

**Choi, Rowena**

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**From:** Grace MacKenzie "s. 22(1) Personal and Confidential"  
**Sent:** Sunday, January 19, 2020 7:50 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] Rezoning Application for 1956-1990 Stainsbury

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Hello Mayor and Councillors

I am opposed to the project at Public Hearing on January 21, 2020 for rezoning of 1956 - 1990 Stainsbury. You should not be building these tall and dense building in RS zones.

Thanks

Grace MacKenzie

**Choi, Rowena**

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**From:** "s. 22(1) Personal and Confidential"  
**Sent:** Sunday, January 19, 2020 7:48 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] RE: Rezoning Application - 1956-1990 Stainsbury Avenue OPPOSED

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Mayor and Councillors

I am opposed to this project , Rezoning Application - 1956-1990 Stainsbury Avenue

Lee Chapelle

## Choi, Rowena

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**From:** CCAN "s. 22(1) Personal and Confidential"  
**Sent:** Sunday, January 19, 2020 7:30 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] Rezoning Application for 1956-1990 Stainsbury -- Item 3 Jan 21 2020 - Public Hearing

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Dear Mayor Stewart and City Councillors

**RE:** Item 3. Rezoning Application - 1956 - 1990 Stainsbury Avenue Public Hearing Jan 21, 2020

Following is the link to the rezoning: <https://rezoning.vancouver.ca/applications/1956-1990Stainsbury/index.htm>

This letter comes from the resident's association of Cedar Cottage through input from its members. Cedar Cottage Area Neighbours (CCAN) registers its opposition to this rezoning project at 1956 - 1990 Stainsbury.

Through our experience in dealing with three large rental projects over the last five years in our neighbourhood, at Knight and 15<sup>th</sup>, Commercial Dr and 18<sup>th</sup>, and on Hull St at Victoria Diversion, we realize, sadly, that this rezoning is already a done deal. So, asking for our input is really tokenism.

Following are some issues with this current Stainsbury project

- the building height is overbearing to the houses next to it; 18 m (59.2 feet) tall is equivalent to a 6 storey building
- the density doesn't conform to 1.5 FSR in the [Stainsbury triangle](#) as on the North side so why allow 2.59 FSR on the South side in an RS 1 zone (small detached homes area)
- there is a lack of parking, 80 units and 34 parking spaces - this area is already overcrowded with street parking
- there is not enough ground level green space available to the public view, all setbacks are not large enough
- the construction itself may well destroy the foundations and create a water damming effect on surrounding properties as happened with the project at Commercial Dr and E 18th; with no help from City building inspector as it becomes a P. ENG problem -- private litigation
- the schools in the area are overcrowded
- the community centre is too crowded; no space for little kids
- the large mature trees will be destroyed; we consider trees part of our heritage and a community amenity

- there is too much traffic in the area now because of new developments
- Cedar Cottage has been overburdened with this type of building that does not provide adequate parking. There have already been 3 projects of this type in this immediate neighbourhood approved in the last 5 years, this will be the 4th. The policy, for rentals with reduced parking and overbearingly tall, was supposed to limit projects to a minimum of ten blocks apart so the neighbourhood would not be unduly disrupted and to maintain neighbourhood character. That's gone out the window.
- the rental building at Knight and 15th is on AirBNB; this project may end up on AirBNB too
- the Knight and 15th rental building has had a FOR RENT sign posted outside ever since it was built two years ago
- there was inadequate to *no* consultation with the neighbourhoods across Vancouver to allow such zoning changes in RS zones ---- THIS IS ABSOLUTELY OUTRAGEOUS BEHAVIOUR BY THE CITY PLANNING DEPARTMENT!!!! People buy into a neighbourhood expecting certain building attributes.
- there is yet another one of these 6 storey projects being proposed at 1405 East 15th and 3047-3071 Madams St
- spread these types of buildings across Vancouver if you must have them; STOP dumping them in Cedar Cottage
- this type of project takes years to construct, that is years of noise and dust and disruption
- BLAH BLAH BLAH --- the City doesn't care to hear from us!

Yours truly,

Mr. B. Straten, Secretary

On behalf of CCAN members (Cedar Cottage Area Neighbours)

## Choi, Rowena

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**From:** Trish Gipson "s. 22(1) Personal and Confidential"  
**Sent:** Sunday, January 19, 2020 12:31 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] 1956-1990 Stainsbury Avenue

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I am writing this to voice my concern about the new development proposed for 1956-1990 Stainsbury Avenue and request that you do not approve this development.

I live in the community, and already we are finding that there is a shortage of street parking for residents. The proposal of 80 units but only 30 vehicle parking spaces in the underground parking level will undoubtedly make our streets even more crowded and make parking more difficult.

There is an elementary school within two blocks of this development and already we are seeing chaos at pick-up and drop-off times as parents block driveways and laneways and try to navigate the already-narrow streets to find a place to pull over to pick up their child. Additional vehicles in our neighborhood will create even more challenges and illegal parking.

These sentiments are echoed by many in our community. Please deny this proposed development on the basis of an insufficient number of parking spots.

Sincerely,

Trish Gipson

**Choi, Rowena**

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**From:** Ema Correia "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, January 16, 2020 5:32 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] 1956-1990 Stainsbury Avenue

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I am against the proposal for the development. It's already way to congested in our area and this will only make things worse. It's ugly and we don't need this.

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