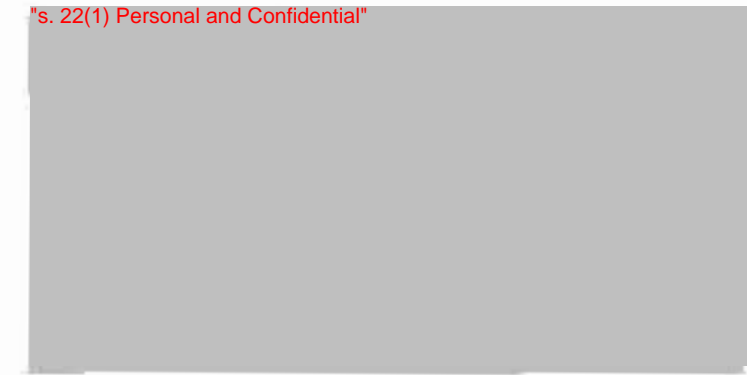


PUBLIC HEARING - JULY 23, 2020
ITEM 1 - REZONING: 809-889 West 33rd Avenue

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/22/2020	14:40	PH2 - 1. REZONING: 809-889 West 33rd Avenue	Oppose	https://council.vancouver.ca/20200723/phea20200723ag.htm This proposal near the C&W Hospital does not help healthcare workers. We need rental apartments around the hospital. Maybe you can send a letter about that. Need also a bus route along W. 33rd Avenue to help Hospital workers and students at the Eric H. High School. (There is a bus route on E. 33rd Ave.) The Cambie Corridor Plan was passed by the previous City Council in 2018 and this City Council can change it to create more affordable rental housing. Cheers Nathan Davidowicz Unappointed Transit Commissioner	Nathan Davidowicz		s. 22(1) Personal and Confidential Information	Unknown	No web attachments.
07/22/2020	14:57	PH2 - 1. REZONING: 809-889 West	Oppose	See letter attached.	Hugh Fraser		s. 22(1) Personal and Confidential Information	Unknown	APPENDIX A

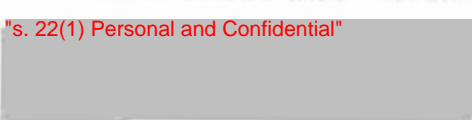


July 21, 2020

Mayor and Council
453 West 12th Avenue
Vancouver BC
V5Y 1V4

Dear Mayor and Council,

RE: 809 - 889 West 33rd Avenue

This letter relates to the rezoning application on 809 - 889 West 33rd Avenue as currently recommended by your staff. My wife and her sister have lived on  for more than 60 years, and change is difficult. We built a new home in 2014 and when the process started (around 2011) we were told that it would be 20 years or more before Cambie - Phase 3 would occur. The reality was that it took less than 10 years and the City continues to change.

I also empathize with our neighbours to the south who have submitted this rezoning application. The traffic is busy, there is a proposed new school, and maintaining a home is a challenge for older residents. No doubt these have been factors in their decision to apply for rezoning.

In terms of the current rezoning application our concerns primarily stem from the significant disruption the development will cause to the property owners living to the north and also the lack of specificity regarding what we will see on the site. We have been told that it is not possible at this time to know the number of units. Currently the site has 5 units (Single Family residences), with rezoning it could be 40 units. A two fold increase in Floor Space Ratio (current FSR of 0.6 to a proposed FSR of 1.2), could lead to more than an eight fold increase in the number of residents living on the block.

We would ask that Council require applicants to present building designs at the rezoning stage so that impacts can be more completely understood. Parking impacts from the site could vary significantly depending on the design. In addition, storm and sanitary flow will vary substantially with the design density. The development will increase shading on the 32nd Avenue properties in the winter months. Even though building design and function will be part of a separate process, an opportunity to bring concerns to Council will not be available for residents at that time.

You are likely aware that parking is a challenge in this area, with Eric Hamber school, hospitals and other institutions in the area. It was not discussed in the report (only a reference was made to the parking bylaw) but we would ask that sufficient parking be provided for the

proposed units, (eg. 1.75 spaces for each unit and an additional 0.25 spaces for visitor parking per unit).

In 2012, as part of building a new home we also constructed a laneway house. We would like the City to confirm that the gardens, landscaping and tenant parking, required by the City as part of the project, will not be impacted by the proposed work for this townhouse complex. In addition, any new driveway access from the development should not be opposite the laneway house. Furthermore, please request the designers to ensure that the existing elevation of the lane not be raised. Rather they should develop an approach to allow surface flows to remain within the road rights of way and be conveyed north to 32nd Avenue. A number of years ago flooding from the lane was a problem affecting homes north of the lane.

If Council supports the staff recommendations we would ask that you consider and approve the following additional recommendations:

- 1) That the maximum number of units on the site not exceed 25;
- 2) That the maximum height of any buildings adjacent the rear lane not exceed 6.1 m (20 feet) and that the maximum height for units fronting 33rd Street not exceed 7.6m (25ft) and that shading effects be evaluated;
- 3) That major system drainage improvements be made so that water does not enter the properties to the north if the catch basins become blocked;
- 4) That the sanitary, drainage and overland systems reduce the risk of flooding on adjacent private properties both during and after construction;
- 5) That tree retention plan and proposed planting plans be circulated to the affected neighbours. (The proposal will impact the current mature urban forest and many local birds);
- 6) That landscape improvements previously requested by the City at 4838 Laurel St., not be impacted by the proposed construction;
- 7) That after the development is completed laneway traffic be limited to light vehicles (i.e. a GVW less than 4500 kg (10,000lbs));
- 8) That adequate parking be provided on the development site along with an appropriate driveway access location to the parking (e.g. directly to Willow St.) and that it be discussed and agreed on with the neighbours;
- 9) That nearby residents be provided with the detailed onsite and offsite plans for review and comment prior to plans being approved by staff and permits issued;

10) That the proposed development not affect or interrupt electric or phone service to the adjacent properties during and after the construction.

We thank you for taking the time to listen to our concerns and trust that if you support the staff recommendations you will also support the proposed additional recommendations.

Yours truly,

§ 22(1) Personal and Confidential
[Redacted]

Hugh Fraser

§ 22(1) Personal and Confidential
[Redacted]

Kyla Fraser

§ 22(1) Personal and Confidential
[Redacted]

Kathy Fraser

§ 22(1) Personal and Confidential
[Redacted]

Marilyn MacKay

cc. Gil Kelley, General Manager of Planning, Urban Design, and Sustainability