

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
05/17/2020	18:52	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>This letter is written by one of the families most impacted by this project. We are a multi-generational household on East 19th Avenue that goes back three generations. Our family wishes that city council hear our opposition. Firstly, the project is too tall for how close it is to residential homes ? the height transition too sharp. Height transitions are important in planning other neighbourhoods of Vancouver, including Marpole (2013), Grandview-Woodland (2017), Norquay (2010), and West End (2013/2017) (see attached 1-4). Whereas these plans aim to scale up the size of buildings gradually, the proposed project is 14 storeys and separated from homes by only an alley. Comparable projects along Kingsway all have a height transition; King Edward Village (Kingsway-Knight) has a tower, but being on the south side of the street, there are six lanes of traffic, two sidewalks, a meridian, and the full length of commercial property between the tower and the nearest residence that could be in its shadow north and west; south and east the tower is buffered by shorter heights before levelling off. According to the shadow study, our home and those of our neighbours will be partially shadowed every day of the year, and from Sept-March, ours completely shadowed daily. The only buildings with that sharp a height differential in the Grandview-Woodland plan are industrial buildings (attch. 8). Whereas other neighbourhoods have community plans that prevent towers from being built so close to family homes, Little Saigon and the wider Kensington-Cedar Cottage neighbourhood do not have a community plan. Secondly, this development will accelerate gentrification of our neighbourhood. Little Saigon?s Vietnamese restaurants and bakeries are unlikely to persist if towers like this are built. We implore city council to read this article from The Tyee in full (https://thetyee.ca/Analysis/2020/01/29/Little-Saigon-Ruin-Rentals-Housing-Gentrification) as it explains better than we can the negative impacts to Little Saigon and affordability. As a family that has two young adults who live with us because of lack of affordability here, we believe there needs to be more housing. New housing should be thoughtful of existing homes and preserve the communities they are built in. Other neighbourhoods have community plans, ours does not. Other new towers have transitions, this does not. We have made reasonable efforts to change this proposal before it has gotten to this stage. It is to our great dismay that after attending the community meeting, where we said this tower was too tall, and after sending a letter to the developer to the same effect, the applicants saw fit to *increase* the size of the tower from the original 13 storeys, adding a 14th. We hope city council sympathizes with our concerns and hope that developments in Little Saigon may be done with a plan and not ad hoc tower construction.</p>	Ms ANN STEWART HUNTER		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	Appendix A
06/11/2020	22:45	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>This building is far too tall for this neighbourhood. There are single family homes and small 3-4 story buildings surrounding, along with two schools. Kingsway may be busy but the same block and surrounding area is small, and quiet. This lot is in desperate need of redevelopment but we ask for not an eye sore of a building but something smaller and more manageable. 6 floors would be an ideal max but even 12 is more reasonable than 14.</p>	OCTAVIA BATH		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
06/29/2020	13:44	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>To Whom It May Concern: As a homeowner of over 15 years half a block from this site, I strongly oppose the zoning amendments for this location. I specifically oppose the development of a building of this height of this building at this location, as it is not an arterial intersection and its size does not enhance the close knit community that exists. I would support the City-Wide Moderate Income Rental Housing Pilot Program if a project of this size were on an ARTERIAL INTERSECTION, such as Fraser and Kingsway, King Edward and Kingsway, King Edward and Knight. There are several locations nearby to which this project could be relocated. A project such as this is better served where it can be an anchoring point where two arterials meet. This would maintain the family-friendly, community atmosphere that makes this area of Vancouver so desirable for housing. I would be agreeable to a 4-5 story multi-use building at this location, as this is consistent with other developments on Kingsway within the boundaries of Fraser and Knight. I hope that the City Council will take feedback into consideration and vote in opposition of the zoning change and the development of this 14-storey building in this location. Thank you for your attention to this matter .Sincerely, Karen Ausejo s.22(1) Personal and Confidential</p>	Karen Cooper		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (OPPOSED)

07/02/2020	08:31	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>I wish to record my concern about, and opposition to, the proposed development of the site at 1111-1123 Kingsway. I reside on 19th Ave and my concerns have to do with what the development will do to the neighbourhood. I am in favour of more density, especially along streets like Kingsway, but this proposal is far too large and will create a dangerous precedent. Other recent developments have limited themselves to six storeys but this one seeks to more than double that, for a height of 14 storeys. It will dominate the area, cast undesirable shadows, cause congestion, and in general be a blight. It does, to be fair, provide some much-needed rental housing, but a mere 20% of that is devoted to ?moderate income? renters, hardly a major social benefit. Don?t forget that 80%, or 105 units, will be rented at market rate and hence be unaffordable for most Vancouverites. Then there?s the issue of parking. I?m all in favour of bike travel, but it?s crazy to imagine that people are going to abandon their cars in droves. The proposal is for 44 parking spaces. Even if only half the tenants were to own cars, this means that there would be a need for 66 parking spaces. Otherwise, at least 22 cars will end up being parked on already crowded neighbourhood streets. So, even though I am aware that such proposals are rarely rejected, I urge Council to take a hard look at this one and reduce the height of the building to 6 storeys. Thank you for your attention. Let me add that I would like to receive some kind of response, so that I will be assured that someone actually read this note, that it didn?t just disappear down some bureaucratic rabbit-hole. Anthony Dawson</p> <div>s.22(1) Personal and Confidential</div>	Tony Dawson		<div>s.22(1) Personal and Confidential</div>	Kensington-Cedar Cottage	No web attachments.
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Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (OTHER)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/22/2020	17:02	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Other	I live across from this Proposal site. I live at s.22(1) Personal and Confidential : My questions are: How much shadow will this cast on the s.22(1) Personal and Confidential as this is considerably higher than our building? And: I am very concerned about the loss of street parking for our 26 Suites. Even with 44 parking spaces, residents and visitors to 1111-1123 will likely swamp the parking available. Therefore will we be offered Resident Only parking in the surrounding block?	Leslie Mildiner		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/29/2020	13:34	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Hello City of Vancouver, I understand the development application for rental housing at Kingsway and Glen (1111 ? 1123 Kingsway) is nearing its decision hearing before Mayor and Council. I?d like to share my vote of support for this project because I think it?s a perfect location for more rental and it will certainly improve what?s on that site today. I like that the base of the building will include new retail ? I?ve seen this in other parts of Kingsway, and I think it?s done wonders for livening up the streetscape and really attracting more people to the area. Obviously, this brings with it a multitude of benefits from just general liveliness to crime prevention and I think it?s a really smart way to make the best use of a small site in a central location. Same goes for the height of this building. I want to see these pilot programs utilize the maximum allowable height ? let?s build these great projects with a decent offering of rental suites. This location makes sense for 14 stories and I?m pleased it was increased to make the most of this policy/pilot program. Looking forward to hearing your discussion through the online public hearing platform (which is fantastic, by the way!) Sincerely, Adrian Garvey A long time East Van resident (and renter!!)	Adrian Garvey		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/29/2020	13:36	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor Stewart, Members of Council and COV Planning Staff, I would like to offer my written support the rezoning application at 1111-1123 Kingsway, which I understand will be coming before Council for a Public Hearing on July 7th. The reality is that condos and detached homes are too expensive for most Vancouverites due to the high (and rising) cost of land. More projects like this one are needed in Vancouver, which deliver affordable housing and, unlike co-ops and social housing, don?t require taxpayer subsidies, but rather added height and density. I hope to see the MIRHPP program become a standing policy ? which I think offers a great solution towards addressing housing affordability in Vancouver. I am in strong support of the proposal to add new, secure rental homes with ground floor retail at Kingsway and Glen. Both the market and below market homes are desperately needed to promote, and maintain, housing affordability, while density and walkability are critical to support a thriving retail corridor along Kingsway. This area has been starved for revitalization and we are now starting to see some of the benefits that have come along with new development in the area. Thank you for considering my comments. Jordan MacDonald s.22(1) Personal and Confidential	Jordan MacDonald		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
06/29/2020	13:37	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Planning Staff: Please accept this letter in support of the proposed renewal of the site at 1111-1123 Kingsway. Once again, I would like to offer my support for new, secured rental housing in Vancouver. As a renter, I often feel compelled to support these types of applications because I recognize that there is a need for stable, affordable housing supply in Vancouver, which is one of the most expensive cities in Canada (and typically I understand that much of the correspondence you receive is in opposition to new development ? that?s human nature). Secured rental housing is hard to come by, especially newer stock. As a renter (secondary market housing), I often worry about housing security; and as a young person who chooses to live in this beautiful city with astronomical housing costs, I expect that I will be renting for the foreseeable future. More projects like this one at Kingsway and Glen are needed to deliver secured rental to people who rent. There?s a lot of renters out there. Thank you to Council and City of Vancouver Planning Staff for creating new policies, and supporting new developments that promote rental security and affordability. Sincerely, Dustin LaPrairie s.22(1) Personal and Confidential	No Name No Name (ps)		s.22(1) Personal and Confidential	Downtown	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

06/29/2020	13:38	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Council Members, It is a good step forward that more rental units dedicated for living will be added to this beloved neighbourhood. However, as a health researcher, I am deeply disturbed that only 20% of the residential floor area is secured for moderate income units. There is a perpetual housing crisis in Vancouver. This crisis is now overlapping with a global pandemic, disproportionately affecting the most vulnerable people in society. Higher income units are not a priority; individuals with higher income can live anywhere. The priority of the Council should be to provide low to moderate income families and individuals (many of whom are essential workers) with ample and reasonable places to live. Keeping people off the street will ameliorate further decline in the midst of public health, economic, and housing crises. In the interests of public health and principles of justice, I would like Council to consider the following strong recommendations for amendments to the Zoning and Development By-law: 1. Secure 100% of the 131 rental housing units for low to moderate income families and individuals 2. Include requirements that do not allow empty storefronts for longer than a few weeks in the commercial spaces I hope you take this feedback into consideration. I will personally continue to discuss this topic with my colleagues, friends, and community members to ensure that the interests of working class families and vulnerable populations continue to be prioritized. Thank you for your time. Sincerely, Viorica Hrinicu	No Name No Name (ps)		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/29/2020	13:39	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor Stewart and Councillors, As a renter in East Vancouver with a background in urban planning , I strongly support the proposal to build new, purpose built rental housing on Kingsway (1111-1123 Kingsway). Home ownership is out of reach for the majority of people living and working in Vancouver, which is why I feel that it is important to create access to secure rental housing in walkable/bike-able neighbourhoods where you can get your groceries, have a coffee and go out for dinner - all without a car. If approved, this proposal would see the introduction of 131 new, secured rental units on Kingsway, a buzzing corridor with good transit service, great shopping and restaurants. With vacancy rates in Vancouver below 1%, access to housing within city limits is becoming less affordable, which is driving outward migration of young professionals and families to other municipalities with more affordable housing options. Furthermore, this project, as I understand it, also entirely conforms to the moderate income rental housing pilot program. Thank you for continuing to consult members of the public on housing. I hope that Council will support this project. Sincerely, Rebecca Chaster s.22(1) Personal and Confidential	Rebecca Chaster		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
06/29/2020	13:41	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	To Whom it May Concern, Please find attached my letter of support for the proposed development at 1111-1123 Kingsway. I am always pleased and supportive of purpose built rental developments that support the growing population in my neighbourhood. Thanks, -- Nathan Ma s.22(1) Personal and Confidential	Nathan Ma		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	Appendix B
06/29/2020	13:42	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor Stewart and City Councillors, Please accept this letter in support of the proposal to build new, secure rental housing at 1111-1123 Kingsway [google.com]. My husband and I have been renting our home in Vancouver since 2017. Our search for quality and affordable rental housing was extensive. It is very hard to find newer secured rental housing and there is lots of competition out there. I understand that the proposal for 1111-1123 Kingsway [google.com] seeks to bring 131 secured rental homes with good amenities for residents, including a rooftop patio and BBQ area. The community is continuing to grow and new housing is needed to accommodate it. I hope that the City will start moving forward with creating stable rental housing supply; there is huge demand here. Sincerely, Talisa Pirri s.22(1) Personal and Confidential	Talisa Pirri		s.22(1) Personal and Confidential	Killarney	No web attachments.
06/29/2020	13:31	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor and Council, My name is Katie Hunter and I?m writing in support of the rental housing project at 1111 ? 1123 Kingsway that was referred to a public hearing by Council back in April. I?m a renter myself and so I am really pleased to see projects like this one moving forward because I think the City?s Moderate-Income Rental Housing Pilot Program is a really great housing initiative that will bring much needed market and below market rental to different parts of Vancouver. This application in particular is in a really great location close to lots great restaurants and services and is right on transit. I think it fits into the community really well and I?d like to see it approved and onto construction as soon as possible. Sincerely Katie Hunter	Katie Hunter		s.22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

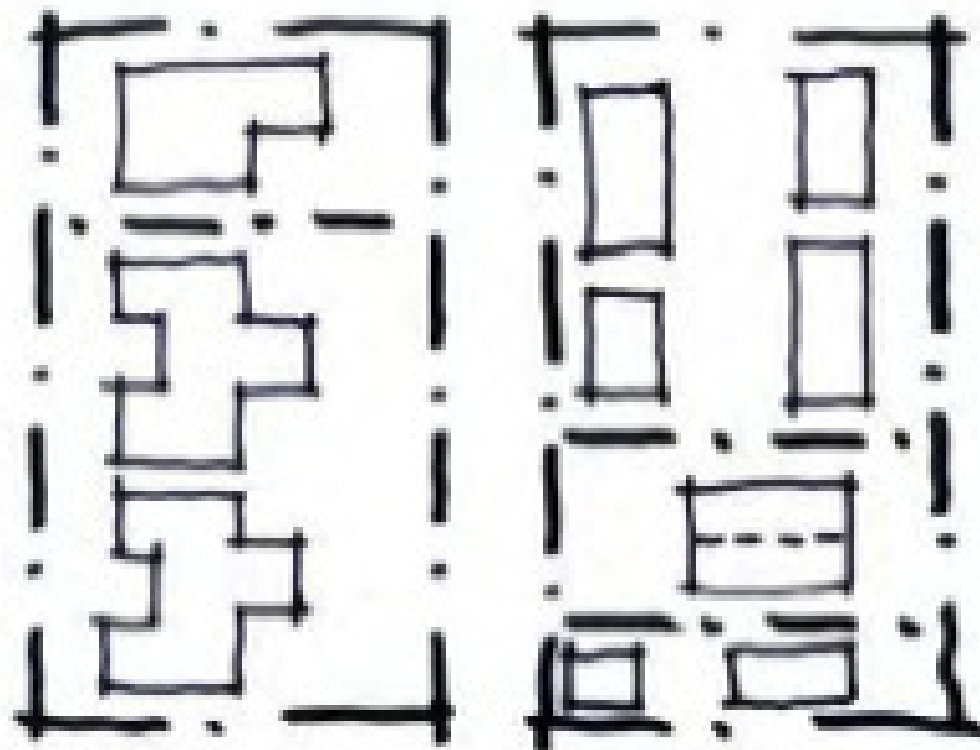
06/29/2020	13:32	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor & Council, Please accept this letter in support of Peterson?s proposal to renew the site at 1111-1123 Kingsway with new secured market and moderate income rental with retail at grade. This project, subject to Council approval, will contribute positively to the evolution of the surrounding neighbourhood. With 130+ new secured rental homes proposed, this project will help young people to stay in Vancouver, which is challenging in the current housing climate as a result of limited availability and escalating costs. I hope that this project will be supported by Council. Thank you for your consideration. Sincerely, Andraya Avison s.22(1) Personal and Confidential	Andraya Avison		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
06/29/2020	17:01	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Hi Mayor and Council, I?d like to share my support for the housing project under assessment for 1111 Kingsway. I know this project will be having a public hearing soon which I?m really pleased to hear. This project will bring over 130 new rental suites to the area which I think it?s really needed ? especially in light of the current health crisis we are living through. Both the homes themselves and the employment opportunities this project will create is a huge benefit to our City. Now more than ever I?d like to see worthwhile housing projects like this one get moving through the approvals process so we can start seeing the benefits they bring delivered to our communities. We need quality rental housing and we need secure jobs ? this project does both. This proposal is worthwhile of approval, so I wanted to share my encouragement to help see that happen. Thank you, Genevieve Dufresne s.22(1) Personal and Confidential	Genevieve Dufresne		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/30/2020	13:42	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor and Council, Please accept this email as an expression of support for the purpose-built rental housing development that has been proposed for 1111-1123 Kingsway under the moderate income rental housing pilot program. Vancouver continues to have strong, positive net migration each year that continues to drive up rents. Project like this will provide much needed rental supply in a highly constrained market, including accessibly priced (moderate income) rental housing along an underserved, major thoroughfare of Vancouver. I expect that this development, subject to Council approval, will attract a diverse mix of tenants (young/old, low/moderate income) that want to live in the Kensington Cedar Cottage area. I frequently drive along this portion of Kingsway and it simply feels like a void between Mount Pleasant and Knight St. It has lots of potential, but it really needs rejuvenation/redevelopment. This project will no doubt contribute to the ongoing positive transformation of this area. The new retail units that have been proposed as part of this project will improve the aesthetic of the streetscape along Kingsway and will help to drive foot traffic and life to this area. It is my opinion that this site is well situated for added density with good access to transit routes along Kingsway as well as retail shops, services, parks and schools all within walking distance. I hope that you will vote in favour of this application. Thank you, Jordan Williams s.22(1) Personal and Confidential	Jordan Williams		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/02/2020	12:28	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor Stewart and Members of Council, My name is Celina Vosilla and I am writing to support Peterson?s redevelopment proposal at Kingsway and Glen. As a resident of East Vancouver and renter with an educational background in urban planning, I am in strong support of the proposal to bring new retail, market and moderate income rental to the neighbourhood. This project will help working professionals who have been priced out of home ownership and need access to secured rental housing. I currently work in health care, and would like to advocate for the moderate income rental in particular, as this would help people in our industry have access to affordable housing that does not require a long commute to work. Not only is this project adding vital rental housing to the community, but it is doing so in a central location near transit and bike routes and within walking distance to parks and schools ? which is exactly where rental housing should go. Though supplying safe and accessible rental housing, this project will also help working professionals contribute to the local economy. This proposal ? if permitted to proceed ? will make a great addition to the neighbourhood. Thank you for your time and your ongoing commitment to deliver rental and affordable housing to residents who need it. Sincerely, Celina Vosilla s.22(1) Personal and Confidential	Celina Vosilla		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

07/02/2020	13:29	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>There is a great need for rental housing in Vancouver, especially moderate rental housing. The City has been in a deficit position for rental housing for years. It is especially helpful that sites like this one that do not dislocate tenants from existing affordable rental housing are being considered for moderate rental housing. Kingsway has very good bus service with good connections to skytrain routes providing future renters with a wide option of directions to places of employment. Numerous shopping opportunities are also located along the Kingsway spine. As a tenant relocation specialist who has been deeply immersed in tenant relocation for the past 8 years, I am fully aware of the range of rental housing urgently needed to make up the deep deficit that currently exists in the City and wholeheartedly support this application.</p>	Doug Purdy	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	08:45	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Dear Mayor and Council, Please accept this letter of support for the project at 1111-1123 Kingsway. I believe this project will significantly improve the neighbourhood, and provide much needed new housing in the area. If approved, this proposal will help to continue bringing families to live in this area, and provide additional foot traffic needed to support our local businesses. There are a lot of long-time restaurants, cafés, and grocers in the area, and the 131 households in the proposed building will help increase spending in this neighbourhood and contribute the growing commercial vibe that is a big part of what makes this area attractive. Furthermore, it seems the architects have worked hard to design the tower with stepping so to minimize the impact on the neighbouring homes, while also providing livable units (including three bedroom homes.) As a father of two young children, I can attest that this is a great family oriented neighbourhood, and I appreciate that the project will help to ensure that our neighbourhood continues to renew in a way that supports young families and our local economy. I attended the Open House hosted by the City and the applicant team several months ago. I appreciated the opportunity to provide my input then, as I do now and hope Council will green light this project in the coming days. Thank you, Kyle Blyth</p>	Kyle Blyth		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

Incremental and Transitional Development

Development will support incremental building at a variety of scales, and recognize traditional patterns when appropriate. New developments in higher density areas will provide respectful transitions to adjacent lower density neighbourhoods.

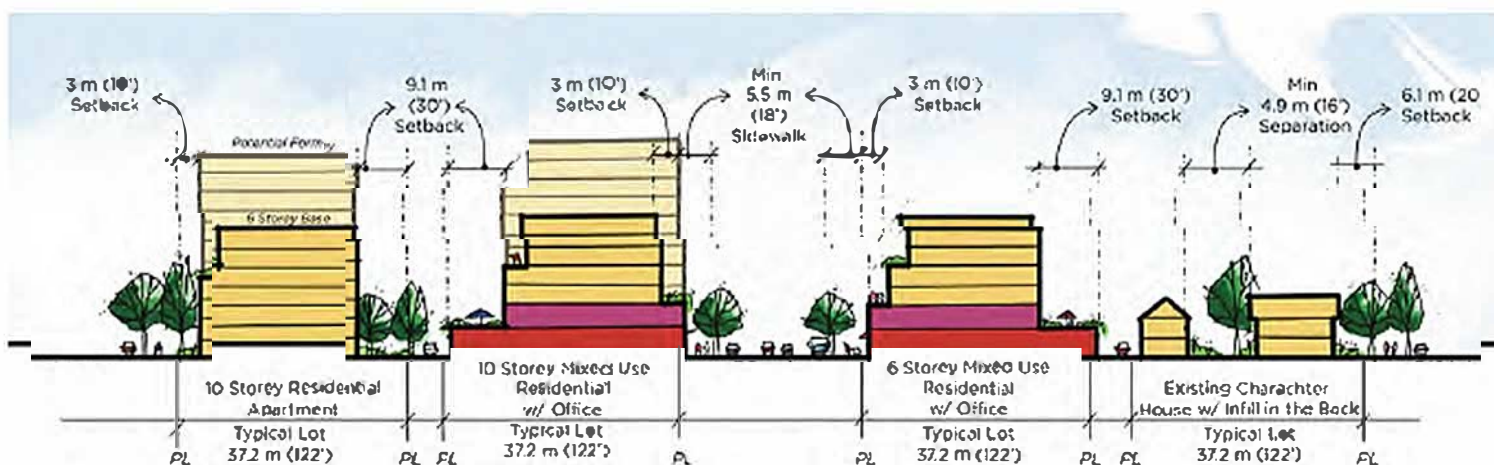


The following additional specific policies apply:

Broadway from Woodland Drive to Commercial Drive

- For sites zoned C-3A (including sites on East 8th Avenue):
 - ◊ Except in the case of cultural facilities; office uses are required on the second floor. Residential and/or commercial uses are permitted on upper floors.
 - ◊ Consider applications for additional height, density and relaxations on the Rio Theatre and sites directly adjacent to it, in order to support renewal and expansion of the cultural facility. (see 12. Arts and Culture)
 - ◊ Height: up to 10 storeys.
 - ◊ Density: up to 4.0 FSR.
 - ◊ Minimum frontage of 36.5 m (150 ft.), measured along Broadway.
- For sites zoned RM-4N (subject to Rental Housing ODP policy) height and density options are as follows:
 - ◊ For 100% secured rental: up to 6 storey; up to 3.0 FSR
- For sites with a minimum frontage of 120 ft. located on the north side of Broadway either/or:
 - ◊ For mixed-tenure (50% secured rental / 50% strata): up to 10 storeys. up to 4.0 FSR.
 - ◊ For mixed-tenure (20% non-market housing / 80% strata): up to 10 storeys; up to 4.0 FSR.
 - ◊ Office uses are permitted on the second floor. Residential and/or commercial uses are permitted on upper floors.
- For sites immediately south of WC Shelley Park height will be restricted to 6 storeys and density to 3.0 FSR.
- Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Rear 9.1 m (30 ft.).
- Upper floor setbacks: 3.0 m (10 ft.) from the front above the second floor.

Figure 6.48: CBSP Woodland Drive to Commercial Drive Typical Section



3.3.4 Apartment Transition Zone

This Plan recognizes the need for a careful transition from residential neighbourhoods to the higher densities and intensities of Kingsway. This transition should not only enable a more appropriate form of development adjacent to mid-rise buildings along Kingsway but should also be designed to be compatible with residential streets. In response, this Plan includes a 'Transition' Zone that includes the remainder of the block across the lane from the Kingsway rezoning area. This Zone allows for low-rise apartments, 3 to 4-storey multi-family residential buildings, that provide cost-effective, higher-density, housing options that are appropriate for families but without the traditional backyard that would be impacted by the shadows created by the higher-storey development along Kingsway.

Major concerns that this Plan seeks to address within the Low-rise Apartment Transition Zone include accommodations for families, ensuring a high-degree of livability for all dwelling units, ability to facilitate cross-ventilation and natural light to increase energy efficiency, and the provision of private outdoor spaces.

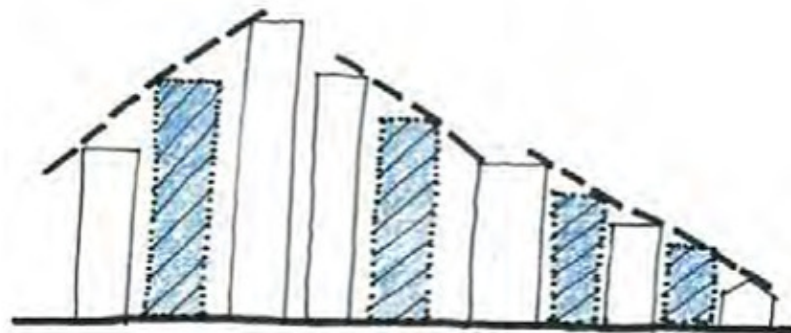
Further refinement and testing of the zoning may result in some minor changes to what is described below.

Example of 4-storey apartment building



Recognize Transitional Role in Form and Scale

Ensure a thoughtful urban design response for new development opportunity by recognizing the local, contextual role new built form can offer in mediating between established development and respective sites. Form and scale to “fill the gaps” can strengthen the image of the city.



Demonstrate Shadowing Performance

Ensure that new development does not adversely impact shadowing on recognized public open space and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active.

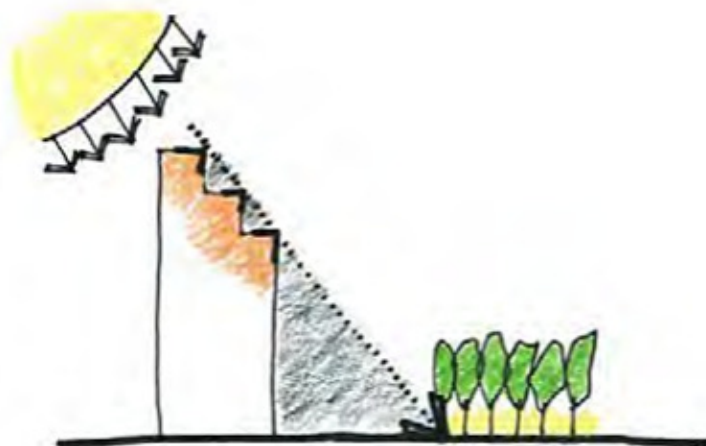
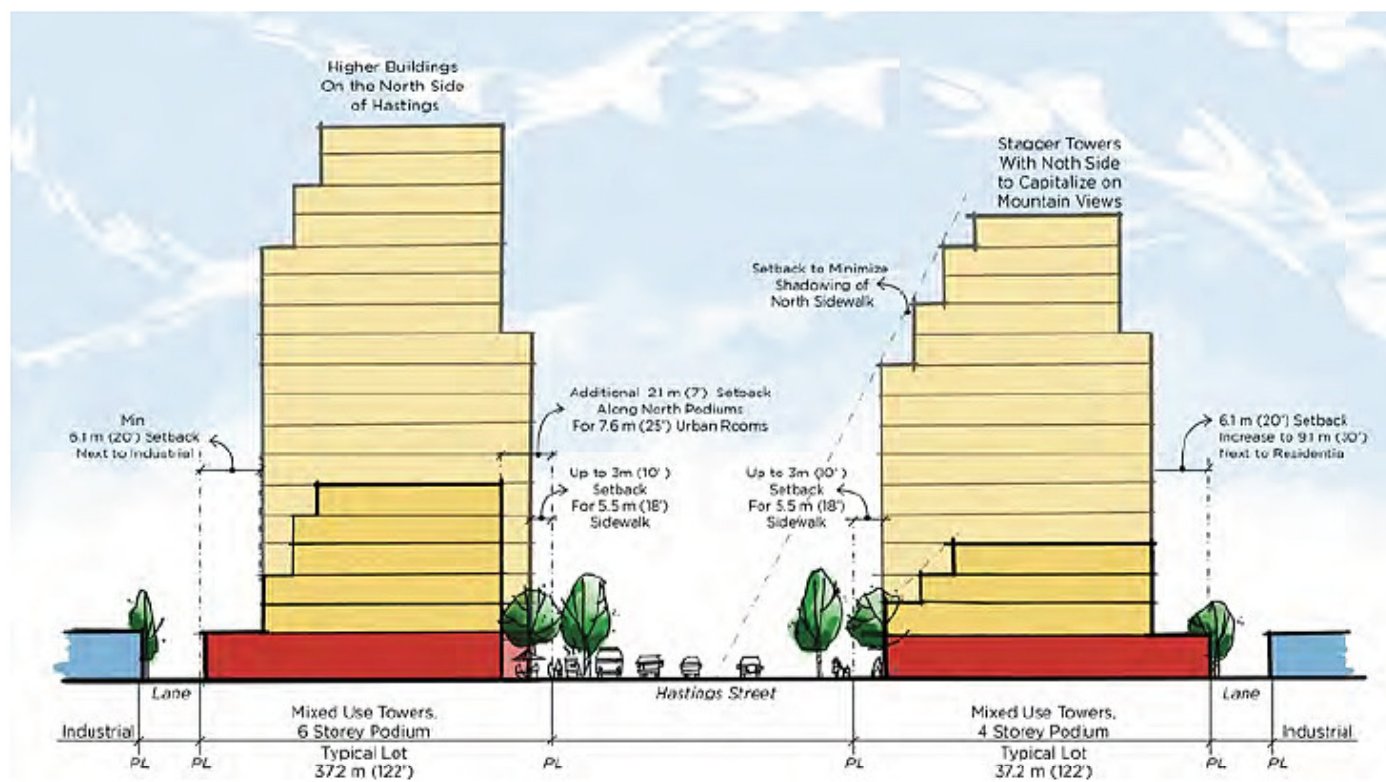


Figure 6.11: Hastings Plateau Typical Section



Dear City of Vancouver Planning Staff,

I am contacting you regarding the rezoning applications at 1111-1123 Kingsway (at Glen). I have been a resident of the east side of Vancouver s.22(1) Personal and Confidential for 8 years and would like to register my full support for this application.

I am interested in new developments in my community and had the opportunity to attend both the applicant and city led open houses for this project. I was impressed by the project and would like to lend my support. I believe this project will bring positive change to the neighbourhood. I understand that some neighbours will have concerns around construction and traffic, but that is temporary and it sounds like the developer is willing to work with the neighbours.

The proposed development site is located in a highly desirable, walkable, and transit oriented neighborhood outside of the downtown core, close to many community amenities (parks, schools and shopping on Kingsway), making the site an ideal location for added density. It would be great to see more options for renters – including options people earning “moderate incomes” – in this area.

I hope this application will be supported by Council.

Sincerely,

Nathan Ma

s.22(1) Personal and
Confidential