

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/06/2020	14:48	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>Although I support the proposal of a development where 20% of the residential floor area is assigned to moderate income households, I feel that the decision to go forward with 14 storeys is an attempt to max out the height permissible under the MIRHP with no consideration to the neighbouring residents. Kingsway is generally developed with one to three storey mixed-use buildings. Not only will this development tower above the adjacent homes by up to 13 storeys, it will stand out like a sore thumb. I would emphasize the following reasons against the tower height: There is an absolute loss of privacy for immediate neighbouring properties. Setting the tower at an angle against the rear property line and lots to the north, as well as increasing the planting around private patios on Level 2 roof space does little to compromise. The shadow of the tower is encroaching on the homes to the north. Not only are they losing privacy, they are also losing sunlight. Street parking on East 19th Ave is already maxed out, and the added density to this area may cause residents to lose their space to the influx of more car owners.</p>	Andrew Murphy		s. 22(1) Personal and	Kensington-Cedar Cottage	No web attachments.

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07/06/2020	15:58	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>A 14-storey tower at this site and the shadow it casts in the neighbourhood is unacceptable. Unlike the 17-storey high-rise at 1420 Kingsway, the proposed development shares an alleyway with residential homes and it is not located at the intersection of two main roads, i.e. Kingsway and Knight. Surrounding recent developments on Kingsway do not have the same effect on neighbouring houses because they are between 4-6 storeys high. The proposed height is too drastic of a difference when compared to overall surrounding buildings, therefore it does not transition well in this area. Reducing to a five-storey podium but increasing the tower to 14 storeys only displaces the original shadow and does not actually improve the situation. Keeping the zoning to C-2 or reducing the proposed tower height by half will still result in additional rental units to the neighbourhood and minimize the overshadowing of adjacent residential homes north of the proposed development. It is also important to get adequate sunlight in our homes and yards for both our well-being and outdoor activities such as gardening. In addition, a building of such height will cause more light pollution in the neighbourhood and in turn make it harder to appreciate the night sky. In Report - Zoning 1111-1123 Kingsway: 2020 Apr 28 PDF, Figure 7 ? Shadow Changes Between Original and Revised Applications at 2:00 pm on the Spring Equinox captioned ?Revised Application? conflicts with Resubmission Shadow PDF, image captioned ?March / September 21 -2:00 PM?. The shadow rendering in the former completely covers three houses whilst the latter covers one and a half - the shadow is at different angles. Which is the correct rendering? How can we trust the renderings are accurate at all? Although I support rental developments in the neighbourhood, a development of this size will increase parking challenges in the area. Customers of businesses on Kingsway and residents of the apartment on Glen Dr are already parking on E 19th Ave making it harder for current residents to access street parking. A potential car share program may alleviate parking and traffic congestion, but car-owning residents of the development may still decide to park in the surrounding residential streets. The implementation of residential permit parking should counteract this, but the fees must be covered by the developer to residents on the block of E 19th Ave and surrounding streets north of the proposed development. -- Thank you, Jennifer</p>	Jennifer Wong		s. 22(1) Personal and Confidential	Unknown	APPENDIX A
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07/06/2020	17:28	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>I am writing to oppose the proposed CD-1 rezoning of 1111-1123 Kingsway. I've lived in Kensington-Cedar Cottage for 40 years. My kids attended the [REDACTED] where I was chair of the parents committee for several years. I also served as the co-chair of the KCC CityPlan Committee, working with hundreds of residents over several years to develop the Vision that was eventually approved by the community and then adopted by council. https://vancouver.ca/docs/planning/kensington-cedar-cottage-community-vision-full-report.pdf Let me say that the summary presented in the staff report (see below in bold) is an outright distortion of the Vision that was adopted as official city policy to guide development in our community: "Kensington-Cedar Cottage Community Vision ? In July 1998, Council approved the Kensington-Cedar Cottage Community Vision, which recognizes the potential for additional developments to provide housing, strengthen local shopping areas and improve safety by adding eyes on the street?. I urge you to read the actual KCC Vision before voting whether to allow yet another high-rise tower. They are sprouting like weeds along Kingsway. From East 10th, to one block east of Victoria, there are now 8 tall towers already built, being constructed, or in some stage of planning. (Peterson, Neighbourhood Context, p. 6) All in complete contradiction to KCC's Vision! KCC Vision Highlights clearly illustrates that the community welcomed reasonable densification (rowhouses, triplexes, six-plexes) in single-family areas to provide a range of housing types that would be affordable to all income levels. This diverse housing was to be built within walking distance of neighbourhood centres that would provide sufficient services -- such as the library, transit, food, shopping, entertainment, etc. -- that residents' needs could be mostly met close to home. It's quite shocking to find that KCC's Vision of an environmentally sustainable neighbourhood centres was tossed aside in favour of the worst kind of sprawl along one of the city's busiest arterials. There seems to be no end in sight. We know that these towers will now become the standard for Kingsway, and other developers will justify their own proposals for ever-higher towers stretching all the way to Burnaby in terms of fitting in with the Neighbourhood Context or character. The developer for this project has already anticipated this in the drawing of the massing of the building that allows room for two more projects of equal size on the same block! It also disturbs me to see yet another proposal to house large numbers of people where they will be exposed to large quantities of toxic pollution known to cause serious, life-threatening diseases. It's been one year since council passed a motion giving clear direction to staff to examine the city's zoning, building codes, & policies that prioritizes placement of multi-family bldgs on arterials. Thank you for your attn.</p>	Anne Roberts	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/06/2020	21:29	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>I do not support the proposition of a 14-storey tower at 1111-1123 Kingsway. A tower of this height is too high for this location in the neighbourhood as it would cast too much shadow over nearby residential homes, unlike existing C-2 zoning developments in the area. I also noticed contradicting images in the original and revised renderings depicting the shadow of the development. For example, the image of the original rendering on June 21 - 2:00 PM shows the shadow is facing north while the revised rendering is facing predominantly west. Why is there a big difference in the angle between the two? I also believe the increase in noise and the lack of privacy will negatively impact our neighbourhood. With the sudden increase in population density, the neighbourhood will be less peaceful and quiet. Due to the close proximity to neighbouring homes, privacy is also compromised. The planned greenery will do a poor job at obstructing the view and it does not stop residents in the upper storeys from looking into residential homes below. Parking is another concern. It is already difficult to access street parking in the residential area. With the added density and the number of proposed parking stalls decreasing to 44, it will be even more of a challenge.</p>	Yet Yow Wong	s. 22(1)	Kensington-Cedar Cottage	No web attachments.

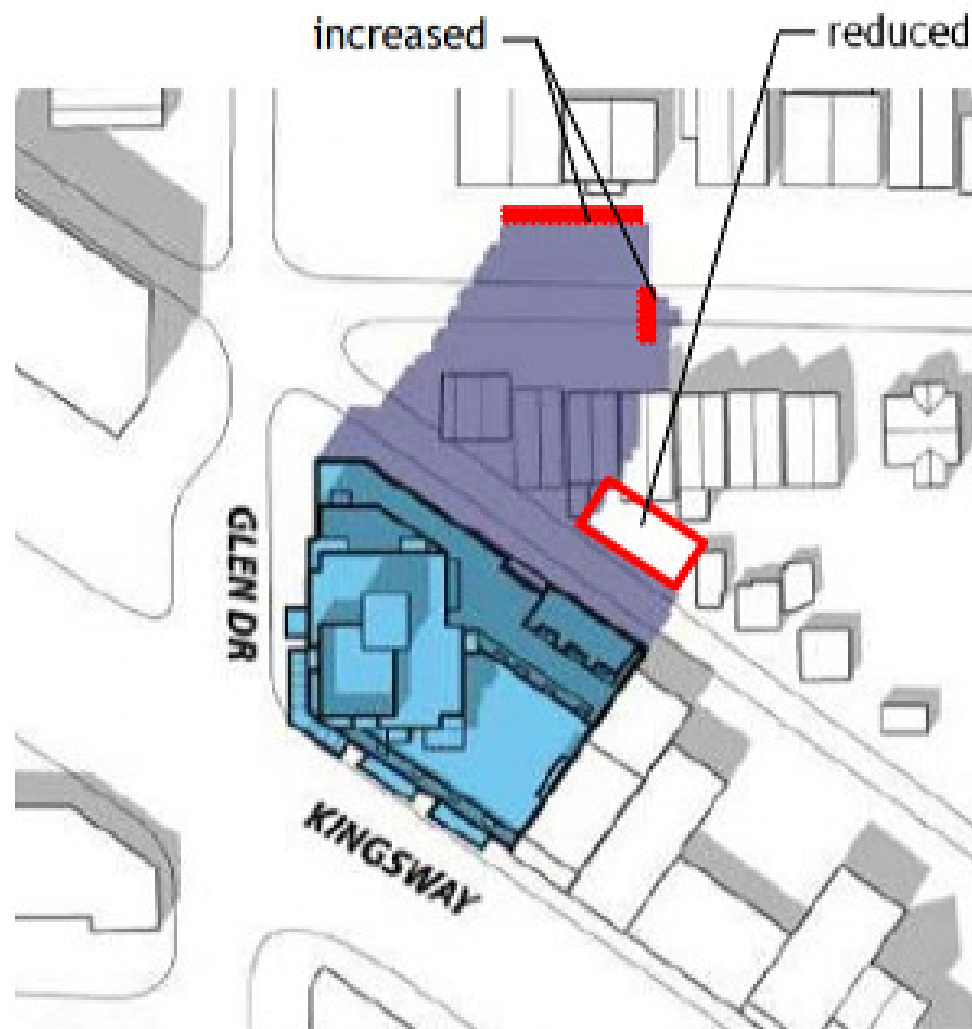
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07/06/2020	23:06	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	I feel that the development of a 14-storey tower in a low-density neighbourhood does not fit the area. The sudden increase in density will give rise to a considerably higher amount of traffic and be more dangerous for children living in the neighbourhood. This is an area close to two elementary schools and many narrow streets. Parking in the immediate vicinity is already an issue. Residents and visitors of this development will inevitably park on the street taking away space from the other residents in the area. I feel that the effort to promote a car-share program and alternate modes of transport will not suffice in balancing out the parking situation. Local elementary schools are full, so any families with young children will likely have to drive further away to bring their kids to school. This means more occupancy of parking spaces and more cars on the road. I also do not feel that the efforts to conserve privacy of nearby residential homes will be effective enough. Nothing will stop someone from looking down into others' properties. Additionally, the shadow cast by a 14-storey tower over nearby residential homes is too large.	Edward Wong		s. 22(1) Personal	Kensington-Cedar Cottage	No web attachments.
07/07/2020	13:36	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	Staff and Council continue the Vision, top-down government which disregards neighbourhood character, and public concerns -- and favours, always, the developer. There is something very wrong with our City and the way it conducts business. No one is happy (except for developers), the city is increasingly unaffordable (despite developers arguments that density creates affordability). Alison Bealy s. 22(1)	Alison Bealy		s. 22(1)	Unknown	No web attachments.

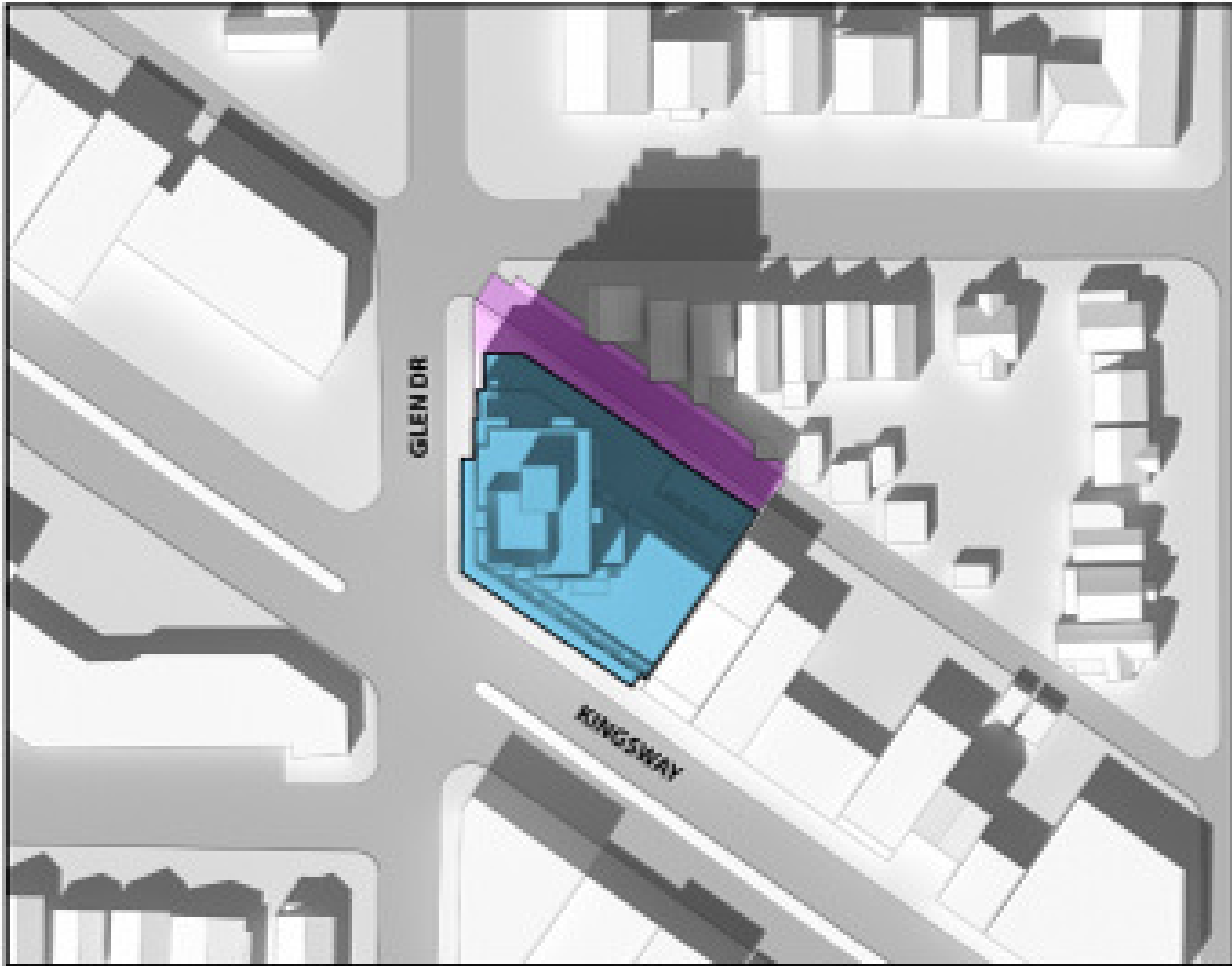
Figure 7 – Shadow Changes Between Original and Revised Applications at 2:00 pm on the Spring Equinox.



Original Application



Revised Application



March 02:00pm



C2 Envelope Shadow



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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/06/2020	15:51	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor and Council, My name is Mathew Carter and I live at s. 22(1) Personal Vancouver. As a resident of Vancouver who is concerned by the lack of rental housing supply in our City, I am writing in support of the Peterson project at 1111-1123 Kingsway in the Cedar Cottage neighbourhood. I attended the various open houses for this project and feel it fits in well with the surrounding neighbourhood, particularly given the proximity to services and amenities. I believe that this proposal is the right kind of development for his property and a great example of what the Moderate-Income Rental Housing Pilot Program can achieve. In the right situations, such as this, this important policy assists newly developed, purpose built, long term secured rental projects to be economically viable, which is critical to incent developers to bring forward much needed rental (rather than condo) projects. I'm encouraged to see new rental housing like this come forward to better respond to our City's long-term housing needs. I'm also pleased to see that 20% of the homes will be reserved for moderate income households and that the project will bring new shopfronts to this part of Kingsway. I like that the ground floor storefronts will encourage small businesses and attract more foot traffic to the area. I hope this project will be approved and will move into construction as soon as possible. Thank you for your consideration. I very much appreciate the City's efforts to bring more rental housing to our City. Sincerely, Matthew Carter.	Matthew Carter		s. 22(1) Personal and	Riley Park	No web attachments.
07/07/2020	08:32	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Vancouver Council, As a resident of this east side area for more than 10 years, am pleased to offer my support for Petersen's rental housing proposal at Kingsway and Glen. We are already a very mixed-income neighbourhood (a big part of its character and charm), and I believe this housing proposal along Kingsway will only add to the growing vibrancy of this corridor. I appreciate the proposal will offer real affordability to those working in our communities, earning between \$30 - \$80,000 per year. As a senior member of a medium-sized business in Vancouver, I can attest to the serious challenges those in this income bracket face with securing housing that they can afford. The result, as we all know, is people are being forced out of our communities and must commute a greater distance to get to their employment on a regular basis. We know this is not good for our environment, our road congestion, or our mental state. Furthermore, I'm pleased to see the building will include new retail opportunities for this corner. Given the small floorplate, I would assume these will be smaller, neighbourhood serving tenants and will further add to the walkability of that surrounding neighbourhood. Thank you Council. I hope you approve this proposal. Y. Kasahara	No Name No Name (ps)		s. 22(1) Personal	Unknown	No web attachments.