

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/29/2020	17:23	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	<p>I strongly oppose the proposed rezoning at 4750 Granville. I own property at [REDACTED] This proposed design does not fit. Opposition to the proposed destruction of this area is not NIMBY-ism, but an effort to stop you irreversibly destroying a unique area of this City before the City Plan, for which you have approved millions of dollars. Please allow this area a stay of execution, so the process can unfold in a proper manner. Council has made it clear, from the outset, that they plan to support this proposal wholeheartedly. I voted for this Council because their election platform clearly stated change, from Vision, would come to City Hall. I fail to see this happening with the push to rezone properties all over Vancouver, regardless of neighbourhood character; neighbourhood support or opposition. Granville Street is a unique green corridor; a welcoming entrance to Vancouver that depends on a layering of plants, trees, shrubs. It should be preserved. 16 trees will be removed for this building, destroying the greenery. Private residents always must retain trees and ensure the tree roots are not affected. Staff state the building set back does not allow for a proper sidewalk and hedge on Granville St. Shaughnessy Elementary School is over-subscribed so that is not an option for proposed residents. I challenge any suggestion that "They can use private schools" - for the proposed rents and school fees, they will also have more than one car per unit, with a building with virtually no street parking. Seriously?? Nearest grocery store 1.6km therefore not within walking distance with any significant shopping City Planner Marie Linehan met with SHPOA in 2019; her message was opinions of residents in the immediate area carry the most weight My understanding was feedback forms made it clear that the area opposes this proposed rezoning. 81 units makes these living places small and expensive: 1BR under 600sq/ft \$1999 2BR in 700-750sq/ft \$3059 3BR under 1000sq/ft \$3876 I challenge the justification of stating these are Affordable Rentals. To some-one maybe, to those who really need them: No. I am on record as supporting community development through proper planning. I strongly oppose spot development, which can have such serious detrimental effects on neighbours. Respectfully submitted, Jo Scott-B</p>	Jo Baxendale		[REDACTED] [REDACTED]	Unknown	No web attachments.

07/07/2020	13:34	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	PRINCIPLE: Additional rental units are needed. However, this is the wrong site. The justification is that it's on a bus route. On the other side, it's not near any retail and is out of character with the neighborhood in density, height, and design. If approved, Council will sacrifice the principles on which sound zoning policy is based. Page 4 of the staff report states that under the AHC Policy an application "must meet a number of criteria such as....contextual fit with neighbouring development" This proposed development does NOT meet this requirement . If council want rental units on this site, then it should require the developer to provide a proposal that meets the Policy's requirement for neighbourhood "fit". DETAIL-HEIGHT: 4 storeys is better for the developer and allows for more units. The same could be said for 5 storeys. Neither is appropriate for the site. The staff report acknowledges the proposed building will exceed the permitted height in the area by 8.6 feet and says this is "supportable". It offers no explanation. It's "supportable" only if you've already decided to approve 4 storeys instead of requiring a design and height that's consistent with the neighbourhood and respects the privacy of the adjoining owners. And App. B Urban Design condition 4 contemplates that the building height may be further increased. The height should be reduced, NOT increased. DETAIL: PARKING AND TRAFFIC: At page 12 the staff report says: "Staff conclude that the site is self-served by off-street parking spaces." That statement neglects to address that there are NO visitor parking spaces and NO loading facilities incorporated into the design. With 81 rental units, with tenants moving in and out, these are serious design flaws. With parking along Granville Street being restricted at certain hours, the impact on the neighbouring side streets will be material. The design provides for 2 passenger loading spaces, but these are more than 100 feet from any common entry. And locating the garage entry off the lane precisely where the neighbour's home is located adds insult to injury. The staff report requires that visitor parking be provided but this is insufficient. More detailed and respectful consideration of these matters is required. Respectfully submitted, Ted Zacks	Ted Zacks
07/14/2020	11:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	as a lifetime citizen of Vancouver (81 years) many of which were spent on Minto Cr. 2 blocks from the above site , I oppose this particular development as one harmful to the community . The immediate area has seen some extremely thoughtful and well planned densification that integrates seamlessly with the community , in particular Arthur Ericson's condominiums at Cartier and West 33rd . Over the years various Councils have protected the unique character of the area by setting standards of design and I think that the present planners could and should do a rethink on the proposed development so that it melds in with the work of earlier civic planners and Governments integrates in more thoughtful way with its community .	David Keays Fraser
07/14/2020	12:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I do not agree with this development at all. Granville Street is already too busy and placing something of this nature in a quiet residential area is not ok.	Cindy Ross
07/14/2020	13:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Please see PDF attached	BARBARA ARMSTRONG
07/15/2020	16:19	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am shocked that the city would even consider increasing the density in this part of Granville. From 49th to 16th has given the city a wonderful entry point for visitors. I have heard innumerable visitors (since the 1940?s) extolling the beauty of this approach to our city. It is a shame that it has been found necessary due to increased traffic to divert so many of these visitors to the apartment lined approach offered by Cambie and Oak. Surely, the same necessity does not exist in the case of Granville as it would mean the loss of a major asset and disappoint many Vancouver boosters. It is incomprehens ble that this asset should be lost to a perceived shortage of rental accommodation in this area. John Pearkes	John Pearkes
07/15/2020	20:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We oppose the project at Granville and 32nd Avenue. This project will add to traffic congestion and cause parking issues. We live in an area of single-family residential homes, many if them considered heritage homes, and this building does not meet the vision of our community.	Greg Rita

s.22(1) Personal and Confidential	Unknown	No web attachments.
s.22(1) Personal and Confidential	West Point Grey	No web attachments.
s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
s.22(1) Personal and Confidential	Fairview	APPENDIX A
s.22(1) Personal and Confidential	Marpole	No web attachments.
s.22(1) Personal and Confidential s.22(1) Personal and Con	Shaughnessy	No web attachments.

07/16/2020	15:00	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	To replace 2 houses with 81 dwelling does not take into consideration the added traffic to Granville St. Also it's a strain on the infrastructure . It would have been better if there were two-storey town houses built on this site. As there is less than one parking per unit. This plus the fact that some units will have more than one car, will turn our streets into a parking lot. I strongly oppose this construction. I hope that the city will ignore the voices of the people . Sam Mottahed	Sam Mottahed
07/16/2020	15:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Let us keep our beautiful neighbourhood	Louise Mckechnie
07/17/2020	08:51	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West	Oppose	Please see attached letter from the Current and Past Presidents of The Garden Club of Vancouver	Joyce Pearkes
07/20/2020	08:45	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Dear Council I am attaching my comments re the amendment to rezoning 4750 Granville Street & 1494 West 32nd Avenue on July 28th.	Estelle Jacobson
07/20/2020	10:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	There is no need to add more density in this area. There are going to be 17 residential towers on West 41st plus many new towers on the Oakridge shopping centre land. Shaughnessy is a unique area in the city that should be preserved for future generations to enjoy. This is a quiet residential neighbourhood. The proposed building will destroy the beautiful hedges on Granville. The character of the building has no relationship to the character of the neighbourhood. There has not been sufficient neighbourhood consultation. This rezoning is completely unnecessary and is really a joke being considered under Affordable Housing??? There are many areas of this city that more density would be welcome but Shaughnessy is not one of them. I am wondering why this council is so bent on completely destroying our beautiful city? STOP THIS NOW! WE NEED A PROPER CITY PLAN NOT PIECEMEAL DEVELOPMENT WHEREVER DEVELOPERS PICK UP CHEAP LAND!	SHARON MARKHAM
07/20/2020	15:49	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West	Oppose	Letter received via mail and entered by Correspondence Clerk.	No Email
07/20/2020	16:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West	Oppose	My comments exceed 3,000 characters and therefore are contained in a PDF attached	VALERIE BRADSHAW
07/21/2020	09:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the re-zoning application for a four storey development at 4750 Granville Street. The many heritage properties along Granville Street should remain as such. Granville Street is the gateway to the city for visitors arriving from the airport and the USA. The existing corridor provides our visitors with a green and leafy neighbourhood sense of welcome to our city. Keep this corridor green by retaining as may heritage properties as possible. Do not be fooled by developers who, in the pursuit of making big money, say they are building much needed "affordable" housing.	Ronda Tuyp
07/21/2020	13:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Dear Mayor and Council, I oppose the proposed 81 unit condominium development at Granville and 32nd. 1. Granville St is a unique green corridor and a welcoming entrance to Vancouver that should be preserved. Shaughnessy is a historical neighbourhood with character and value that should be preserved and in many ways Council has already recognized that. 2. The size, design, form and massing of this building do not fit within the context of the neighbourhood. This is just not a reasonable development to put in this neighbourhood. You know that the neighbours are opposed. 3. The units will not be affordable or family focused, as a review of the square footage and proposed rents make very clear. 4. The traffic will be absolutely awful. It's not very good in this area now, but jamming in 81 units will produce gridlock. I'm sure the hope is that everyone will walk or bike, but you know that's not going to happen. There are no amenities within walking distance, people will use their cars. This whole development seems not to even meet the City's criteria. Clearly there is some other agenda, but I just can't understand what it is. Please do not approve this proposed development. Yours truly, Mary Ann Cummings	Mary Ann Cummings

	s.22(1) Personal and Confidential	Unknown	No web attachments.
	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
	s.22(1) Personal and Confidential	Fairview	APPENDIX B
	s.22(1) Personal and Confidential	Unknown	APPENDIX C
	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
	s.22(1) Personal and Confidential	rbutus-Ridge	APPENDIX D
Citizen	s.22(1) Personal and Confidential	West Point Grey	APPENDIX E
Vancouver Hospice Society	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

07/22/2020	10:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We strongly oppose the proposed 81 unit condominium development at 4750 Granville and 1494 32nd Avenue (the "Proposed Development") for the reasons set out below. 1. The size, form and massing of the Proposed Development are completely out of keeping with the neighbourhood. We recognize that the City is facing a serious housing problem and that the solution requires greater density. However, we think that problem would be better resolved with other forms of multifamily development of which there are numerous examples on other parts of Granville Street. We are referring to lower impact, transitional, ground oriented forms such as row houses or townhouses that are more in keeping with the existing neighbourhood. 2. We think that solving the housing problem will require solutions that are capable of winning the support of the majority of the City's citizens. While projects such as the Proposed Development convert 2 houses into 81 units, they will solidify the opposition to future development. There is no way of fitting such a giant development into an existing single family neighbourhood without creating an eyesore and strong opposition to future development. 3. The portion of Granville Street between King Edward Avenue and 33rd Avenue is already highly congested school mornings and afternoons because it is the main entrance to three large schools: York House; Little Flower, and Shaughnessy Elementary. Adding the Proposed Development within a few blocks of those schools and on the opposite side of Granville is going to create truly unmanageable traffic issues. 4. We think that the Planning Department should be instructed to look for solutions that are likely to minimize future traffic problems. This happens when large development projects are situated near the amenities residents require or on convenient public transit routes. The Proposed Development is not well situated in that regard. A trip to Arbutus Mall will require a bus transfer and a long one block walk; a trip to the facilities at Oak and King Edward also will require a bus transfer. The residents of the Proposed Development are going to minimize these inconveniences by taking to their automobiles. For all of these reasons we urge you not to approve the Proposed Development. Robert & Carol Friesen
07/22/2020	11:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I STRONGLY oppose the current application. Keep Beautiful Shaughnessy the way it is. We don't need anymore streets like Oak and Cambie. Granville is the only lovely area left driving into Vancouver. Parking in the area of the proposed development is very difficult at the best of times and with a new 81 suite apartment building proposed with limited parking it will be a nightmare. Plus the lane between 32nd and Minton Crescent is very narrow and there will be no end of congestion with cars coming and going. This proposed project is going to ruin the feel of the neighborhood. Please, please don't let this project go ahead.
07/22/2020	13:25	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This is simply too large a proposed development. There is also insufficient allocation for parking of all types. A small, character matching series of developments over time in the area should be considered as part of an overall area plan versus a major 'hit' to the neighbourhood. I oppose the current application.
07/22/2020	13:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	The plan is truly a disaster for the heritage Shaughnessy neighborhood and it will extremely invade the interests of each owner in the graceful community.

Robert Friesen		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
No Name No Name (ps)		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
Glenn Collins	Mr	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Xiao Hui Jin		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

07/22/2020	17:46	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This is by far the most ridiculous development proposal yet. How is a massive 81 unit rental unit situated in the LEAST dense neighborhood make any sense? Is the purpose to increase density without care of any impacts? Rather than addressing home affordability, you approve massive developments to make more money? Where are the nearby shops? Where are the nearest transit or shopping centres/hubs to make use of this location? There are none. How much do you charge for a rental unit in Shaughnessy? How does this benefit in terms of rental affordability? This is ridiculous and I strongly oppose this development. If the purpose of the City Hall is to approve developments that are absolute cash grabs, then great job, you've done it. You charge us insane amounts of property taxes because this neighborhood is wealthy, yet at the same time approve developments to purposely devalue the neighborhood. PLEASE DO SOMETHING PRODUCTIVE ABOUT HOME AFFORDABILITY RATHER THAN APPROVING IDIOTIC DEVELOPMENTS SUCH AS THESE. WHY NOT DEVELOP NEAR A SKY TRAIN STATION? OR A MALL?	James W.
07/22/2020	18:54	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This development not only affects the resale value of adjacent homes, it doesn't make any sense to the geographical location of the neighborhood. If this is approved, then change zoning for the entire neighborhood and allow everyone to build apartments or multi-tenant buildings. This is corruption at its finest, where developers are allowed to drop 81 unit buildings in the least dense neighborhood. On top of that, our City Hall (you), approves a blasphemous proposal, yet does NOTHING to solve affordability issues. How does this benefit affordability? By purposely lowering the value of the entire block? How does a low income family care for a location that is only linked to granville as transportation? Please do something useful for once, and reject this development. There are many other places close to hubs / shops / skytrain for a 81 unit rental building. If you approve this proposal, expect many more. And if you reject the upcoming ones, expect some law suits.	Zack I
07/22/2020	18:55	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application to develop 4750 Granville St. from a single dwelling to a massive 81 units. Please do NOT proceed with this development which is clearly out of character with the surrounding neighbourhood.	Shirley Donnelly
07/22/2020	20:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly oppose this development. The scale of development is too large.	VICTORIA WONG
07/22/2020	20:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly oppose this development. The scale of development is too large. DUPLICATE	VICTORIA WONG
07/22/2020	22:42	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application. The building does not fit into the city design requirements, this project could set a precedence and more and more of the heritage feel of shanugnessy will be taken away.	Qi Charles (ps)
07/23/2020	07:26	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	To move from a single occupancy home to 81! units does not make sense for the following reasons: 1. there are NO walkable amenities in the area; 2. there will be increased car congestion along Granville which is an already heavily travelled corridor; and 3. as I understand, this project falls substantially outside current zoning rules. This type of variance in itself is prima facie evidence that the project is completely out of character for the neighbourhood; and finally, 4. there is ample evidence that a number of current high density projects along Cambie, Oak and Granville have all been placed in abeyance due to low sales/demand and may never be finished. Based on this project's development time line, it is highly risky from a market perspective and, if unfinished, would permanently damage the character of the neighbourhood if uncompleted.	Erwin Sui

	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Home Owner	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Home Owner	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Qi	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

07/23/2020	07:58	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	A few years ago, we were told that we would have to go to the Board of Variance in order to have a new single family dwelling built on our irregularly shaped lot in Second Shaughnessy in order to maintain the heritage of the neighbourhood. And now we hear that a structure that does not adhere to heritage, design or density guidelines and in fact does not fit into the neighbourhood in any way is being proposed. It seems grossly unfair that significant restrictions apply to owners of single family dwellings but do not seem to apply to developers. We watch with great concern what is happening to Cambie Street and are concerned that this could happen to this residential section of Granville St. It seems to us that if this development is allowed to go forward, it will be the first of many and this would have a huge negative impact on our neighbourhood.	Marina Knutson	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	08:51	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This gargantuan proposal of 81 units on 2 single family residential lots is an affront to the neighbourhood: Totally inappropriate in every way. This level of densification will impose an intolerable burden on the community and should be prohibited outright.	Peter amp; Andrea Brutt	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	09:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Attention: James Boldt: I just read the June 9, 2020 referral report covering the proposed re-zoning application for 4750 Granville Street and 1494 West 32nd Avenue in Vancouver. Since 1981, my family and I have lived ½ block north of these 2 properties and I must say that removing 2 single-family residences and replacing it with a 4-storey residential building does not fit in with the neighborhood at all. The current FSR is .70 and the proposed zoning, if approved, will increase the FSR up to 1.6 which is more than double. Given the surrounding area is all single-family residential, the only other 4-storey residential buildings close by are on Cambie Street located right above Canada Line, so this proposed development would not fit in with the existing character of the Granville Street neighborhood. As well, replacing 2 residential buildings with 81 residential units would create massive increase in the number of people living at the site along with increase in cars, demand on schools and daycare spaces. One level of underground parking would certainly not be sufficient given that most families have at least 1 car and probably 2 cars per household. With insufficient underground parking, the new residents would simply park on the street which will become a nightmare for the existing home owners. Additionally, the existing schools in the area are already at over-capacity along with the very limited daycare spaces so the existing services being offered could not support any increase in new families. I reviewed the average initial rent chart on page 11 of Appendix B for the proposed rental units and can say that monthly rents of \$1,641 up to \$2,977 per month are not affordable, Furthermore and more importantly, if a family could afford to spend upwards of \$2,000 - \$3,000 per month for rent, they would simply purchase a strata unit and build some equity for themselves rather than pay so much money towards monthly rent. I could go for much longer on how I feel this proposed development does not fit in with my neighborhood but would I ke to hear back from you as to the current status of this re-zoning application and if the City of Vancouver supports it. Not only am I a long-term resident of this area, I also hold a Bachelor of Commerce Degree from UBC with major in Urban Land Economics and have been a member in good standing with the Real Estate Institute of British Columbia since 1991 so when I voice my opinion I do have the educational and professional credentials to support my objections to this proposed re-zoning application. I thank you for your time and consideration and look forward to hearing back from you shortly. Fred Kozier, B. Comm, RI (BC), RPA s.22(1) Personal and Confidential	Fred Kozier, B. Comm., R	Concerned and opposed neighbour	Shaughnessy	No web attachments.

07/23/2020	09:40	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Attention: James Boldt: I just read the June 9, 2020 referral report covering the proposed re-zoning application for 4750 Granville Street and 1494 West 32nd Avenue in Vancouver. Since 1981, my family and I have lived ½ block north of these 2 properties and I must say that removing 2 single-family residences and replacing it with a 4-storey residential building does not fit in with the neighborhood at all. The current FSR is .70 and the proposed zoning, if approved, will increase the FSR up to 1.6 which is more than double. Given the surrounding area is all single-family residential, the only other 4-storey residential buildings close by are on Cambie Street located right above Canada Line, so this proposed development would not fit in with the existing character of the Granville Street neighborhood. As well, replacing 2 residential buildings with 81 residential units would create massive increase in the number of people living at the site along with increase in cars, demand on schools and daycare spaces. One level of underground parking would certainly not be sufficient given that most families have at least 1 car and probably 2 cars per household. With insufficient underground parking, the new residents would simply park on the street which will become a nightmare for the existing home owners. Additionally, the existing schools in the area are already at over-capacity along with the very limited daycare spaces so the existing services being offered could not support any increase in new families. I reviewed the average initial rent chart on page 11 of Appendix B for the proposed rental units and can say that monthly rents of \$1,641 up to \$2,977 per month are not affordable, Furthermore and more importantly, if a family could afford to spend upwards of \$2,000 - \$3,000 per month for rent, they would simply purchase a strata unit and build some equity for themselves rather than pay so much money towards monthly rent. I could go for much longer on how I feel this proposed development does not fit in with my neighborhood but would I ke to hear back from you as to the current status of this re-zoning application and if the City of Vancouver supports it. Not only am I a long-term resident of this area, I also hold a Bachelor of Commerce Degree from UBC with major in Urban Land Economics and have been a member in good standing with the Real Estate Institute of British Columbia since 1991 so when I voice my opinion I do have the educational and professional credentials to support my objections to this proposed re-zoning application. I thank you for your time and consideration and look forward to hearing back from you shortly. Fred Kozier, B. Comm, RI (BC), RPA s.22(1) Personal and Confidential Above is the e-mail I sent to James Boldt on June 29, 2020. I STRONGLY OPPOSE THIS APPLICATION. DUPLICATE	Fred Kozier, B. Comm., R	Concerned Neighbour	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	09:42	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This horrible overdevelopment will harmfully impact the neighbourhood. Too many people in too little space. The impact will be devastating. Scale it down to compatible townhomes and ensure adequate parking!	ANDREA BRUTTON		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	11:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	It doesn't match our neighborhood And we would like to keep beautiful quiet neighborhood	Kiyomi Hunter		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	11:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This is a single family residential neighbourhood.Please keep it that way.	R.Errington	I am a neighbour	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	12:09	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application!	Wee paul		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/23/2020	12:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	1. Property value might be impacted. 2. Traffic and parking will be More than our surrounding street can handle. 3. The building does not fit into the city design requirements. 4. This one is much too large for this Low density neighborhood area 5.	Wee paul		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

07/23/2020	14:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Unfortunately, spot re-zoning of massive out-of-scale residential projects such as this with adverse impacts on the neighbourhood undermines support for higher density by creating a sense of unfairness and disregard for the ambiance of the neighbourhood. Recently, single residence homes have been built at great expense next to the proposed project. This "surprise" project to rezone is hardly fair treatment. Many of the nearby streets have been reduced to single lane traffic because of hospital employee parking. This project will increase congestion. Approve a project size and design more consistent with the neighbourhood ambiance and that doesn't impose significant negative costs on residents.
07/23/2020	14:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application
07/23/2020	16:36	PH3 - 3. Rezoning: 4750 Granville Street	Oppose	Oppose! it's insane to build a Massive 81 UNIT BUILDING in such a small lot with only 4 visitor parking! It's contradicting to the City's efforts which strictly force retention of character&heritage buildings in the area. Not to mention the very l kely traffic jam for this part of GranvilleHW#99 DT-Airport route due to lack of parking spaces for this massive building!
07/23/2020	21:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This proposal will cause a significant increase in traffic and parking issues which will endanger the neighborhood This neighborhood is not set up to take on all this extra traffic and would endanger residents. The area is already congested due to the three schools at 25th and Granville. THere is no infrastructure for rapid transit nearby and thus there will be a huge influx of cars in the area which is not set up to support parking and traffic. This creates a danger or pedestrians and cyclists and residents generally.
07/24/2020	07:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application
07/24/2020	09:19	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application at 4750 Granville st. First of all, the rental building is too massive for the area. There is no enough parking for the building and it will significantly Impact the parking and traffic esp on the already narrow street at the surrounding neighborhood. There are some many rules that needs to follow in RS5 zoning and we do pay premium for property tax. This project would significantly impact the surrounding area value. It?s design just doesn?t fit in the area. RS5 zoning is the most comprehensive regulated low density residential zoning in the city but this Rezoning applicant is require to build a missive 81 units rental. It Is not fair to the surrounding area neighborhood to be affect in many way(traffic,parking, home security, property value and etc). Therefore, I oppose the current application.
07/24/2020	10:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose this project because of Traffic pressure.
07/24/2020	10:39	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	See attached letter
07/24/2020	10:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application.

Francis ONeill	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Guifang Zhang	s.22(1) Personal and Confidential	Unknown	No web attachments.
Anna Liu	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
matthew fahey	s.22(1) Personal and Confidential	Unknown	No web attachments.
Ernesto Rodrigueza	s.22(1) Personal and Confidential	Unknown	No web attachments.
No Name No Name (ps)	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Yuting Xu	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
Lai Kam Ng	s.22(1) Personal and Confidential	Shaughnessy	APPENDIX F
Yulong Yang	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

PUBLIC HEARING JULY 28 th 2020
RE: THE REZONING PROPOSAL AT 32ND AVENUE & GRANVILLE ST.
2ND SHAUGHNESSY
VANCOUVER

July 10 2020

Dear Mayor Stewart and Council

I hope you all agree that Neighbourhood Planning requires respect and consideration for the Character of an existing historic neighbourhood.

I trust that you can visualize THE 4 STOREY Flat Roof Multi Unit Design of this proposed development which is in DRAMATIC CONFLICT WITH THE 2 STOREY single family homes and gardens that surround it.

Can you visualize 81 UNITS crammed into 2 LOTS ?
81 UNITS that LOOM over the whole low-rise neighbourhood?

PLEASE REJECT THIS DEVELOPMENT

There are other neighbourhood friendly options...perhaps not as lucrative for a developer or landlord ... BUT respectful of the 2nd SHAUGHNESSY RS-5 BYLAW PASSED IN 1993.

I played an active part of that historic coming together of Two Groups of Neighbours who dialogued until they reached a consensus.
In fact, the Two Groups celebrated the passing of the RS-5 Bylaw together **s.22(1) Personal and Confidential** .

LETS NOT LOSE THAT SPIRIT.

Please ask the developer and Stuart Howard to go back to the drawing board and come up with a proposal for a few 2 Storey Townhouses that follow the RS-5 Design Guidelines we fought for.

The neighbours might approve.

Please ask them.

Please do not rush ahead with the current proposal.

Be kind Be calm Be safe
Be strong

Barbara Armstrong

A past 2nd Shaughnessy Resident for 37 happy years.

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Dear Councillor,

I am writing to you regarding the proposed development for a four storey apartment building at Granville and West 32nd Ave. We recognize the need for rental housing but **strongly oppose** the size of this project which will completely change the character of Granville Street's beautiful and green approach to our city. Blessed with two botanical gardens, the Nitobe Garden at UBC, the Dr. Sun Yat Sen Garden, Stanley Park and its rose garden, our city is a garden lover's Mecca.

Parking and increased traffic would present huge problems in this quiet historic neighbourhood and the most seriously affected would be s.22(1) Personal and Confidential. which borders the lane on the east side. On this lane, right beside the house and garden entry would be the entrance to the underground parking, garbage pick-up and delivery area of the new complex.

Are you aware that this property, a heritage prospect, is also home to one of Vancouver's iconic gardens? Many features of the 98 year old garden remain, such as a pond and gazebo and numerous trees. Since 1979 it has been lovingly developed and maintained by the owners who have long been pillars of the gardening community and our city.

The garden has been visited by countless people via private tours from VanDusen Botanical Garden and garden clubs from across the United States and Canada.

The American Horticultural Society and the Garden Club of Argentina have visited as did such famous British gardeners as Rosemary Verey, Roy Lancaster and Penelope Hobhouse.. The garden was photographed by a magazine group from Japan and was featured in the book Famous Gardens of Vancouver by Christine Allen. This proposed building would drastically affect the light and health of the garden which has played such a quiet and continuing role in making our city a garden destination.

Thank you for your consideration of this issue.

Joyce Pearkes

Mary Butterfield.

Terri Clark.

Gail West.

Elizabeth Weir Jones

Elizabeth Cook

Ronda Tuyp

Elizabeth Taylor

Kathy Mullen*

Current* and past presidents of The Garden Club of Vancouver

Re: 4750 Granville Street & 1494 West 32nd Avenue

Due to the Covid 19 crisis the residents have been unable to meet and to submit their views in a unified manner. I would therefore request that this proposal be deferred until we are able to meet.

The Planning Department is determined to develop this stretch of Granville Street having been turned back on the development of 4600 Granville Street. They have admitted to encouraging the developer by making concessions and have once again enraged the local residents. An open house turnout was substantial and the mood was tense with many attendees, (over 100) providing their comments on written forms.

My main objection is the architecture and look of this building, which is situated in a prime residential part of the city. I am attaching an example of a building on Oak and Laurier, which indicates a novel approach to improving the sterile look of most new apartment buildings. The proposed building is no exception.

There is no doubt that this development will affect the future of this stretch of Granville Street and I suspect that the development of 4600 Granville Street will return for reconsideration by a future council. The proposed development will certainly not dent the lack of rental housing opportunities, as the City has numerous options, such as the former Transit Site on 41st Ave., Cambie, Oakridge, Jericho & Kingsway, among others.



July 12, 2020

Dear Mayor Kennedy & Council,

As a long time resident of Shaughnessy, now living in an apartment in Ferrisdale, I wish to express my opposition to the proposed development on Granville St. at 32nd Ave.

I believe it would be the beginning of seeing more and more projects like this infringing on one of Vancouver's loveliest and historic neighborhoods.

Please do NOT proceed with this Plan. Sincerely,
[Signature]

s.22(1) Personal and Confidential

Friday, July 17, 2020.

To Mayor Stewart and Members of Council

Re: 4750 Granville St. & 1484 West 32nd Ave.

By way of introduction, I served on the City Board of Variance in excess of 12 years under Mayors Gordon Campbell and Phillip Owen.

I strongly object to the above rezoning on several fronts. Firstly the neighbourhood context is a tree and hedge lined streetscape behind which are single family houses of 2 to 2 ½ storeys. What is proposed is completely out of context, 81 rental units, 4 storeys in height, and a FSR of 1.50. It is out of context as to use, massing, and design. I wouldn't think such a proposal would even be considered.

As a comparison, the hospice located across Granville St. and 1 block north resembles a single family house. In massing and design it fits the neighbourhood context and yet there was much opposition. The current proposal is a far more egregious development, out of context as to design, scale and form. This development would be an abrupt interruption in what is a green lined street leading to downtown. A row of townhouses could be designed to be far more acceptable, even if not welcomed.

I can think of many other areas of the city, primarily lining main streets, such as 4th Ave. or Broadway where this proposed development would fit right in. It will be the beginning of turning Granville St. into what Cambie and Oak have become. These other areas of the city also have many more amenities for the potential residents.

I believe this is RS 5 zoning where floor area bonuses have to be earned through compliance with design guidelines. Surely the purpose of the design guidelines is to guide any developments in this zone. I fail to see how this development complies in any way with the Zone 5 regulations.

The issue of parking would also be problematic. The traffic on Granville St. is already horrendous and most of the traffic travel about 70km per hour, way over the speed limit. With 70 parking spaces in the proposed building, that adds about 70 cars in and out of the bumpy little lane behind the development several times a day. Yes, the lane can be paved but that would seriously compromise the existing houses in the neighbourhood, to say nothing of devaluing their investment. This does not feel fair or neighbourly

Throughout the time this development has been under consideration, I had correspondence with James Boldt. He told me that this development came in under a pilot project which had expired but that the City were still accepting applications. He likened it to a rogue wave which could have landed almost anywhere! This does not seem like a responsible way to consider

buildings which will be around for many years. It also seems like a rather haphazard way to make policy. What also worries me that several councils from now it will be considered precedent! This should worry you too.

As we used to say at the Board, you may have the right development but the wrong lot!

Please reconsider granting a permit to this outsized and unneighbourly proposed development.

With best regards,

Val Bradshaw

July 21, 2020

City of Vancouver
City Clerk's Office
3/F - 453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Attention: City Council

Dear Sir/Madam:

RE: REZONING OF 4750 GRANVILLE STREET & 1494 WEST 32ND AVENUE

It has come to our attention with great concern and dismay regarding the above referenced addresses rezoning from (single-family dwelling) to (Comprehensive Development) of a 4-storey residential building.

We have been living in this neighborhood for over 30 years. We value and appreciate the peace, the character and the ambience of this neighborhood in its present setting. It is why we chose to live in this neighborhood in the first place. But with the proposed 81 rental housing units, we believe that this will create a negative impact on the local neighborhood and will not be consistent with the long-term goals of the community. There will be more people with more traffic commuting in the area, making this neighborhood a less peaceful environment to live in. With respect to the character and the ambience of this neighborhood, the rezoning of the proposed area will alter the neighborhood's original charm and aesthetics.

Alternatively, we do not have any concerns nor objections with the above referenced addresses transforming from a (single-family dwelling) to either a (duplex) or even a (fourplex).

Your attention and consideration to the above matter is appreciated.

Yours Truly,

s.22(1) Personal and Confidential

Mrs. K. N. L. Ng

s.22(1) Personal and Confidential

Vancouver, B.C.

s.22(1) Personal and Confidential