoning in the area (RM4), which limits permissible structures to 35 ft (3.5 storeys) and 1.45 FSR.

To my knowledge, there has been no meaningful effort to work with the local community to create a community-supported option for the site. The current proposal also does not reflect requirements under the Rental Incentives Program to ensure that the form of development be neighbourly in design and context.

I am strongly opposed to city-wide rezoning that is indifferent to local context and neighbourhood character.

Sincerely,  
Roberta Olenick  
Vancouver, BC

## Wong, Tamarra

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**From:** Mary Downe s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 2:28 PM  
**To:** Public Hearing  
**Subject:** I am against the 1805 Larch St Development

I am deeply opposed to the ill-conceived development proposal for 1805 Larch Street in Kitsilano.

The spot zoning of 1805 Larch Street should not be permitted. It is the exact antithesis of the city wide plan that you are currently developing. This rezoning would set a dangerous rezoning precedent. Yes, we need more affordable housing for young families~ but there has to be a way to do so without destroying our heritage neighbourhoods and the very history of our beautiful city.

The proposed building shows a lack of sensitivity to its surrounding neighbourhood~ all for a measly 13 low rental units in an otherwise luxury priced rental building. Seriously????

Happy to hear that the Squamish First Nations are going to build 6,000 rental units near the Burrard Bridge.  
Hopefully that will help somewhat to resolve our housing crisis.

A very concerned Vancouver resident,  
Mary Downe

s. 22(1)

## Wong, Tamarra

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**From:** Kim Sheldon s. 22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2019 2:03 PM  
**To:** Public Hearing  
**Subject:** Opposed to 1805 Larch Street rezoning  
**Attachments:** Kitsilano - 1805 Larch St Rezoning Applicaiton.pdf


Dear Councillors;

Please find attached a copy of our opposition letter to 1805 Larch Street rezoning.

We plea that our voices as tax payers, voters and local land owners are heard, and that councillors are open-minded to the history, process and factors that brought forward the suggestion of spot zoning into the historic neighbourhood of Kitsilano. Please give grave consideration to the involvement and cost-benefits for all invested stakeholders with regards to rezoning the RT-8 zones in Kits to CD-1.

Respectfully,  
Kin Sheldon

s. 22(1) Personal and Confidential



4-April-2019

Dear Councillor;

**RE: 1805 Larch Street Re-zoning Application and densification of Kitsilano RT zones.**

We strongly oppose the application to rezone 1805 Larch Street, Kitsilano, from an RT-8 to CD-1 zone. Intense densification of this site with a 20-m height, 63 unit development will be a stark juxtapose to the aesthetic beauty and structural development of the existing Kitsilano neighbourhood and its sorted-after character.

We also express strong concerns over the MIRHPP's impact to the structure of the Kitsilano RT distinct, and we urge the City to review this spot zoning program under the context of the City-wide comprehensive plan of development and rezoning. Housing solutions require a planning process that includes accounting for the current inventory and residents before adding density to a district. However, the new MIRHPP mandate allows developers to apply to rezone for high density rental products into family housing zones and shortcut the comprehensive process.

Local zoning regulations are meant to be used to focus on the beauty of the community within the jurisdiction area, to create a certain aesthetic look, not detract from those values. Relaxing zoning restrictions and bypassing developmental planning creates a process of arbitrary site selection based on site availability. Instead, lacking zoning protection within their district, invested homeowners and residents of Kitsilano will be adversely affected by 'what's for sale next door' planning. Site development, based on the developers application needs, and not those of the community will irrevocably affect property values, local lifestyles and district desirability.

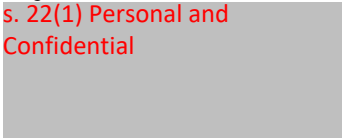
As owners of **s. 22(1) Personal and Confidential** we will be personally affected by spot zoning. We are highly distressed that our home will lose its light, sun, peaceful beauty and privacy. We purchased in 2002 because of the aspect, and location. However, as the Jameson 'Larch' shadow study shows, if approved, at 20-m this project will obstruct and infringe on our property. We assume Counsellors have visited each of the sites reviewed within the MIRHPP application process. Was it noted that Trinity Church sits at the top of a ridge line? The proposed 'Larch' project will not nest into the natural down slope of the land, such as The Wellington does, but will perch on the ridge, towering some 11-m over the houses and low rises within the area. Just like the example of the other few out-of-character high rises of this district, it will be visible on West 4<sup>th</sup>.

We respectfully ask that you do not take away our enjoyment of our homes, or allow development to diminish our privacy, destroy our viewscapes, increase heights, narrow setbacks, over shadow, add to congestion and traffic aggression, and pack in high rent densities in our establishment street. We appeal to you to reconsider the appropriateness of the 1805 Larch application within context of the area, and involve all stakeholders in your re-zoning plans, as part of the City-wide plan for development.

Sincerely,

*Kim Sheldon and Patricia zum Hingst*

**s. 22(1) Personal and  
Confidential**





We note that the proposal does not fully research impacts: no enquiry from neighbours or impacted properties directly, no rendering of impacts of people, traffic and over shadowing on the ground from a real perspective. Add 63 units at an average of 2.2 people and their friends to existing densities and through traffic for this location. Add their cars, the Folk fest, fireworks, 5:30 pm traffic, bikes, pets, strollers, add some signs of life to this rendering. Add 80 cars, 300 people, 100 bikes and a few dozen dogs. And then, as Jameson does, make the claim it will be less impact than a 10 am Sunday church service.



**Wong, Tamarra**

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**From:** james evitts s. 22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2019 1:52 PM  
**To:** Public Hearing  
**Subject:** I am against 1805 Larch Street Rezoning

am against 1805 Larch Street Rezoning



## Wong, Tamarra

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**From:** Marion Lea Jamieson s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 1:51 PM  
**To:** Public Hearing; Boyle, Christine; Swanson, Jean; Dominato, Lisa; Hardwick, Colleen; Kirby-Yung, Sarah; Carr, Adriane; Bligh, Rebecca; Wiebe, Michael; Fry, Pete; De Genova, Melissa; Stewart, Kennedy  
**Subject:** Rezoning of 1805 Larch St. in Kitsilano's RT8 zone

Dear Mayor and Council:

### **Re: Agenda Item #3: REZONING 1805 Larch Street, Dec. 17, 2019**

I am strongly opposed to rezoning of 1805 Larch St. in Kitsilano's RT8 zone to permit construction of an outsized structure under the Moderate Income Rental Housing Pilot Program for the following reasons:

#### **1) Loss of community meeting places:**

The site currently serves as a community amenity space and under the MIRPP, the developer will not be paying CACs to provide for replacement. The existing building has provided for day care, community meeting space, Scout Groups, lunches for the homeless, voting locations and much more for many years. I am very concerned as to how this neighbourhood amenity will be replaced in this and other locations, such as the application for a church property at 12th & Stephens. Church properties have already been approved for conversion to residential, including Dunbar Ryerson United Church at 2205 West 45th Avenue and others city wide. It appears that many churches are converting their lands to residential with loss of the affordable, accessible community gathering places that they formerly provided. Under this and previous Council's single-minded pursuit of growth, more & more people are being packed into a city with less & less community amenities. There should be a strict no-net-loss of the sort of affordable, accessible community gathering spaces that churches and other institutional buildings have provided and can provide in the future.

I also have a question about the tax implications for these church-to-residential conversions. My understanding is that churches are exempted from property taxes, so I assume that, where church-to-residential conversions are allowed, all back taxes are collected to counterbalance the windfall profits they would realize at the expense of the communities they were meant to serve. I would appreciate a response on the policy in this regard.

#### **2) Out of Context**

This rezoning is in conflict with the established Kitsilano local area planning and the resulting zoning bylaws. It is grossly out of scale with local the context, proposing a change from RT8, 35 ft. height (2.5-3 storey), 0.75 FSR, to a large apartment block that is 67 ft. height (actually 7 storeys although it is called only 5 storeys), and 2.53 FSR. It is egregiously out of scale with the apartment zoning in the area that is only 35 ft. height and 3.5 storeys.

#### **3) Undermines RT8 Zoning**

If approved, this [proposal would set a precedent under the MIRPP that undermines the RT8 zoning that is a workable model for ensuring retention of neighbourhood character. It would also set a precedent for other areas of the city in both RS and RT zones.

#### **4) No More Spot Rezoning!**

Finally, there has been no meaningful effort to consult with the local community as to the potential loss of this important community amenity or to explore alternatives. Vancouverites had assumed that, by electing a new Council, we would not be further subjected to ad hoc-spot-rezoning, but there would be a new, considered approach that would protect the interests of communities as a whole, not the demands of individual developers to maximize the value of their properties.

In conclusion, with regard to this particular institutional-to-residential rezoning, I urge you not to approve this application. Further, I urge Council to put a moratorium on the rezoning of churches and other institutional lots until regulations are in place to ensure that approval is conditional on the funding & construction of comparable community meeting places that are as affordable and accessible to the local neighbourhoods as those lost through the rezoning.

Finally, with regard to spot rezoning of lots to allow construction under MIRPP I urge you to instead take a holistic approach to planning for Vancouver that includes meaningful consultation with affected neighbourhoods in the context of collaborative neighbourhood planning.

Yours truly,

Marion Lea Jamieson

s. 22(1) Personal and

Confidential

## Wong, Tamarra

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**From:** Ric Pow s. 22(1) Personal and  
C f i d t i l  
**Sent:** Monday, December 16, 2019 1:46 PM  
**To:** Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete;  
Hardwick, Colleen; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine;  
Kirby-Yung, Sarah; Correspondence Group, City Clerk's Office; Public Hearing  
**Cc:** WPG Residents Association  
**Subject:** Proposed Rezoning of 1805 Larch Street

Representatives.

Once again the City of Vancouver is trampling the rights of the neighbourhoods and the very residents paying the City taxes.

I vehemently oppose the rezoning proposal for 2nd and Larch. The proposed zoning is so blatantly in the face of the existing RT8 that exists in the neighbourhood. It is incomprehensible that City Hall would even consider such a proposal.

Please reconsider.

Ric Pow

s. 22(1) Personal and  
C f i d t i l

## Wong, Tamarra

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**From:** Marci Bulietta s. 22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2019 12:31 PM  
**To:** Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Public Hearing  
**Subject:** Opposition to 1805 Larch Rezoning Plan

To Whom it May Concern,

I strongly oppose the rezoning of 1805 Larch to include anything taller than 4 stories. The charm of the neighbourhood will be destroyed by any structure that is taller.

Sincerely,

Marci

s. 22(1) Personal and Confidential



## Wong, Tamarra

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**From:** Andrew Brown s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 12:14 PM  
**To:** Public Hearing  
**Subject:** Comments in Opposition to 1805 Larch Rezoning

Dear Mayor and Councillors,

One of the motivations of the MIRHPP program is to help people who are housing cost burdened, that is paying more than 30% of their pretax income on housing.

Instead of providing incentives for developers to build new buildings, which will take some months or years to complete, why not offer property tax reductions to existing landlords who offer suitable units to qualified tenants at the MIRHPP rates?

This will create an immediate supply and it will also fairly distribute the cost over the city's entire tax base, rather than imposing costs on individual neighborhoods that are forced to accept disproportionately large buildings, such as 1805 Larch.

Housing is a city-wide problem, not an immediate neighborhood problem and the financial and social costs should be spread out over the whole city.

Thank you,

Andrew Brown

s.  
22

## Wong, Tamarra

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**From:** WPGRA Society s. 22(1) Personal and Confidential  
**Sent:** Monday, December 16, 2019 10:43 AM  
**To:** Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Public Hearing  
**Subject:** Fwd: 1805 Larch St. Rezoning  
**Attachments:** WPGRA -Larch St Rezoning-Dec 15-2019.pdf

December 15, 2019

City of Vancouver

Dear Mayor Stewart and Council,

### Re: 1805 Larch St. Rezoning

Agenda Dec. 17, 2019: <https://council.vancouver.ca/20191212/phea20191212ag.htm>

Report: <https://council.vancouver.ca/20191212/documents/phea3policyreport.pdf>

We are writing to express our **opposition** to the proposed rezoning of 1805 Larch Street, in alignment with positions taken by the local Kitsilano community and by the broader West Kitsilano Residents Association.

The proposed rezoning is in conflict with established local area planning for Kitsilano and associated zoning bylaws. It is grossly out of scale with local context, under RT8 zoning – 35 ft height (2.5-3 storeys) and 0.75 FSR – by calling for development that is roughly twice as tall and more than three times the density currently permitted – in effect, 6 storeys to 67 ft and 2.53 FSR.

In fact, the proposed development is even taller and higher density than permitted under established apartment zoning in the area (RM4), which limits permissible structures to 35 ft (3.5 storeys) and 1.45 FSR.

To our knowledge, there has been no meaningful effort to work with the local community to create a community-supported option for the site. The current proposal also doesn't reflect requirements under the Rental Incentives Program to ensure that the form of development be neighbourly in design and context.

In general, we are strongly opposed to city-wide rezoning that is indifferent to local context and neighbourhood character.

The overwhelming majority of Vancouver City Council was elected – little more than a year ago – on platforms that promoted a City-wide Plan, developed through meaningful and accountable public consultation on the local level – rather than indiscriminate city-wide planning driven by development industry expectations.

Given the very considerable extent of new rental capacity already in the pipeline, we encourage City Council to avoid further undermining of public confidence before the City Plan process is so much as underway. Indeed, in the absence of appropriate local planning, we are concerned that the Rental Incentives Program – as currently unfolding – is as likely to reduce the supply of affordable housing as it is to expand it.

Consequently, we encourage Council to set aside the subject rezoning application – and others like it across the city -- until such time as Vancouverites are provided opportunity to have meaningful influence on the future shape of our city, and the neighbourhoods that comprise it.

Yours truly,

West Point Grey Residents Association Board of Directors



**West Point Grey Residents Association**  
Info@wpgra.ca  
www.wpgra.ca

December 15, 2019

City of Vancouver

Dear Mayor Stewart and Council,

**Re: 1805 Larch St. Rezoning**

Agenda Dec. 17, 2019: <https://council.vancouver.ca/20191212/phea20191212ag.htm>  
Report: <https://council.vancouver.ca/20191212/documents/phea3policyreport.pdf>

We are writing to express our **opposition** to the proposed rezoning of 1805 Larch Street, in alignment with positions taken by the local Kitsilano community and by the broader West Kitsilano Residents Association.

The proposed rezoning is in conflict with established local area planning for Kitsilano and associated zoning bylaws. It is grossly out of scale with local context, under RT8 zoning – 35 ft height (2.5-3 storeys) and 0.75 FSR – by calling for development that is roughly twice as tall and more than three times the density currently permitted – in effect, 67 ft and 2.53 FSR.

In fact, the proposed development is even taller and higher density than permitted under established apartment zoning in the area (RM4), which limits permissible structures to 35 ft (3.5 storeys) and 1.45 FSR.

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In general, we are strongly opposed to city-wide rezoning that is indifferent to local context and neighbourhood character.

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Given the very considerable extent of new rental capacity already in the pipeline, we encourage City Council to avoid further undermining of public confidence before the City Plan process is so much as underway. Indeed, in the absence of appropriate local planning, we are concerned that the Rental Incentives Program – as currently unfolding – is as likely to reduce the supply of affordable housing as it is to expand it.

Consequently, we encourage Council to set aside the subject rezoning application – and others like it across the city -- until such time as Vancouverites are provided opportunity to have meaningful influence on the future shape of our city, and the neighbourhoods that comprise it.

Yours truly,

West Point Grey Residents Association Board of Directors

## Wong, Tamarra

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**From:** Clem Joyce s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 10:19 AM  
**To:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael; Public Hearing  
**Subject:** I am against 1805 Larch Street Rezoning.

Surely you all must realize, this action will start the destruction of this area. I know many friends that live in Kitsilano and they are very fearful of this.  
Please do not approve this.

Clem Joyce

## Wong, Tamarra

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**From:** Sylva Teghararian s. 22(1) Personal and  
**Sent:** Monday, December 16, 2019 7:57 AM  
**To:** Public Hearing  
**Subject:** Opposed to 1805 Larch Street Rezoning

I am opposed to the rezoning of 1805 Larch Street and my reasons are similar to those in the letter submitted to Council by the West Kitsilano Residents Association.

Sent from my iPhone

## Wong, Tamarra

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**From:** s. 22(1) Personal  
**Sent:** Monday, December 16, 2019 7:02 AM  
**To:** Public Hearing  
**Subject:** Re: 1805 Larch Street Rezoning

December 14, 2019

Dear Mayor and Councilors

Re: 1805 Larch Street Rezoning

I am a member of the West Kitsilano Residents Association and I am opposed to the rezoning of 1805 Larch St and the proposed building under consideration.

1. The design is insensitive in the extreme to the scale of the neighbourhood buildings and out of scale to nearby RT8 houses. I understand that the Urban Design Panel also had problems with the bland street level design that adds nothing to the streetscape and yet destroys the current character.
2. The design of access to the rental units does not include reasonable accommodation for families – in particular street level access. Overall, it shows poor potential for family or even one parent family housing.
3. Connected to the bland design is MIRHPP programme itself, which has a peculiar funding scheme. This building will – I am sorry for not being more of a writer – look like an affordable housing project stigmatizing the residents in a visually drab building. Why is the MIRHPP programme not allowed to include strata units to help fund a better quality of housing and ascetics?

I am all in favour of developing affordable housing, but this building shows little imagination, little forward thinking and does not even help replace or augment Community Amenities.

Yours, John Hughes

## Wong, Tamarra

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**From:** Jane McDougall s. 22(1) Personal and  
**Sent:** Sunday, December 15, 2019 8:40 PM  
**To:** Public Hearing  
**Cc:** Kenndy.stewart@vancouver.ca; Bligh, Rebecca; Boyle, Christine;  
adriane.carr@vancouver.ca; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick,  
Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Subject:** I am against the 1805 Larch Street Development

I am a homeowner in Kitsilano

And I would like this government to cancel the current development on 1805 Larch Street . And follow the wise advise of the neighbourhood and people of Kitsilano to help improve this property use.

I am against the larger apartment buildings coming into an area that already has lots of affordable rentals. I live on s. 22(1) and on my block there are 17 homes with 38 residences. These suites and homes are affordable and lots of young families live on this street , there are single people and university students as renters.

Don't ruin it. What about Dunbar? Kerrisdale? There are lots of areas in Vancouver that have single family dwellings in large properties . Kitsilano isn't that way every house has at least one suite.

Wake up city hall!

Jane

**Wong, Tamarra**

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**From:** Lise Ewald s. 22(1) Personal  
and Confidential  
**Sent:** Sunday, December 15, 2019 6:17 PM  
**To:** Public Hearing  
**Subject:** rezoning

*I am opposed to the rezoning at 1805 Larch street. Vancouver*

*Yours Truly,*

*Lise Ewald*

s. 22(1) Personal  
and Confidential

## Wong, Tamarra

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**From:** Peter [s. 22(1) Personal and Confidential]  
**Sent:** Sunday, December 15, 2019 5:51 PM  
**To:** Public Hearing  
**Cc:** Kenndy.stewart@vancouver.ca; Bligh, Rebecca; Boyle, Christine; adriane.carr@vancouver.ca; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael  
**Subject:** Opposition to 1805 Larch Street Rezoning existing proposal.

Mayor and Council - City of Vancouver,

I wish to express my absolute opposition to the current rezoning and building plan for 1805 Larch Street for the following reasons:

- The proposed building is too high and massive for the location: it will loom over the neighbourhood and negatively impact the community feel.
- It has no community amenities that replace any of those that were provided by existing building: day school; meeting place; emergency assembly and shelter; choral rehearsal space. Yet at the same time the existing plan would very much increase the demand for such amenities.
- The building design and cladding choice is very poor, it has no appeal and its street front will crowd on the sidewalk – all round it is out of step with anything else in the neighbourhood.
- The **affordable** rental units seems to be a poor joke – very high rents for tiny basement units – keep low income people in their lowly place!! Low income housing is fine, but let's try to lift them up, not put them down in basements out of site.

I look forward to a re-evaluation and a new proposal: a Lower and less massive building, a less in-your-face-design and with community amenities.

Sincerely,

[s. 22(1) Personal and Confidential]

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## Wong, Tamarra

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**From:** Bob Bell s. 22(1) Personal and Confidential  
**Sent:** Sunday, December 15, 2019 5:38 PM  
**To:** Public Hearing  
**Subject:** Rezoning application 1805 Larch Street OBJECTION

Dear Mayor and Council,

Thank you for the opportunity to submit this letter. We attended the meeting on December 12th but are out of town on the 17th and unable to attend in person. We have lived s. 22(1) Personal and Confidential

We are writing to register our objection to the rezoning of 1805 Larch Street under MIRHPP as set out in the developer's application. Our reasons include parking issues, unsuitability of the design in that setting and precedent for approving an unsuitable design.

We reviewed the mini traffic study and found that it did not address the chronic parking issues in the neighbourhood. Most evenings it is difficult to find a parking spot and this situation is acute during the summer. This is inconvenient for local residents and invited guests. It is insufficient to use traditional building design ratios in this area for parking space allocation. Every unit should have a parking spot plus an allotment for guests to ensure no additional pressure is put on parking in the surrounding area. This will ensure that an already chronic problem is not aggravated.

The design is inappropriate for the area. The building is too tall, raising privacy issues for neighbours, and exceeds the current building bylaws for the apartment buildings east of Larch. The building design is a monolithic block compared to surrounding homes and the buildings east of Larch. We understand the MIRHPP buildings are intended to satisfy community harmony and are meant to be a transition from adjacent areas. The community almost universally objected to this design from its introduction. It is a major exception to zoning rules east of Larch hence violates any attempt to be a transition. Simply put, the building is too big in height and footprint for the space it occupies.

We are concerned about the precedent being set with this application. It is an unsuitable design that detracts from community harmony and imposes quality of life costs, in terms of privacy and parking pressure. Precedent will be set for developers to assemble other parcels in our area to construct more buildings that are unsuitable for the neighbourhood. That is the nature of precedents. Increased housing availability within the City is a laudable goal and our immediate community has successfully achieved a very high density for a suburban area. Every home on our block without exception is a multi-unit dwelling and adjacent blocks have achieved similar density.

We urge you to reject this application until the developer provides a smaller building height and footprint and provides adequate parking.

Kind regards,  
Robert and Kathryn Bell

s. 22(1) Personal  
d C f i d t i l



## Wong, Tamarra

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**From:** Beverley Watt s. 22(1) Personal and Confidential  
**Sent:** Sunday, December 15, 2019 5:29 PM  
**To:** Public Hearing  
**Subject:** Larch & 2nd development

Dear Mayor and Councillors,

I strongly oppose the proposed development at Larch & 2nd. This proposal undermines the character retention of the RT8 zoning. Once again the developers are out in full force and the communities have to fight to maintain their neighbourhood character. Let's see a change where the municipal government works with the community instead of letting the developers run this city.

Regards,  
Beverley Watt

## Wong, Tamarra

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**From:** Sam Hauck s. 22(1) Personal and  
**Sent:** Sunday, December 15, 2019 4:03 PM  
**To:** Sam Hauck  
**Subject:** I am against 1805 Larch Street Rezoning

Hello,

I am writing to tell you I am vehemently opposed to the proposed development at 1805 Larch Street.

Two of my top concerns are:

- The destruction of neighbourhoods.
- The increased strain on traffic, city services and infrastructure.

Vancouver is known around the world as a beautiful city, but that has been changing in recent years due primarily to the massive increase in population which is driving the need for housing. Few ever question why. "There are a million more people coming and we need to build more housing," seems to be the mantra of developers. Why do we just blindly accept this urgent 'need'. If left unchecked, Vancouver will soon be a much less desirable place to live. Do we want high-rises and other high density buildings covering the city from one end to the other? This increased densification needs to stop or at least slow down drastically.

We need to focus on what the infrastructure can accommodate. All too often, schools, hospitals, water, sewer and other concerns are ignored. Build, build, build is the current mantra and it needs to stop. Traffic is already a daily nightmare in the city. Public transit is bursting at the seams. Hospitals are straining under the increased demand for services.

Neighbourhoods are being destroyed in an attempt to corral more people into less room. How long before Kitsilano starts to resemble the West End or Metrotown?

This insatiable thirst for increased population does very little for helping Vancouver achieve it's green status. When will this insanity stop? How long before someone suggests logging Stanley Park to extend the west end? (And yes, I am exaggerating to make my point.)

Please do not grant the rezoning of 1805 Larch Street.

Sincerely,  
Sam Hauck

## Wong, Tamarra

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**From:** jj fahrn s. 22(1) Personal and Confidential  
**Sent:** Sunday, December 15, 2019 3:32 PM  
**To:** Public Hearing; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael  
**Subject:** Spam: Re- 1805 Larch St. Rezoning  
**Importance:** High

December 15, 2019

To: City of Vancouver

Dear Mayor Stewart and Council,

Re: 1805 Larch St. Rezoning

Agenda Dec. 17, 2019: <https://council.vancouver.ca/20191212/phea20191212ag.htm>

Report: <https://council.vancouver.ca/20191212/documents/phea3policyreport.pdf>

I am **opposed** to the proposed rezoning of 1805 Larch Street. My first reason is that the West Kitsilano Residents Association have voiced strong opposition to this project. As they know their neighbourhood and its needs better than anyone, their's should be the leading voice in whether this goes through or not.

Secondly, this is in conflict with the **established Kitsilano local area planning** and the resulting zoning bylaws, and also grossly out of scale with local context, going from RT8, 35 ft. height (2.5-3 storey), 0.75 FSR, to a large apartment block that is 67 ft. height (actually 7 storeys although it is called only 5 storeys), and 2.53 FSR. May I also point out that because of the way you (The City) calculate storeys, you are misleading the public.

This proposal is much higher and bigger than the apartment zoning in the area that is only 35 ft. height and 3.5 storeys.

There has been no meaningful effort to work with the local community to create a community-supported option for the site. The current proposal also does not reflect the requirements for the rental incentives program to be neighbourly in design and context.

I encourage the city to implement rental incentive programs in locations and scale that is **community supported** through neighbourhood-based processes through the City-wide Plan.

Sincerely, Jennifer Fahrni

JENNIFER FAHRNI

s. 22(1) Personal and Confidential



## Wong, Tamarra

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**From:** Peter Saunderson s. 22(1) Personal  
**Sent:** Sunday, December 15, 2019 2:56 PM  
**To:** Public Hearing  
**Cc:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael  
**Subject:** 1805 Larch St.  
**Attachments:** Proposal sizing.jpg; Preferred sizing.jpg; Preferred Site Plan.JPG

Mr Mayor and Council:

Some Kitsilano community residents who oppose the current Rezoning Application have been asked what would we see as an acceptable type development for this site in our neighbourhood.

We support a reduced size of building, similar in sizing to the adjacent RM-4 zoning across Larch Street, which allows 4 storeys.

We see the ground/basement level as amenity space/daycare/preschool, to replace some of what has been lost with the closure of the church building. We see the 3 storeys above as providing a mix of market and non-market rentals.

We have attached elevation graphics viewed in elevations from W 3<sup>rd</sup> Avenue with the houses shown for scale, one with the developer's proposed larger structure, and one with our preferred 4 storey solution.

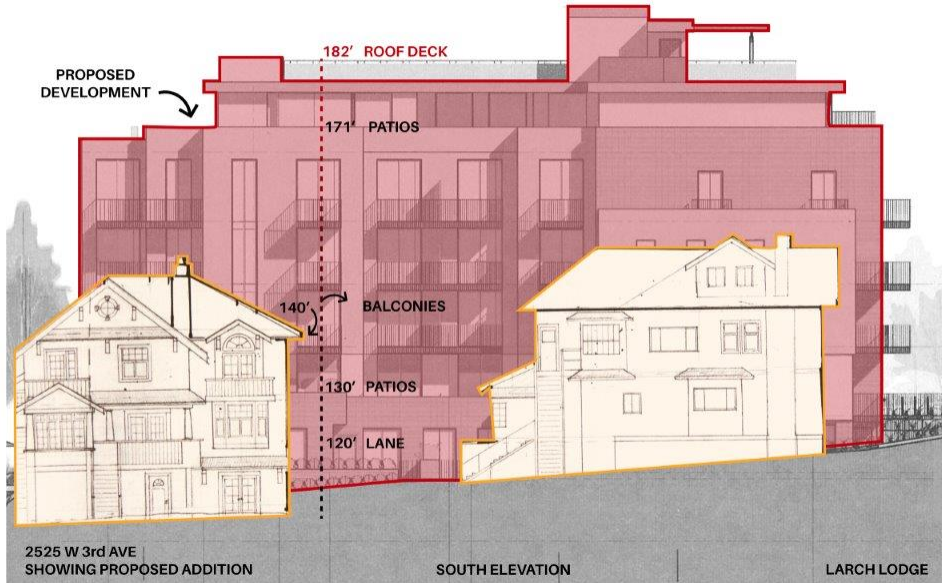
We also would like the building to be less of a monolithic box, by providing some setback from the 2 mature fir trees on 2nd Avenue, and a stepped façade along the lane, creating a more appropriate building shape to fit the neighbourhood context. See preferred Site Plan attached.

The units along the lane could then have decks and French windows oriented up and down the lane (E-W), instead of facing directly south over the houses below, with all the attendant privacy issues.

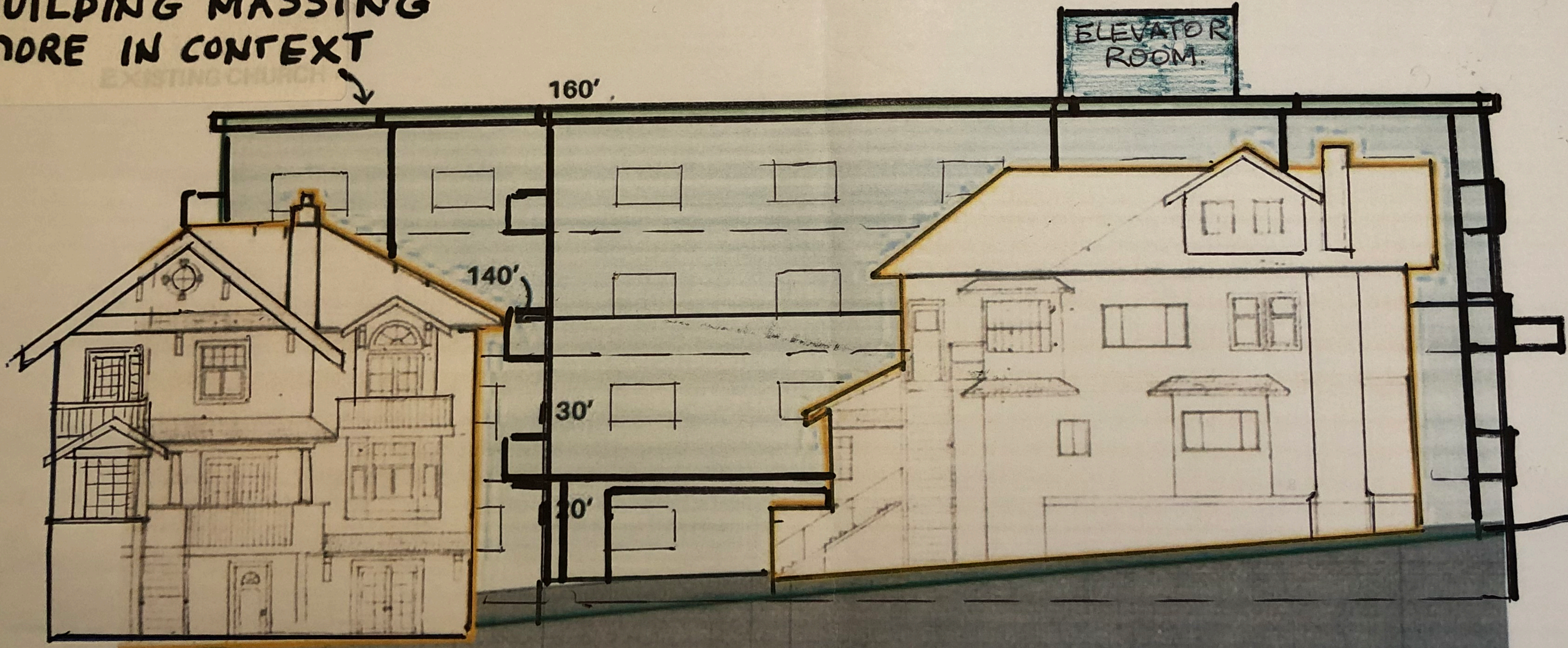
If there are to be underground parking stalls, we would want the traffic to be directed UP the lane to Larch Street only, and not permitted to travel down the narrow lane. This is a safety issue.

Thank you for your consideration of our vision.

Regards,  
Peter Saunderson.



BUILDING MASSING  
MORE IN CONTEXT



LARCH  
STREET

W3rd AVE  
EXISTING PROPOSED ADDITION

SOUTH ELEVATION

LARCH

# SITE PLAN

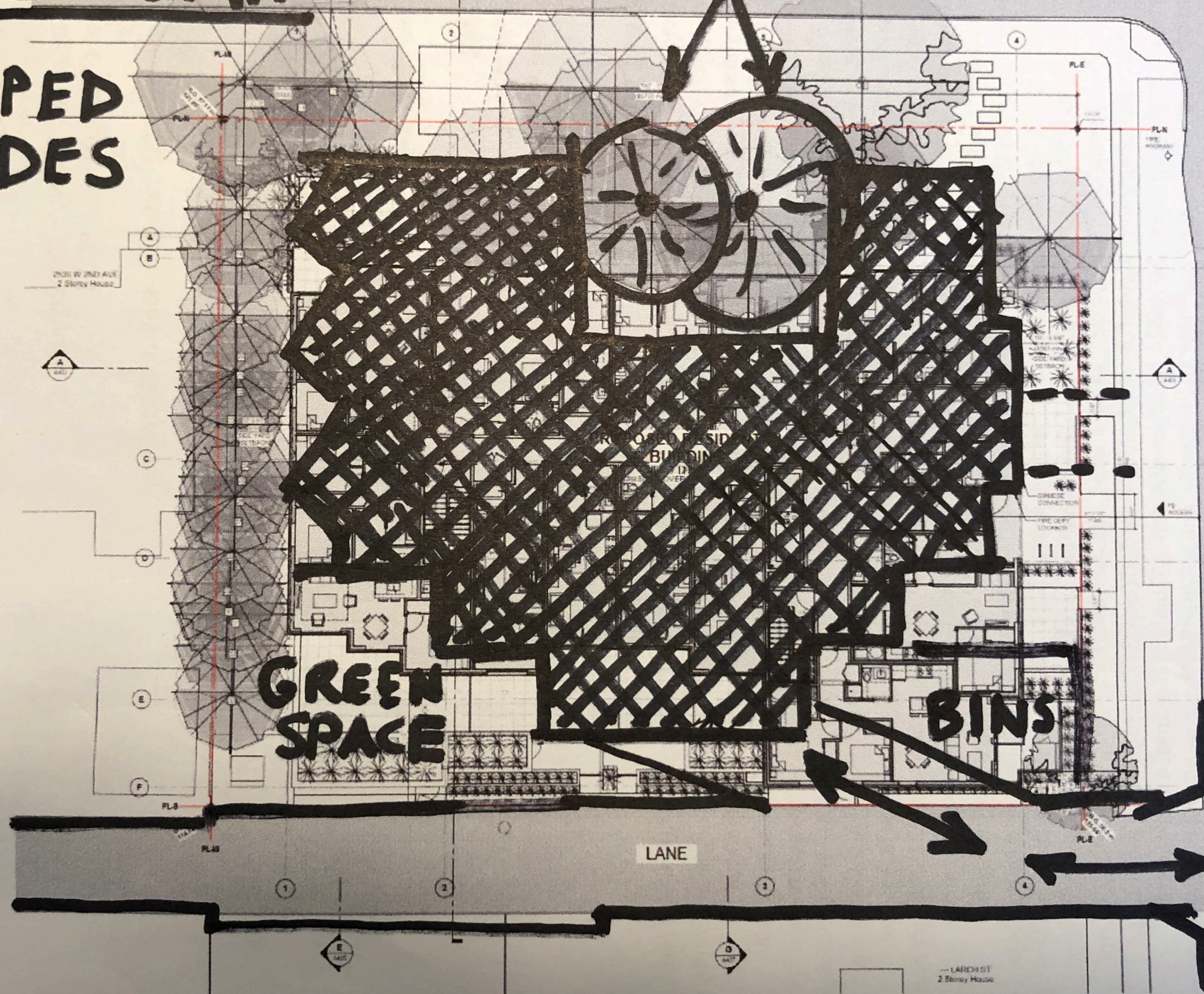
## STEPPED FACADES

## FIRS

## 2nd Ave

WEST 2ND AVENUE

METRIC



## GREEN SPACE

## BINS

LANE

## CARS

LARCH STREET

N

JAMESON DEVELOPMENT

1770 Main St  
Vancouver, BC  
Canada V6J 1K1

1-604-578-1100

REVISION

NO.	DATE	DESCRIPTION
1	2018.08.13	ISSUED TO CLIENT
2	2018.08.27	REVISED TO CLIENT
3	2018.11.26	REVISED TO CLIENT
4	2019.12.11	CLIENT MARKING
5	2019.12.30	ISSUED TO CLIENT
6	2019.01.14	ISSUED FOR REVIEW

PROJECT  
Larch Street  
Vancouver, BC, Canada

DRAWING  
SITE PLAN

SCALE  
1/8" = 1'-0"  
PROJECT NO

A010



Suzan Wood

s. 22(1) Personal and Confidential

To Mayor and Councilors,  
Vancouver City Hall

**Re: Rezoning 1805 Larch Street - I am against this rezoning!**

My name is Suzan Wood, I am a businesswoman who has owned a heritage house on s. 22(1) Personal and Confidential. I love my neighbourhood so obviously I am opposed to the development as proposed. The plans for the building show an extremely large and extremely ugly structure, reminiscent of post-war soviet apartment block design. Every house in the neighbourhood that is being built or rebuilt has to conform to design guidelines for this area. Why does this building not have to? Even your own planning department apparently does not like this building.

Everyone in the neighbourhood is shocked by this proposal. This is how you break a neighbourhood. The first extreme high density building sets a precedent, whether you pretend this is a one-off or not.

I am not opposed to the redevelopment of this site or of a higher density, but please make the building fit with the Architecture and the Design standards in our area. The proposed building is simply awful.

Yours truly

s. 22(1) Personal and Confidential

Suzan Wood

s. 22(1) Personal and Confidential

**Wong, Tamarra**

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**From:** s. 22(1) Personal  
**Sent:** Sunday, December 15, 2019 2:13 PM  
**To:** Public Hearing  
**Subject:** Opposed to 1805 Larch Street Rezoning

Hi,

I would like to raise my opposition to the rezoning of 1805 Larch Street and my reasons are similar to those in the letter submitted to Council by the West Kitsilano Residents Association.

Best Regards,  
Sarkis Teghararian

s. 22(1) Personal  
|

## Wong, Tamarra

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**From:** Esther Alexander s. 22(1) Personal and  
**Sent:** Sunday, December 15, 2019 1:10 PM  
**To:** Public Hearing  
**Subject:** application for rezoning - 1805 Larch  
**Attachments:** Scan0013.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

December 15, 2019

Mr. Mayor, Councilors,

I am opposed to this application.

On December 12, at the Public Hearing regarding the above-noted application, one of the Councilors asked if I could please forward the information I proffered in 'table format'. It is attached for your information.

Thank you for your kind attention.

Esther Alexander

	<u>Max FSR</u>	<u>Max HT</u>	<u>Levels</u>	<u>Lot Size</u>	<u>Units</u>
<u>RT-8</u> <u>at large</u>	.75	35.1'	2.5 average	various	2-4+
<u>RM-4</u> <u>2490 W 2</u>	1.45	35.1'	4	150 x 118	30
<u>CD-1</u> <u>1805 Larch</u>	2.53	67.1	7	150 x 118	63
disallowed <u>Strata Towers</u> 2445 W 3 2370 W 2	1.9516	100'+	11 13	349 x 118	66 95

## Wong, Tamarra

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**From:** Susan Vanin s. 22(1) Personal and  
**Sent:** Sunday, December 15, 2019 1:01 PM  
**To:** Bligh, Rebecca; CLRboyle@vancouver.ca; Carr, Adriane; De Genova, Melissa;  
CLRdominato@vancouver.ca; Fry, Pete; CLRharwick@vancouver.ca; Kirby-Yung, Sarah;  
Swanson, Jean; CLRweibe@vacouver.ca; Stewart, Kennedy; Public Hearing  
**Subject:** 1805 Larch street rezoning

I am against 1805 Larch street rezoning

Spot zoning ? Slippery slope to end the Heritage character of Kitsilano,we are not going forward looks like the 70's all over again

Do we still have a Planning department?

Do we still have a board of variance?

Do we have a well informed Mayor and council members, all acting like cowboys without listening to residents ?

.OUT OF SCALE

.TOO HIGH

>DENSITY TOO MUCH

Be reasonable and care

## Wong, Tamarra

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**From:** laurrelle shalagan s. 22(1) Personal and  
**Sent:** Sunday, December 15, 2019 12:11 PM  
**To:** Public Hearing  
**Subject:** Dec. 17/2019 Public Hearing re: 1805 Larch Street: Why the Anglican Church sold the 1805 Larch Street property

For the record, I remain OPPOSED to the proposed property development in its current form for 1805 Larch Street.

At the December 12/2019 public hearing regarding this property and the proposed development, several City Councilors asked presenters why the Church sold the property. Perhaps this Vancouver Sun article (June 3/2019) offers part of the answer. The article by Douglas Todd is at: <https://vancouver.sun.com/news/local-news/metro-vancouver-anglicans-to-direct-millions-to-indigenous-efforts>

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"The **dwindling Anglican church in Metro Vancouver** plans to direct 10 per cent of revenue from sales of church property to Indigenous groups and projects.

Vancouver-area Anglicans voted at their weekend synod to give one-tenth of the money made from sales of Anglican church properties in high-priced Metro Vancouver retroactively to January 1, 2018 and in the future. The money involved will amount to millions of dollars.

"I have a great deal of faith in the wisdom of synod and the whole process that this is going to set loose," [Melissa Skelton](#), bishop of the Anglican diocese of New Westminster, said in a note to fellow Anglicans. Her diocese encompasses Metro Vancouver and out to Powell River and Hope. Diocesan spokesman Randy Murray said the Anglican resolution "calling for **restitution to Indigenous people sourced from funds of some past and all future properties** was passed by a strong majority after a robust but cordial discussion on the synod floor."

The diocese of New Westminster consists of 66 parishes and three worshipping communities. There are no immediate plans to sell more church buildings, Murray said.

The motion, which was made in the name of "our diocesan commitments to Indigenous justice," recommends distributing five per cent of the proceeds of all recent and future local church property sales to "the ancestral caretakers" of the land, 2.5 per cent to Indigenous-lead ministries in the diocese and 2.5 per cent to the Anglican Church of Canada's Indigenous Ministries.

Carson, the priest at St. John's Anglican in the Fraser Valley, said Wednesday he introduced the motion to acknowledge that early settlers to Canada were "conquerors," and to [deepen discussion about Indigenous issues](#). He recognized the motion "raises a lot of questions" that need to be answered in consultation.

**Jerry Adams, who coordinates the Indigenous justice ministry of Anglican diocese, said he found the motion "well-intended," but requiring more thought.**

**"I wasn't consulted on it. It's a bit like the mainstream telling me how things should be. The intention of reconciliation is inclusion, and for whatever reason they didn't include me," said Adams, whose Nisga'a name is Nii K'an Kwsdins.**

Told about Adams' reaction, Carson said he can understand it. "But, at the same time, from my perspective, I didn't want anybody to think the motion was being pushed forward by the Indigenous community. It did not start there."

**Among other things, however, Adams said Wednesday, the motion lacks clarity over what to do if there should be overlapping First Nations claims on the southwestern B.C. land on which sit the sold-off church properties."**

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Laurelle Shalagan

s. 22(1) Personal  
and Confidential

## Wong, Tamarra

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**From:** Connor Hovanessian s. 22(1) Personal and  
**Sent:** Sunday, December 15, 2019 11:21 AM  
**To:** Public Hearing  
**Subject:** Opposed to 1805 Larch Street Development

Hello,

I am opposed to the 1805 Larch street development for the same reasons per West Kitsilano Residents Association letter submitted to council.

Regards,  
David Baker



## Wong, Tamarra

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**From:** Ivan WR s. 22(1) Personal and Confidential  
**Sent:** Sunday, December 15, 2019 9:00 AM  
**To:** Public Hearing  
**Subject:** Opposed to 1805 Larch Street Development

I am opposed to the 1805 Larch street development for the same reasons per West Kitsilano Residents Association letter submitted to council.

It doesn't fit in the neighbourhood, you need something more like a house with less units.

--

***Ivan Wanis Ruiz***

## Wong, Tamarra

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**From:** Nancy Walker s. 22(1) Personal and Confidential  
**Sent:** Saturday, December 14, 2019 9:10 PM  
**To:** Public Hearing  
**Cc:** Kenndy.stewart@vancouver.ca; Bligh, Rebecca; Boyle, Christine; adrienne.carr@vancouver.ca; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Subject:** I am against the 1805 Larch Street Development

We have come up with an alternative plan which will include community amenities and still offer moderate income rental housing but in a building which offers more "neighbourliness". A building which will relate to our community which is so often considered a gem in our city.

Please re-think this project with our alternative plan that will be a win-win. All needs can be met.

Thank you,

Nancy Walker  
Point Grey concerned resident

## Wong, Tamarra

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**From:** Andrew Brown s. 22(1) Personal and  
**Sent:** Saturday, December 14, 2019 5:44 PM  
**To:** Public Hearing  
**Subject:** Comments in Opposition to 1805 Larch Rezoning

Dear Mayor and Councillors,

Below is what appears to be an excerpt from the Rezoning Enquiry for the above-captioned property, obtained from FOI File #2018-527. During the first portion of the public hearing on Thursday, the reduction in building height from 6 storeys to 5 storeys was cited repeatedly by the planners as a concession to the concerns of neighbours heard at the first open house. However, you will notice, below, that despite the reduction in the number of storeys, the height in metres as currently proposed remains essentially the same as in the April 2018 Rezoning Enquiry.

Of course, it is the overall building height that is a concern to neighbours, not particularly the number of storeys.

This relates to the puzzling question as to why four storey buildings in the RM-4 zone can be built with a height limited to 35 feet, but this 5 storey building requires 67 feet. One would think a 5 storey building could be built in 45 feet, if it is consistent with the RM-4 form.

I suppose the answer is that irrespective of the number of storeys, the developer wishes to maximize the height of the building so that the top floors will enjoy unobstructed views and that there was no concession in terms of the height of the building.

**Proposal:**

The following high-priority rezoning enquiry is a proposal to rezone the subject site for the **Moderate Income Rental Housing Pilot Program (MIRHPP)** to allow for:

- development of a 6-storey residential building;
- a total of 77 secured market rental units (as per MIRHPP, 16 of the 77 units tenants - households earning between \$30K-\$80K per year);
- 39% family units (5 three-bedroom and 25 two-bedroom units);
- a total floor space ratio (FSR) of 3.0;
- a total floor area of 4,976.8 sq. m (53,570 sq. ft.);
- a height of 20 m (66 ft.); and
- 46 vehicle parking spaces and 131 bicycle spaces over 2 levels of underground parking.

**Site & Context:**

- Three-parcel assembly at the corner of West 2<sup>nd</sup> Avenue and Larch Street, containing an existing ecclesiastical building from the 1970s.
- Site size and dimensions: approx. 17,656 sq. ft. (190,048 sq m), with 150 ft. frontage and a site depth of 115 ft.
- The site is currently zoned RT-8.
- Surrounding context is composed of multiple-family dwellings zoned RT-8 and other residential uses.

City of Vancouver - FOI File # 2018-527

Sincerely,

Andrew Brown

s.  
22

## Wong, Tamarra

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**From:** Esther Alexander s. 22(1) Personal and Confidential  
**Sent:** Saturday, December 14, 2019 5:04 PM  
**To:** Public Hearing  
**Subject:** application for rezoning 1805 Larch

December 14, 2019

Mr Mayor, Councilors,

I oppose this application.

During the Public Hearing of December 12<sup>th</sup> one of the Councilors who wasn't familiar with our neighbourhood was curious as to why we were opposed to this application and subsequently asked whether we had also opposed the construction of the RM-4 zoned building directly across the street from the church, on the east side of Larch, when it was to be built. As a very long term resident of this neighbourhood I am pleased to have the opportunity to provide you with an answer to that question.

RM-4 zoning is the result of a successful collaborative effort between COV and our neighbourhood to solve a zoning problem. After the construction of the tower at 2445 W 3<sup>rd</sup> (Larch and Balsam), the neighbourhood objected vociferously to the height of the building. With enough will on each side of the argument, a process of real consultation evolved between the parties. RM-4 was thus born and has stood us in good stead until this very day.

The answer to the Councilor's question is therefore a resounding NO! Not only did we not object to the building across the street from the church, we welcomed it and are actually partially responsible for its' existence; and, the success of this zoning is even expressed by the developer in the application by the reference to ..."cherished RM-4 zoning."

Thank you for your kind attention.

Esther Alexander

## Wong, Tamarra

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**From:** ken lutes s. 22(1) Personal and  
**Sent:** Saturday, December 14, 2019 4:09 PM  
**To:** Public Hearing  
**Subject:** My OPPOSITION to proposed 1805 Larch development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

1805 Larch spot re-zoning

My opposition follows...

I am a 31 year tenant neighbour of the de-commisioned corner church property at 1805 Larch recently purchased by the Pappajohn Group and, on which, they propose to squeeze in several dozen new neighbours on 3 city lots. They propose a disruptive monstrosity of a building on a quiet corner whose zoning currently, and correctly, excludes such high density structures.

This spot re-zoning is a gross insult to the neighbours and to the neighbourhood and to any pretense of a community planning process. To down-purpose this valuable property from heavily utilized community asset to developer windfall and a façade of support for rental housing...this is just wrong. Wrong building, wrong place, goofy opaque process. The other two current re-zoning applications generated no community opposition, this one is vigorously opposed and loathed by virtually everyone who has come forward. Let's make community acceptance a consideration! Surely we can add liveable rental affordability without inflicting toxic density on quiet residential neighbourhoods unable to accommodate wrong-headed developments like this.

My understanding is that the mayor and at least one councillor have received campaign funding support from this project's proponent but will not recuse themselves. Any comment or defense? Surely they dare not show such favouritism?

Ken Lutes

s.  
22  
(1)  
Pe

## Wong, Tamarra

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**From:** s. 22(1) Personal  
**Sent:** Saturday, December 14, 2019 4:06 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch street development

We are opposed to 1805 Larch Street Development for the same reasons per West Kitsilano Residents Association letter submitted to council.