

Choi, Rowena

From: David Hovan "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 6:04 PM
To: Public Hearing
Subject: Opposed follow up to 1805 Larch Street rezoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and Councillors,

As requested by Councillor Hardwick, below please find the link to the file requested. The file is too large to attach to this email and needs to be downloaded through this link provided by the City Clerk's Department.

<https://vancouver.ca/files/cov/2018-527-release1.pdf>

Thank you for your consideration.

David Hovan

Choi, Rowena

From: Dimitri Parthenon "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 4:53 PM
To: Public Hearing
Subject: 1805 larch street re zoning

hi my name Dimitri Morfidis and i am opposed to the development on 1805 larch street

the house directly "s. 22(1) Personal and Confidential" is owned by my father in law he has lived there since 1980

the proposed building is too big for the size of the lot it is only three house lots

it will be an invasion of our privacy in our home and backyard

we are not saying not to build anything there but we would like to have the drawings revisited and maybe we can all sit down and come up with some ideas with the developers and the community

I was there on the day of the meeting and there were two other rezoning applications put forward in front of the city council and of those two rezoning sites not one person from the community came to speak for it or for against it. when our application came up there was over 100 people speaking against the rezoning of 1805 larch street that speaks volumes

like i said we are not against building something on the site but lets all sit down as a community and help map this out and once its built we can all be a community together knowing that the developer cares about the neighborhood and not only the money he will make in his pocket because let's be clear about one thing developers are not in it for the community they are in it for the profits

thank you for your time

have a great day

Dimitri Morfidis

--

"s. 22(1) Personal and Confidential"

LETTER OF OPPOSITION

December 17, 2019

to: His Worship Mayor Kennedy Stewart
Councilor Rebecca Bligh
Councilor Christine Boyle
Councilor Adriane Carr
Councilor Melissa De Genova
Councilor Lisa Dominato
Councilor Pete Fry
Councilor Colleen Hardwick
Councilor Sarah Kirby-Yung
Councilor Jean Swanson
Councilor Michael Weibe

"s. 22(1) Personal and Confidential"

re: Rezoning Application – 1805 Larch Street

Dear Mayor and Council,

Thank you for taking the time to read my letter in opposition of the above-listed rezoning application. I had been registered to speak at the meeting on December 12th but may be unable to attend tonight's continuation of that hearing.

I have been designing and developing projects in Vancouver for over 30 years and carried out a rezoning demonstration project on a former church property on a similar site at 39th and Dunbar that was eventually approved by a previous council. That project consisted of 16 townhouses at a density of 1.2 FSR and was ultimately well-received in the community. It was regarded as a thoughtful example of a form of housing that dealt with the sensitive transition between a 2.5 FSR Commercial zone and an established 0.6 FSR Single Family neighbourhood. Therefore, I am well aware of the design and economic challenges of projects like this.

I am writing to express my opposition to this rezoning application as presented in its current form. In principle, I support some densification of this site beyond what is permitted in RT-8 and I support the effort to add more rental stock to Vancouver. However, I believe this proposal is over-ambitious and inappropriate in size and scale. I would be prepared to support a project that struck a balance between the RM4 zoning to the east (maximum FSR 1.45) and the RT8 neighbourhood immediately adjacent to the west (0.75 FSR). I would suggest a 3-storey townhouse development form of approximately 1.25 to 1.5 FSR would be well received by the community. Although 100% rental would not be feasible, a development that provided street-facing townhouses with lock-off rental suites might strike a successful balance.

I urge mayor and council to send this proposal back to the drawing board, especially in light of the zoning changes currently being contemplated that will encourage rental on and off arterials. It would seem prudent to let that process conclude before permitting a one-off project that is two to three times the density of its immediate neighbours and in my opinion is disrespectful in both scale and character.

Thank you for your consideration.

"s. 22(1) Personal and Confidential"

Howard Airey, "s. 22(1)

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Katerina Dmaks "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 3:37 PM
To: Public Hearing
Subject: 1805 Larch Rezoning - Against

Importance: High

My name is Katerina Doumakis and I live adjacent to the proposed development. I am **against** this **specific** proposed development for this neighborhood. I have lived at this home for 36 years and truly grew up in this neighborhood – went to elementary school and high school. I am opposed to this proposed development for the following reasons:

Church/Centre

I think it's confusing when people speak about the church. The church/religion side was sold but the property was not only used for religious purposes. The church sold the religious portion of it to continue at a different location. Meaning the programs that were there were not a direct relation of the religion of the church. The montessori program rented space from the church, Scouts Canada rented space from the church, AA rented space from the church. The church supported these programs. It's not the religion that is missed it's the community vibe that space provided to us all.

Neighborhood

This neighborhood has always been a quiet place to live. Many people have been speaking about neighborliness. I think this is so important and is rare in Vancouver. If you are a true resident of Kitsilano you would know what this means. I think the city and the developer could have walked the neighborhood and heard the concerns first and then actually felt the neighborliness in this specific community. I strongly believe that this neighborhood has truly shown it's dedication to protect their neighborhood and what they have worked extremely hard in keeping safe and quiet. There are no parking restrictions, no noise complaints. Once the property was vacated, the day after the developer came, excavated the remains from the garden, boarded the windows and erected a gate around the premises. This was very aggressive and showed literally no neighborliness. I believe this space could have been continued to be used/rented to others until a resolution of the proposal was processed. The church had garden boxes on the side of the building that could have been maintained. It seemed as though it was a done deal and it was going ahead. To this date the property looks un-kept and untidy. The Sussex Royals posted this on Instagram yesterday which is very true: "Without a sense of caring, there can be no sense of community" – Anthony J. D'Angelo

Rent

This limited pilot program - MIRHPP - lists a moderate income of \$30,000-\$80,000. It's not the cost of rent that is causing the issue but the expensive living of Vancouver. At my age, 36, I'm not looking to rent my whole life but what I am hoping for is to purchase a home. I believe that the renters at their present apartments/homes would not leave where they are to locate at the proposed development. People are scared and uncertain of what is going to happen in the future - whether they are renting or want to be homeowners. I believe that those are renting now and likely speaking at these public hearing would not leave their current rented suites to locate to this new location. The prices will be too high.

Location re Zoning

If these units are intended for families. You should really look at the area and consider there are not enough care centers/playgrounds in this zone for children. Those small parks on Point Grey Road do not offer playgrounds for children and are not utilized as most might think they are. The closest parks are Tatlow and Kitsilano Beach. Growing up we played with the neighborhood kids in our backyards and around the church area - we rode our bikes, played hide and seek and all of us attended different schools. This is something you don't see often anymore in this specific area. When the montessori was renting the space it brought life to the neighborhood and brought my childhood memories back of kids playing and interacting. I had no idea how many kids were in the neighborhood! There was the playground and kids walking to school. On Halloween they would have an open house for families to come which families did come. They say it takes a decade to change a neighborhood and to see it actually happening was really great. When the montessori was evicted it was sad and empty. This past Halloween there was not even one child that came by our house. When in the past few years there were at least 15-20. Which was amazing considering there were none years ago. So when you really see the change it's pretty exciting because you can see the change. I really feel like it was a set back but that is why I'm so passionate to see something really modern/friendly and really a payback to the community happen with this space. Playgrounds bring people together. Work brings people together – you spend more time at work than at home. So I think bringing these opportunities to the neighborhood will enhance the area and not divide it.

Transportation

I use public transit, walk to and from downtown but I also drive. Most people in that area of Kitsilano have a car and drive. Some people are older and they are not able to walk or ride a bike. While the transit system is okay around that area I don't find the appeal to live there the transit system. In order for me to go to the airport - I need to take the bus to downtown and then the Canada Line. Or, when the Broadway skytrain is built - I would have to walk to Broadway which when you don't have a lot of time is not very practical either. If I could I would drive to work downtown but downtown parking is unaffordable. I really don't find this location the most practical for public transportation at all and I can see that families need to drive their kids to schools and activities. You likely need a car.

What I suggest is that we look at the real crisis and what is **needed** in the Kitsilano/Vancouver for these applications to be successful: 1. childcare centres and 2. employment opportunities. Childcare space is a need and what will bring employment as well. Also, there are a number of business closing (as of recent two local Starbucks closed their doors) and the development on 4th avenue that has wiped out half of that block. Again, displacing employers and employees from the neighborhood. So where is there childcare and where is there a space for employers/employees? I want to see the neighborhood continue to thrive and grow. I think you can achieve this with creating a smaller building with either a Montessori or even a small business (a bakery/a little shop) opportunity that is affordable (and on the low scale). The challenge is to think outside the box. These types of buildings are nothing modern or exciting but an eye sore. Sure someone will take the hit but if you really are true to these types of neighborhoods and quality of life you will take the challenge and create something different. I was so happy to see just yesterday the construction commencement of two childcare centres on the rooftops of parking lots. I think this is amazing and such forward thinking although I don't think this should be taxed for the neighborhoods. People in this community have been paying their taxes for over 20 years (average). Or, why not make it all affordable renting building - with very low rents? Why not challenge this pilot program to the developers to create interesting spaces that don't disrupt neighborhoods but incorporate neighborhood morals and appearances and create opportunities for employers to build business and bring the spaces that are actually needed. Spaces that are new and exciting. It's a great opportunity for the City of Vancouver, developers (in general) to learn from this neighborhood. You can't find a neighborhood where people are so knowledgeable and passionate and have been living on average over 20 years at the same location and actually living in the homes. Instead what can you learn from this group? They have the time, stories and ideas to continue their legacy. Otherwise, it will be lost and you will not be able to get that

back or re-create it. I am not opposed to the MIHRRP's future but I do think there needs to be more substance and much more care in how these proposals are approached and delivered. The challenge is to see who is brave enough to achieve this.

Kind regards,
Katerina Doumakis

Choi, Rowena

From: Rick Reilander "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 2:56 PM
To: Public Hearing
Subject: I oppose the spot rezoning of 1805 Larch St

Thank you

Rick Reilander
"s. 22(1) Personal
and Confidential"

Choi, Rowena

From: N Jacobs or M A Code "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 2:07 PM
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: Proposed rezoning of 1805 Larch Street

Dear Mayor Stewart and Councilors,

Please register me as strongly opposed to the rezoning of 1805 Larch Street. At 67 feet, this building would be nearly double the allowable height under current zoning, making it completely out of scale and character with the neighbourhood.

Please understand that I support the inclusion of multifamily and secured rental housing in every Vancouver neighbourhood. Nor do I object to buildings of this scale per se; it is this specific out-of-context proposal, and the deeply flawed spot-rezoning process to which I object. Existing area plans permit a variety of multifamily housing types that would be quite acceptable to the community in terms of character and scale. That said, this project would also eliminate a highly valued community amenity without meaningful compensation or mitigation, adding injury to the insult of inadequate public involvement.

This is a prime example of the kinds of spot rezoning that every member of this Council pledged to oppose when they ran for public office. Consideration of significant changes in land use and building scale should be taken in the context of neighbourhood-specific collaborative planning processes as part of the pending City-wide planning program, and needs to include a participatory review process to identify both existing and missing amenities to be addressed broadly through future area plans and specific redevelopment proposals.

Approval of this inappropriate proposal will only further the growing citywide dismay of residents, such as myself, for what appears to be subservience by too many members of this Council to Vision-appointed planning staff and development industry lobbying. You have an opportunity here to do the right thing, and at the same time demonstrate that you value the commitments you made for a more transparent and comprehensive approach to public engagement and land-use planning.

Sincerely,

Ned Jacobs

Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 1:50 PM
To: Public Hearing
Subject: 1805 Larch Street.

Why is the city building high rises and making homes that are not moderately priced? Why is the developer getting a deal on this property? Do you think this correct?

When you have homeless people who can't even afford to live in Vancouver. Don't forget the people who live pay cheque to pay cheque to afford life, but the City can discount land for prices outrageous condos? I see where the City head is.

Why can't we have a small moderate income condos perhaps with a daycare/ Montessori? And actually have people who live in Kits working in Kits make feel like a community and neighbour hood. More and more of Vancouver's neighbours are becoming deserted.

Thank you,

Choi, Rowena

From: Marjorie Ross "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 12:17 PM
To: Stewart, Kennedy; Fry, Pete; Carr, Adriane; Bligh, Rebecca; Swanson, Jean; De Genova, Melissa; Dominato, Lisa; Boyle, Christine; Wiebe, Michael; Wiebe, Michael; Kirby-Yung, Sarah; Public Hearing
Subject: 1805 Larch
Attachments: elec vs gas.pdf

I am against the REZONING of 1805 Larch.

I'm the owner of "s. 22(1) Personal and Confidential"
I've owned it for 31.5 years. It is a **designated heritage** home built about 1910 as have many of the dwellings on the "s. 22(1) Personal and Confidential"
An inspector told me that the building at the rear of the property was a horse barn, not a garage. This building has "s. 22(1) Personal and Confidential" suites which range from studio to 3 bedrooms with rents from \$1,400 to \$2,800. I have 4 UBC students, 3 working people, and 3 seniors as tenants I maintain this building and grounds as though I would live in it if I was a renter needing this kind of housing. During the 1980s and early 1990s I purchased several similar buildings. I have about 36 years of experience with rental properties and tenants.

Neither the shortage of rental housing is as severe as portrayed in the media nor are the rents as high.

On page 1 of APPENDIX C from the ADVISORY PANEL REVIEW

“Neighborhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas and homes.”

How can you approve of the proposed **new building that will be just** "s. 22(1) Personal and Confidential" **of my house?** The nearest portion of the west wall of the church is "s. 22(1) Personal and Confidential" from my house. There are 2 kitchens, 2 bed/sitting rooms, 2 bedrooms, a bathroom, a laundry, and stairway with windows on the east side of my home. There are several sky lights. The new building will be about "s. 22(1) Personal and Confidential" higher than my house.

On pages A301 and A304 of Metric's REZONING APPLICATION (January 24, 2019) Building Elevations

My home is depicted as being at least s. 22(1) Personal and Confidential high and the lower ground elevation is not fully represented. In relationship to the proposed building, my house is at least s. 22(1) Personal and Confidential stories lower than portrayed.

These mistaken drawings appear to have been made to give the reader the impression that the proposed building is not much higher than those near by.

Many decks, patios, and common spaces are close to or on the west side of the proposed building. Privacy for my tenants in their suites, on their decks, and yard will be lost. Daylight will be lost. There will be increased noise. The rezoning that would allow 6 plus stories (based on the REZONING APPLICATION, Parking and Floor Plans, pages A99, A101 through A106, maybe even 7 floors), and a 16 foot span between buildings must not be approved.

There is a 17 foot drop off from the high point at the northeast corner at Larch St. and West 2nd Avenue to the southwest corner which is s. 22(1) Personal and Confidential, Apparently, no attention has been given to the need for a secure retaining wall, the routing of the exhaust from the garage and suites, and the feasibility of the placement of the electrical pad for the transformer at the low point of the property next to mine.

It appears to me that the rationale for the redevelopment of 1805 Larch that you have been presented with is about 25% accurate. It skillfully presents the character of the neighbourhood as being what exists to the EAST of 1805 Larch, where the majority of the residences consist of structures that at most have a partial fourth story. Aerial and street photos emphasis the neighbourhood to the east.

Cursory acknowledgements are made about the properties to the SOUTH, NORTH, and WEST of 1805 Larch which is 75% of our neighbourhood. Nearly all the housing in these three directions consists of structures that have an early 20th century appearance both in mass and finish. The mass and finish as well as the extent of the densification of the proposed development does not fit this neighbourhood as I understand the intent of MIRHPP.

The sketches on page 7 of the APPLICATION imply a partial 3 story structure. The primary difference between the full 3rd and 4th floors is nearly all on the lane side of the building which I'd estimate to be an 8% reduction. On the 6th floor is a common area and on top of it is housing for the elevator

The shadow study shows a significant amount of shadowing on my property. Further it shows that the ground on the north side of the new building will receive little sun light. This will inhibit the health of the trees and plants and intensify the winter icing of the sidewalk that has a notable slope.

On page 3 of APPENDIX C from the ADVISORY PANEL REVIEW

The City appears to anticipate further rezoning. The panel's consensus is, "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."

I disagree with the City's review of the units in the building that states "most of the units are livable".

On page 8 of Metric's APPLICATION STATEMENT FOR REZONING & DESIGN RATIONALE

An acknowledgement is made that considerations include relaxation of dwelling unit size from a minimum of 398 sq. ft to 320 sq. ft., and bedrooms without external windows will be allowed.

It appears that the suites are smaller than many suites in newer buildings with similar rents in Kits. For example, many bedrooms look to have less than 2 feet between the foot of the bed and the wall, insufficient space for a chest of drawers, and inadequate closet space. The size of these suites is unrealistic for the number of tenants anticipated. Utility costs are likely to be high as the heating and hot water will be electric. A flyer, I received from Fortis BC last week claims gas heating is one-third the cost of electricity (I've attached the Fortis flyer). I understand parking spots will come with an additional charge

While the floor space for the below market units is close to 20%, the value of these designated units is significantly less due to their location within the building. If granted, the additional height of this building will provide units

with views that will bring in high rents. Waving fees of \$1,300,000 seems like an overly generous incentive.

Since Peter Sheridan, the principal architect, offered to give my contact information to the developer as he thought I had valid concerns, I have not heard from the developer.

Prior to purchasing W2 I was assured by a staff member at City Hall that any purchaser of the three lots that the church stood on would have to retrain the RT-8 zoning.

There are larger parcels of land on which a significant number of moderate and below market suites can be built surround by a considerable amount of green space such as at 41st and Oak, near Main and 33rd, the Squamish lands near the Burrard Bridge, Jericho Hill Lands, 57th and Cambie, and Block F at UBC.

A redevelopment of 1805 Larch with rental accommodation which harmonizes with the existing structures to the west side of Larch would be welcomed.



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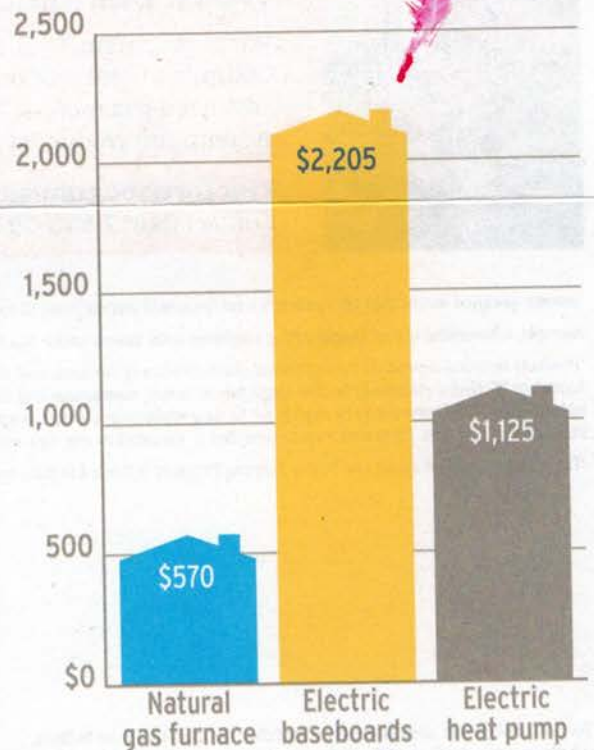


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Wear a sweater: make this your first step, before turning up your thermostat

Program your thermostat: 17 °C when you're out and asleep, 20 °C when you're home and awake

Draftproof and insulate: learn how to prevent cold air from getting into your home at fortisbc.com/savingenergy



Average annual space heating cost comparison for Lower Mainland and Squamish.

Choi, Rowena

From: Duong Van Hoa, Franck "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 9:23 AM
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 1805 Larch Street Rezoning

Dear City of Vancouver counsel

I am opposed to the 1805 Larch Street Rezoning project for 2 reasons:

1. it remove a space of history and spirituality, as well as point of care for young and elder.
2. the proposed building is HUGE compared neighbouring housing on the block

Thank you

Franck Duong

Choi, Rowena

From: Maureen Charron "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 9:01 AM
To: Kirby-Yung, Sarah; Wiebe, Michael; Public Hearing; Bligh, Rebecca; Fry, Pete; De Genova, Melissa; Dominato, Lisa; Stewart, Kennedy; Swanson, Jean; Hardwick, Colleen; Boyle, Christine; Carr, Adriane
Subject: Opposed to proposed building at 1805 Larch St
Attachments: WKRA.Letter to Mayor & Council.1805Larch.12.11.19.Final.02-2.docx

I am opposed to arbitrary and random rezoning in RS and RT neighbourhoods before the City wide Plan is even started.

This is a heritage streetscape that needs to be preserved.

We do need affordable rentals, but in a managed and planned fashion. Destroying neighbouring properties' sunlight and privacy is not a good thing. A hodge-podge across the city of mixed heights is not what City planning is about.

It will provide some affordable rentals but these are in the lower levels with some bedrooms with no windows. Even the City's Urban Design Panel had problems with this design. Only after increased building heights have saturated the arterial streets should we be considering moving into RS and RT Zoning.

☐ Thanks, Maureen Charron



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

Choi, Rowena

From: Judy Osburn "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 8:38 AM
To: Public Hearing
Cc: Fry, Pete; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Hardwick, Colleen; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael
Subject: Fw: Issues Against 1805 Larch Street Development
Importance: High

To the Mayor and Councilors;

Just now as I walked around the church site, I pondered a question asked of me at the Public Hearing last Thursday evening.

"Would we the neighbours of this new building welcome the occupants into our community?"

My response is to ask "will the occupants be interested in integrating into our community?" My experience with buildings that have elevators to parking in basements, spend little time walking around the neighbourhood and therefore will unlikely engage with their neighbours.

IF this building had amenities on the lower floor which could be used by others than just the occupants, as stated in the Planner's Report, then that would naturally be a draw and an invitation to the community to come together.

IF this building had NO parking underground and the occupants were to have to walk out of their building to either use public transit or walk to their parked cars, that would naturally put them out of their building and into the neighbourhood.

My second thought, which I believe has been suggested would, I agree, create a problem with regard to parking in the neighbourhood. However, on the plus side, the building could be rented to those who don't have cars and use public transit or cycle and where there is no parking allowed on the south sides of 3rd and 2nd Avenues - this should be opened up to parking.

This would also result in a huge reduction in cost and most importantly in the greenhouse emissions caused by the construction of multiple subterranean parking spots.

Lastly, this would allow for more space on the main floor of the building for a community amenities.

Along with some changes to the density, height and roof lines - these very feasible changes to this building design would, in fact, go a long way to build both communities.

My one last comment is to confirm that I am totally against the economic segregation of the occupants of this proposed development. This is not a healthy and sustainable way to create a community.

Respectfully,
Judy Osburn

To: publichearing@vancouver.ca <publichearing@vancouver.ca>; CLRFry@vancouver.ca <CLRFry@vancouver.ca>
Cc: CLRbligh@vancouver.ca <CLRbligh@vancouver.ca>; CLRboyle@vancouver.ca <CLRboyle@vancouver.ca>;
CLRCarr@vancouver.ca <CLRCarr@vancouver.ca>; CLRdegenova@vancouver.ca <CLRdegenova@vancouver.ca>;
CLRdominato@vancouver.ca <CLRdominato@vancouver.ca>; CLRhardwick@vancouver.ca
<CLRhardwick@vancouver.ca>; CLRkirby-yung@vancouver.ca <CLRkirby-yung@vancouver.ca>;
kennedy.stewart@vancouver.ca <kennedy.stewart@vancouver.ca>; CLRswanson@vancouver.ca
<CLRswanson@vancouver.ca>; CLRwiebe@vancouver.ca <CLRwiebe@vancouver.ca>

Subject: Issues Against 1805 Larch Street Development

Dear Councilor Fry,

In response to your questions of me during the Public Hearing for the 1805 Larch Street proposal;

You referred to the fact that the church sold the building due to the lack of attendance and therefore financial income or support from their congregation.

You as well as I, are well aware that churches do not pay property taxes on their lands.

This church did not pay any property taxes for the 110 years that they owned the land. They owned the building outright and they rented it to various other groups who in turn offered amenities to the community.

Usually churches are morally mandated to put covenants on the sale of church lands.

Why did this community church not have any covenants in place?

Why did this church not contact the Provincial Government to inquire about partnering with a program to help house lower income people as other churches have done?

Why is a church, which has not contributed financially to the city, allowed to sell it (were there capital gains on the sale?) without the city or the province having any say in how the land will be used in the future?

In order to buy the land, the developer told the church they must end the leases for all of the tenants, including the Montessori Preschool.

If the developer has such a great sense of community, as he spoke of on Thursday evening, why did he not allow the Montessori Preschool to stay -

-at least until there were approvals for redevelopment and rezoning permitting?

Here we have a situation where a church - long time member of our community and a developer, who says he cares about this community, make a deal to sell/buy this land which has paid nothing to the City for its use and gives absolutely no consideration to the context of the development to the neighbourhood in which it will stand.

I completely understand where you were going with your questions - what's done is done. So now, what do we do to remedy the above?

The answer is simple - the city looks at ways to partner with the developer (other than the usual waivers for the MIRHPP) and works with the community to find a way to build a structure that will create more moderate income rental units while still providing some of the amenities once provided by this church. The design submitted by Merik Architects is not a creative solution - they need to go back to the drawing board.

We have all stated over and over again - we are not against densification. We are not against moderate income rentals. We are not against rentals.

We are for a reasonable structure which will integrate into the context of our community.

Let us take a breathe and find a reasonable solution together.

Thank you for your consideration and questions.

Respectfully,
Judy Osburn

Choi, Rowena

From: Margaret Gardiner "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 7:47 AM
To: Public Hearing; Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Subject: Kitsilano RT8 Rezoning Tuesday - 1805 Larch

Dear Mayor and Council Members,

I would like to express my concern for the proposal to allow a large apartment to be built at 1805 Larch in Kitsilano. The proposed development is grossly out of scale with the surrounding buildings.

This proposal sets a precedent under the rental incentive program that undermines the character retention RT8 zoning that we are on record supporting.

It will also set a precedent for other areas of the city in both RS and RT zones.

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 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.

It is also 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 doesn't reflect the requirements for the rental incentives program to be neighbourly in design and context.

I urge you to work with the community closely on this proposal.

Sincerely
Margaret Gardiner
"s. 22(1) Personal and Confidential"
Vancouver

Choi, Rowena

From: Richard Nantel "s. 22(1) Personal and Confidential"
Sent: Tuesday, December 17, 2019 1:27 AM
To: Stewart, Kennedy; adriane.carr@vancouver.ca; melissa.degenova@vancouver.ca; lisa.dominato@vancouver.ca; pete.fry@vancouver.ca; colleen.hardwick@vancouver.ca; jean.swanson@vancouver.ca; michael.wiebe@vancouver.ca; rebecca.bligh@vancouver.ca; christine.boyle@vancouver.ca; CLRkirby-yung@vancouver.ca; ccclerk@vancouver.ca; publichearing@vancouver.ca
Subject: Re:1805 Larch St. Rezoning Proposal

Mayor and all Councillors,

I would like to express my ongoing concerns regarding your potential approval of this and other 'Spot Rezoning' proposals and requests in Vancouver that are continuously coming before this new council.

The FSR and size of this proposal is absolutely out of scale and context of allowed permitted under present zoning bylaw restrictions, and is also in total conflict with the local area plan for the Kitsilano Neighbourhood.

Whose interests and expectations are you really pursuing on these unsolicited and unwanted 'Spot Rezoning' proposals.

Spot rezoning approvals such as this, without any public input and meaningful debate, are disrespectful to both existing residents and all long time residents of our city. This Council was elected on the principle of community consultation and input, as well as, citizens concerns and aspirations going into a City Wide Plan that hopefully respects a engaged neighbourhood Planning process and it's own visions going into the future.

Existing zoning schedules and bylaws should be in fact protecting neighbourhoods and creating predictable redevelopment in our city. It clearly shouldn't be a draconian tool impose by Council to advance it's own political aspirations and agendas onto exiting neighbourhood residents and ratepayers in our great city.

Again, whose interests are really being served and advanced here by doing something that just infuriates the neighborhood and most civic-minded and involved citizens in Vancouver ?

Additionally, where was the meaningful neighborhood input and citizen consultation on this one.

Is this the new trend of citizen involvement in Vancouver for our new Council, or is it just the glazing on already made decisions which are now going to imposed on the public by what appears to be a very 'Vision Vancouver' like majority on Council ?

I urge all Council members to disapprove this disrespectful, unwanted, and very undemocratic rezoning proposal.

Please stop the previous Council's 'Done Deal' approvals of such unneighbourly and 'Neighbourhood Busting' rezoning proposals.

Totally amazed by Council's most recent and apparently ongoing directions on Neighbourhood rezoning issues,

Richard Nantel

"s. 22(1) Personal
and Confidential"

Sent from my Huawei phone

Choi, Rowena

From: Bruce Herzer "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:41 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Fry, Pete; Hardwick, Colleen; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Kirby-Yung, Sarah; Correspondence Group, City Clerk's Office; Public Hearing
Subject: CD-1 Rezoning: 1805 Larch Street

Dear Mayor and Council:

I'd like to respectfully voice my opposition to the proposed rezoning at 1805 Larch Street from RT-8 to CD-1.

I am supportive of the need to densify our city, and of doing so by looking for opportunities to add density in ways that maintain the characteristics of our neighbourhoods.

The staff report states that "the overall height and massing are generally appropriate for the site and neighbourhood context" but (as someone who lives in an "s. 22(1) Personal and Confidential") I disagree. Inserting a wide, six-story building in the middle of a neighbourhood of two-story homes is not appropriate for the neighbourhood context.

I note there is a four story building across the street. I would be supportive of a new development on this site that aligned with the four-story precedent already set.

My additional concern is that a six-story allowance here would then result in an 8-story allowance next time, and then a 10 story allowance, etc. Our city does not have unlimited density, so let's not chase it. We don't need to put 6 story buildings on every residential street and 20 story towers on every major throughfare. Let's densify our neighborhoods in line with the existing higher density buildings already in those neighbourhoods.

Please do not approve the rezoning proposal as submitted.

Thank you,

Bruce Herzer

"s. 22(1)
Personal and Confidential"

Choi, Rowena

From: John F. Fang
Sent: Monday, December 16, 2019 10:34 PM
To: Public Hearing
Subject: 1805 Larch - Opposed

Good evening,

I write to voice my opposition to the proposed rezoning of the above property.

All spot rezonings should require full neighbourhood consultation and a higher standard to be met before approval can be granted.

Thank you for your attention.

John Fang
"s. 22(1) Personal
and Confidential"

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Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 9:24 PM
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

I am opposed to the proposal to rezone 1805 Larch st to make way for block housing in Kitsilano. This is an "end of pipe" solution for an upstream problem, and creates more problems than it solves.

It is illogical and short-sighted to build behemoth high-density buildings on top of heritage buildings built during a time of design sanity. People need to live on a human scale... this proposal will destroy what is beautiful and livable about Kitsilano. The traffic on the laneways alone should be enough to deter you. The shadow of the proposed building will be long and dark over the neighbourhood if this structure is approved. I saw this play out in South Surrey where livable neighbourhoods were destroyed by massive buildings.

Pls consider other options to advance more affordable housing in Kits.

Heather Leake

Choi, Rowena

From: Katsuko Brown "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 8:54 PM
To: Public Hearing
Subject: Note in opposition to REZONING: 1805 Larch Street - FW: about staff presentation

Follow Up Flag: Follow up
Flag Status: Completed

Hello City Vancouver,

I send this again.
Because I didn't see this note in website.

If Page 3 Context: Zoning show correct SITE and RT-8 facing line up, does this mean building will be built angled?

I care because my bathroom window is showing and I feel uncomfortable.

I'm opposing this plan because the building is too high.

All the best,
KB

PS.
Another note, "Note in opposition to 1805 Larch - graffiti on redevelopment sign" is in "Dec 16th - other" category.
Please change to opposed.
Thank you.

From: Katsuko Brown [mailto:lavender8@qrtz.com]
Sent: Friday, December 13, 2019 8:34 PM
To: 'publichearing@vancouver.ca' <publichearing@vancouver.ca>
Subject: about staff presentation

About Page 3 Context: Zoning
Why doesn't it show the image of W 2nd Ave houses actually facing the site?
The site is 3 lots from Larch Street on W 2nd Ave.
Showing RT-8 is 2nd & 3rd & 4th houses from Larch Street on W 2nd Ave.
KB

Choi, Rowena

From: Matina Doumakis "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 7:23 PM
To: Public Hearing
Subject: I am against the redevelopment of 1805 Larch Street, Vancouver BC

Hi, my name is Demetre Doumakis and I live at "s. 22(1) Personal and Confidential". I have owned and lived at this house for approximately 38 years. I am against the redevelopment at 1805 Larch Street for the below reasons.

This proposed building does not fit in our neighborhood at all. First of all it is big and more taller than the other buildings/houses in the area. Secondly, it resembles like a big square box. The majority of the problem is that it will cause more noise in the area of people and cars (more traffic). The area itself now is nice and there is not much noise or disruption.

I am not saying that nothing should be developed but I believe that the developer can design a much better building than this and that will also compliment the existing neighborhood and be beautiful.

As for the developer he has not talked to myself about the development and how my house will be effected. My privacy will be effected not to mention the increase in traffic in the laneway especially if the entrance for the underground parking will be located there. Who will be monitoring the building to look after all this?

The other important thing is that he hasn't cleaned the garbage at all on the property after it was fenced and boarded up it looks like garbage dump and makes the neighborhood look ugly. Everyone in the neighborhood and myself take time to make our properties clean and beautiful.

I strongly suggest that the mayor and city council reject this proposal and send the developer back to design something else. They should also respect the neighborhood and consider that we have lived here for years and we shouldn't have to just accept this without having an opinion at all. It is our neighborhood and a developer shouldn't be allowed to come in and put whatever they want beside "s. 22(1) Personal".

Kind regards,
Demetre Doumakis

Sent from my iPhone

Choi, Rowena

From: Matena Doumakis "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 5:11 PM
To: Public Hearing
Subject: Fwd: I am against 1805 Larch Street rezoning application

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

From: **Matena Doumakis** "s. 22(1) Personal and Confidential"
Date: Sun, Dec 15, 2019 at 9:17 PM
Subject: I am against 1805 Larch Street rezoning application
To: <publichearing@vancouver.ca>

Dear Mayor and City Council,

Hi my name is Matena Doumakis. I grew up living at "s. 22(1)" with my parents and sisters. I currently don't live there but my family still does, however I still live in kits.

The house is located "s. 22(1)" 1805 property. I am against the redevelopment of this property. My parents have spent their whole life making this home their home and have spent their time and hard earned money to make it a place where they would want to stay for the future. This development proposal does not fit on that property. It is far too big and it is not a beautifully designed building. It is ugly and takes away from the neighborhood beauty.

No one has come to speak to my parents about how their privacy will be effected by this. I believe that will change if that structure is built so high. When building a structure of that height you should consider the people it would effect, clearly that is not something the developers or the city have considered. My parents have lived there for over 36 years, they shouldn't have to adjust their living, the developer should adjust their proposal to not disrupt others in the area and build something that both adds to the neighborhood but also satisfies those around.

Another issue is the laneway. I don't see how it is possible to have the underground parking going in and out in the laneway. It is so narrow and there is no way that two cars would fit to pass eachother. Currently, there is a yellow fence surrounding the property and it is difficult to go into and out of their driveway. This also is a safety hazard that should be looked at more.

The city should really look at the area themselves and actually visualize this development there and then they will see that that size of this proposed development does not fit there at all.

PLEASE VOTE AGAINST THIS DEVELOPMENT.

Kind regards,
Matena Doumakis (Morfidis)

Choi, Rowena

From: Tennyson "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 5:09 PM
To: Public Hearing
Cc: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; adrienne.carr@vancouver.ca; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Kenndy.stewart@vancouver.ca
Subject: I AM AGAINST THE 1805 LARCH STREET DEVELOPMENT PROPOSAL

To :

The Mayor and Council Members,

I wish to register my disapproval of this proposed development project in our neighbourhood for reasons of the scale and its atrocious design.

I am,

Tennyson Haughton.