

Public Hearing - 2020-July-21-4. CD-1 Rezoning: 1425 and 1451 East 12th Avenue (OPPOSED)

| Date Received | Time Created | Subject | Position | Content | Name | Organization | Contact Info | Neighbourhood | Attachment |
|---------------|--------------|--|----------|--|------------------|--------------|--------------|--------------------------|---------------------|
| 07/18/2020 | 16:15 | PH1 - 4. CD-1 Rezoning: 1425 and 1451 East 12th Avenue | Oppose | I oppose the rezoning application put forth for these addresses based on the following issues and concerns: proposed height of 6 feet is too tall; massing, tree removal, parking, courtyard and access. My concerns and about these issues and opposition to the proposal are described in more detail in the attached letter, written by my neighbours, and which i endorse fully as my own concerns/opposition as well. I implore you to read this letter and take steps to work with the stakeholders to resolve this, so that the proposal is in keeping with what the neighbourhood and residents can live with. Without this resolution i strongly oppose this rezoning application. | David McKnight | | | Kensington-Cedar Cottage | APPENDIX A |
| 07/18/2020 | 21:12 | PH1 - 4. CD-1 Rezoning: 1425 and 1451 East 12th Avenue | Oppose | RE: CD-1 Rezoning: 1425 and 1451 East 12th Avenue The Grandview Woodland neighbourhood surrounding this proposed social housing project has been saddled with a duplex designation in the Grandview Woodland Community Plan which attempts to speak to the concerns of character within the neighbourhood. The time consuming process [Citizens Assembly] of the GWCP and its intent should be balanced with social housing concerns. A height increase to 6 storeys is contrary to the GWCP [despite the injection of social housing]; this increase of 2 storeys in this location should be weighed against the needs of the surrounding neighbourhood character. The additional floors may be perceived by the citizens as a bow to developers in the manner of the previous administration at City Hall. I am aware of the need for both social housing and the need to increase density, and oughtn't be done without consideration to the aesthetic nature of Vancouver's neighbourhoods?4 storeys with due consideration of past times, brick facades, might be more appropriate and appealing to the community. If the Council intends to move away from the GWCP then perhaps the duplex designation in the immediate area should be modified to allow for more varied building types, including 4 storey apartment buildings, row houses, with the intent to have more spacious family residences. | Mr ROBERT MULVIN | | | Kensington-Cedar Cottage | No web attachments. |

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|------------|-------|--|--------|--|---------------|-----------|--|--------------------|------------|
| 07/19/2020 | 13:43 | PH1 - 4. CD-1 Rezoning: 1425 and 1451 East 12th Avenue | Oppose | <p>I have some concerns with the proposal, particularly with the height of the building, the massing, the lack of parking, tree loss and most importantly, NOT adhering to the Grandview Woodlands Community Plan Please refer to the following concerns: ? Proposed Height of 68 feet with no setbacks: We believe the proposed height of SIX STORIES is too high and will have a negative effect on the neighbourhood and especially the surrounding single family homes that have not been re-zoned. As per the shading diagrams, the six storey height will greatly diminish the exposure of natural light in the neighbouring properties. The Grandview Woodlands Community Plan states MAX FOUR STORIES. ? Massing: We feel the overall mass of the two buildings creates a wall-I ke feel for its neighbours. The massing of the buildings does not respect the adjacent properties and turns its back to the properties to the east, north and west. The proposal should be stepped back from the two lanes thereby softening the wall-like feel. There are good examples of developments around the city that are stepped from the lanes which offer a subtle change to the massing. Why would this be any different? ? Courtyard: The prosed courtyard on East 12th will never be used as this street is very busy and noisy. The existing tenants use the north-east backyard as their main outdoor space as it has two mature maples. By placing the courtyard to this location, it will allow a green space that can be used year around. This will also allow the retention of the two mature maple trees which are a critical piece of the land. I would recommend flipping the proposed east L-Shape building to allow for this court yard which in turn would have a less intrusive impact on its neighbours. ?Tree Retention: We understand one of the maples shown in our photo will be removed which is a shame. For the tree in the north-east corner that the designers are planning to keep (shown in the photo), it is not clear that the design has left enough space for the tree canopy which is huge. We would strongly object to removing this tree and think that all efforts should be made to make sure the tree survives. Ideally both trees should be saved. ? Parking: Currently there is very limited parking in our neighbourhood. Although we have permit parking in front of our house, we have an experienced an ongoing battle with unauthorized cars who continue to park in this zone. 33 parking stalls is not nearly enough to accommodate the 150 units. ? Access: After living on Woodland Drive for twenty years, we have noticed a high pedestrian traffic flow going down the alley behind Woodland Drive to enter the building from the north. Very few people walk on east 12th due to the high traffic volume and narrow sidewalks. The existing tenants on 1425 and 1451 east 12th prefer the lane access route and enter from the north side. In summary, I am not against social housing but a SIX STOREY PROPOSAL does not belong on this site.</p> | No Name No Na | Homeowner | | Grandview-Woodland | APPENDIX B |
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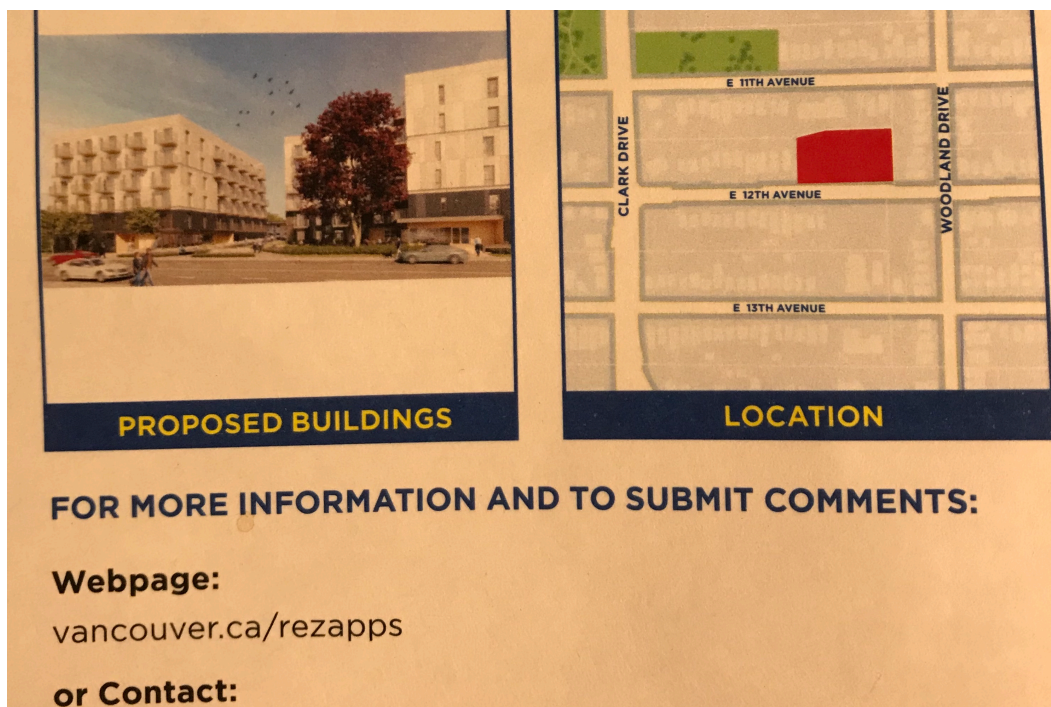
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|------------|-------|--|--------|---|----------------------|--|--|--------------------|------------|
| 07/19/2020 | 21:58 | PH1 - 4. CD-1 Rezoning: 1425 and 1451 East 12th Avenue | Oppose | <p>1. Proposed height of 6 stories and massing with no setbacks from adjacent zoned single family homes is too high, does not respect the neighbourhood, will create massive shadows and does not comply with the grandview woodland community plan. 2. Proposed courtyard on 12th avenue is on a busy loud street and useless to residents. Initially we were told the building was designed in this manner to save the tree in the front of the building and to comply with the mandatory right of way. Later, we were told that the building was set back in this formation to decrease noise for the tenants; however, the City's own noise guidelines show that this is false and the u-shaped design facing the busy street will actually increase noise and echoing for tenants. 3. Although the plan shows that the tree at the north east corner will be retained it is not clear how this is possible given the size and location of the tree in relation to the proposed building site (see attached photos of tree with measurements). Details were requested from the city about how this tree fits into the existing plan but were not provided as of today's date. 4. 33 parking spaces for 150 units is not nearly enough considering there is no parking for this address on 12th avenue. These residents will be forced to park on 11th and Woodland which are already full. It is not clear how adding more bike parking will help considering the age and demographics of the resident group. No research had been done to support the parking needs or how this will be offset by bike parking. 5. There had been no real or meaningful consultation with the tenants or people in the community. We were just informed of the final plan and any comments or input have been disregarded. 6. Comments in favour of social housing in general from people in different neighbourhoods are irrelevant to whether the design of this project in this neighbourhood is appropriate and those comments should be given no weight. We wholeheartedly agree with increasing social housing in this neighbourhood. However, the wellbeing of the current and future residents has not been considered at all in this design. The only consideration has been cost. Brightside and the City have made it clear that no additional cost for any design change will be entertained to make this design livable for the residents and the neighbours living here.</p> | No Name No Name (ps) | | | Grandview-Woodland | APPENDIX C |
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Hello Grandview neighbours,

We are wondering if you are aware of the expedited rezoning application taking place for **1425 and 1451 East 12th** for two 6 storey buildings (with 150 units). We have some concerns with the proposal, particularly with the height of the building, the massing, and the lack of parking, which we have outlined in the attached letter. If you have concerns, we urge you to contact the City of Vancouver as soon as possible.

You can find more information about the proposal at rezoning.vancouver.ca by searching the building addresses. They have an online feedback form that you can fill out.

The city contact is marcel.gelein@vancouver.ca. or 604-829-9616.



1425 AND 1451 EAST 12TH:
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Hello Marcel

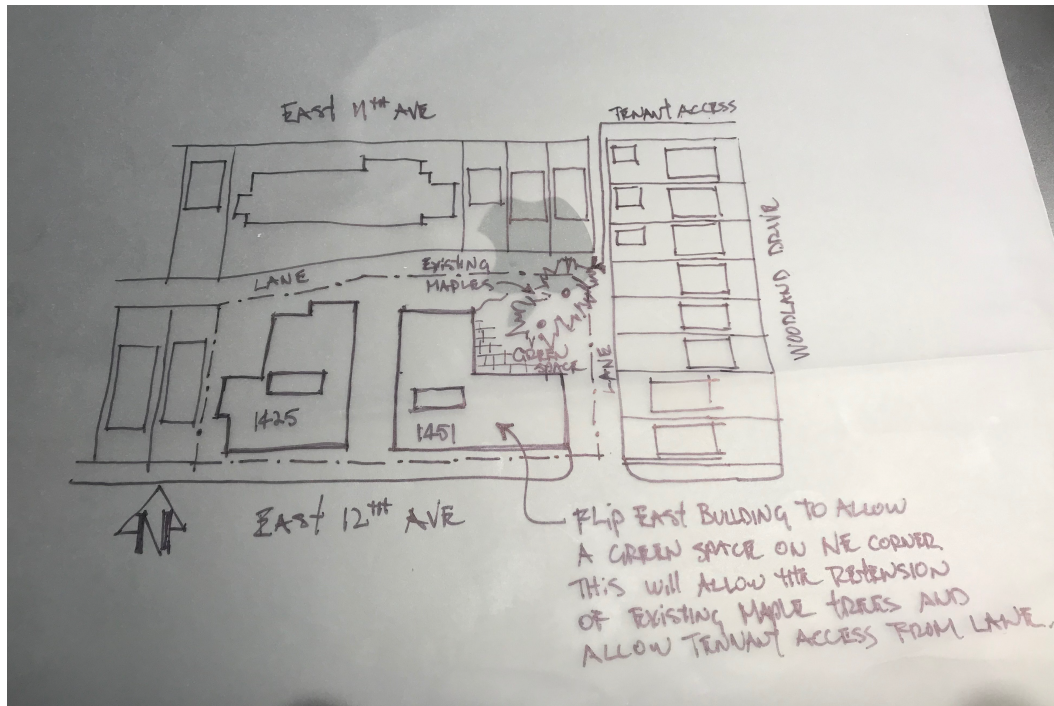
Further to the Open House on Tuesday, February 4, 2020, we would like to add additional information we feel is relevant to the Development Permit at **1425 and 1451 East 12th Ave:**

- **Proposed Height of 68 feet with no setbacks:** We believe the proposed height of six stories is too high and will have a negative effect on the neighbourhood and especially the surrounding single family homes that have not been re-zoned. As per the shading diagrams, the six storey height will greatly diminish the exposure of natural light in the neighbouring properties.
- **Massing:** We feel the overall mass of the two buildings creates a wall-like feel for its neighbours. The massing of the buildings does not respect the adjacent properties and turns its back to the properties to the east, north and west. The proposal should be stepped back from the two lanes thereby softening the wall-like feel. There are good examples of developments around the city that are stepped from the lanes which offer a subtle change to the massing. Why would this be any different?
- **Courtyard:** The proposed courtyard on East 12th will never be used as this street is very busy and noisy. The existing tenants use the north-east backyard as their main outdoor space as it has two mature maples. By placing the courtyard to this location, it will allow a green space that can be used year around. This will also allow the retention of the two mature maple trees which are a critical piece of the land. I would recommend flipping the proposed east L-Shape building to allow for this court yard which in turn would have a less intrusive impact on its neighbours. Refer to the images below.



EXISTING GREEN SPACE ON NORTH EAST CORNER SHOWING EXISTING MAPLE TREES

REZONING APPLICATION 1425 AND 1451 EAST 12TH



PROPOSAL SHOWING THE FLIPPING OF THE EAST BUILDING TO ALLOW FOR TREE RETENTION AND GREEN SPACE

- **Tree Retention:** We understand one of the maples shown in our photo will be removed which is a shame. For the tree in the north-east corner that the designers are planning to keep (shown in the photo), it is not clear that the design has left enough space for the tree canopy which is huge. We would strongly object to removing this tree and think that all efforts should be made to make sure the tree survives. Ideally both trees should be saved.
- **Access:** After living on Woodland Drive for twenty years, we have noticed a high pedestrian traffic flow going down the alley behind Woodland Drive to enter the building from the north. Very few people walk on east 12th due to the high traffic volume and narrow sidewalks. The existing tenants on 1425 and 1451 east 12th prefer the lane access route and enter from the north side. Having the courtyard on the north east corner would allow a safe and quite access to the east building. The west building could also accommodate this pattern.
- **Parking:** Currently there is very limited parking in our neighbourhood. Although we have permit parking in front of our house, we have an experienced an ongoing battle with unauthorized cars who continue to park in this zone. Thirty-three parking spaces for 150 units is not nearly enough.

Thank you for your time and consideration.

Kevin Butler, BArch and Anita Olson
[REDACTED]

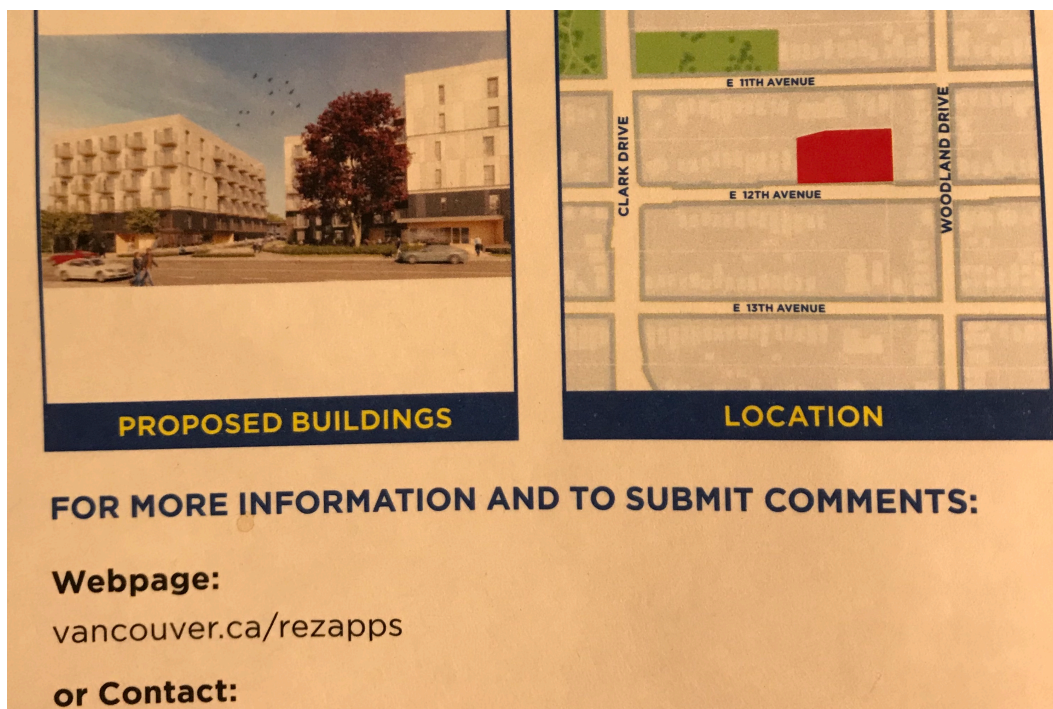


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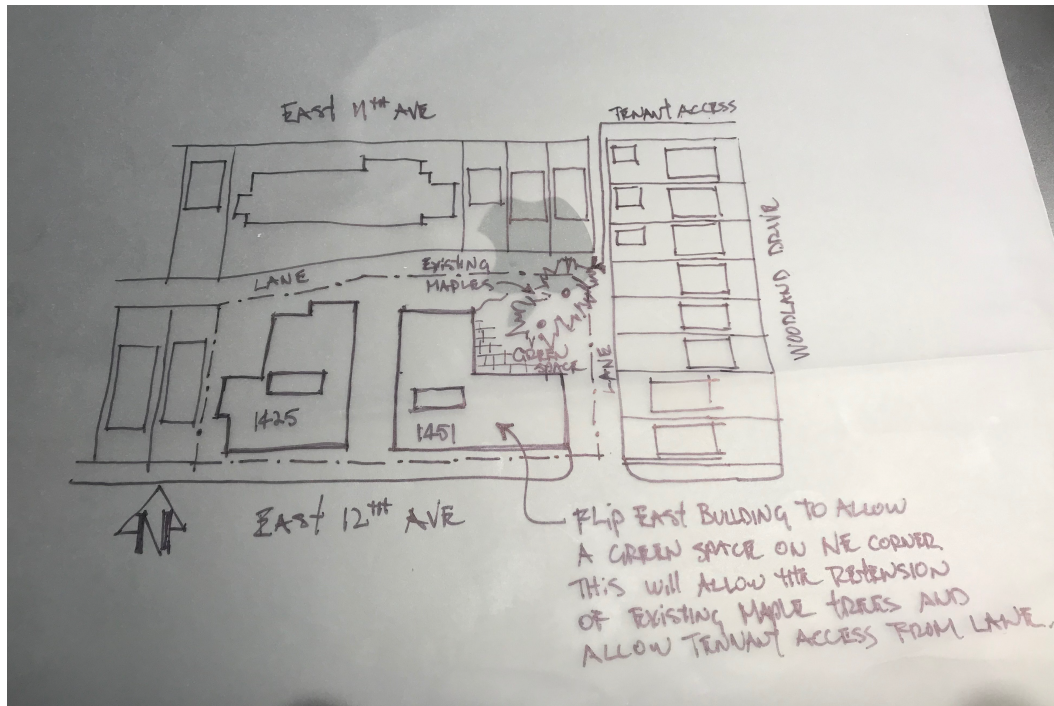
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