

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/24/2020	13:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly oppose the current application of the developers, and approve of the comments of our neighbors that have made their oppositions to the development .	RONALD H STEWART	neighbor	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	14:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application	Ms KARI JUROVICH		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	14:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I live s.22(1) and s.22(1) I oppose the size of the project and does not fit into the RS5 Zoning guidelines at all. I'm not opposed to a smaller townhouse style development as it will fit into the neighborhood better. The current application will bring way too many people and cars into the narrow streets. Not even enough parking for half the building and only 4 visitor parking? What about guests, amazon, deliveries, and etc? The streets will be flooded and ruin the protected Shaughnessy area. Shaughnessy is a heritage protected area and I had to conform to all the rules and regulations to fit into the neighborhood design and then this massive building gets proposed two doors away? How is this fair for the neighbors? This will jeopardize Shaughnessy and the area will not be able to recover from a spot zoning application that doesn't work. Personally I would like to see a scaled down development to conform like everyone else. In summary I oppose the size of development and understand the need for density but strongly encourage to consider all the neighbors who will be greatly impacted buy this development.	Cameron		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	14:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I'm the owner of s.22(1) and oppose the application. I feel this will ruin the area and property values. Collectively the neighborhood would like to welcome a much smaller building less impacting of the surrounding homes.	Amanda Jones		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	14:46	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Please stop this unwanted destruction of an old well regarded neighbourhoood. Enough is enough.	alexandra gray		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	15:00	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	71 parking spaces for 81 units? And only 4 spaces for visitors? 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.	Mojdeh Mottahed		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	15:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	As a resident lived in Shaughnessy for 15 years, I strongly oppose the application to build an apartment in this community. Please keep the uniqueness and part of history of Vancouver complete. Thank you!	Bing Liu		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	15:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I have no issue with redevelopments on Granville, however there are two important areas that need to be ammended before this building should proceed. 1) There are not enough parking spaces included in this development. With 81 proposed units (+160 people) and only 71 underground parking spaces, including only 4 visitor parking spaces surrounding streets will NOT be able to handle the additional vehicles. 2) The building does not fit into design requirements. When our home was constructed we were forced to follow strict design guidelines to match the character/heritage of the neighborhood. Other developments in the area have been forced to follow similar guidelines. The modern style of the proposed building threatens the heritage feel of Shaughnessy.	No Name No Name (ps)	none	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	15:08	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Not enough parking spaces for such a large building. Modern building threatens the heritage/character style of the neighborhood	Marin Katusa	n/a	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/24/2020	15:13	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Mayor and Council Re: Rezoning application ? 4750 Granville Street and 1494 West 32nd Avenue - OPPOSED This application will have a huge negative impact on this neighbourhood and will also impact the city. Granville street has historically been a green and attractive entrance to the city with views to ?Gracey?s Necklace? and the north shore mountains. If the city?s goal is to no longer maintain this historic entryway the zoning should be changed as part of a greater plan and not spot rezoned. Once done the die is cast. The size of this proposal is far too large and incompatible with the neighbourhood. In planning to develop here the applicant has reached for the moon, so to speak. To insert 81 mostly small (560 Square ft., some less) apartments into RS-5 zoning seems almost insulting, certainly not respectful, to the neighbourhood. The photo on the Planning department notifications shows the end view of the project on 32nd, not the bulk of the building along 2/3 of a block on Granville Street. Concerns about this proposal ? Massive size compared to neighbours. ? Design not respectful of neighbourhood homes in size or form. ? 150 (or more) people and 70 (or more) cars causing congestions in narrow neighbourhood streets and the laneway. ? Location and design of parking entrance awkward and its location the worst possible for our house. The entry should be much further south. ? Little space for loading, delivery and service vehicles. If Granville street were used, traffic would be seriously impeded. ? Difficulty turning south from Minto & 32nd across traffic on Granville will lead to traffic travelling up lane to 33rd or down side streets. ? Parking in neighbourhood by visitors and overflow. We?ve seen the solid line of cars parking along Granville & along 57th adjacent to Shannon Mews. ? Small apartments (most about 550 Sq. ft.) for \$2000 a month. This scenario doesn?t seem to warrant such density benefit. ? Location so far from shopping. And more personal - ? Proximity to our home, only 25 feet across the lane. ? Location of garage entry and garbage staging right across from our kitchen. bedroom & bathroom windows and entry to our house and garden, causing exhaust, light, noise and odour pollution. ? Balconies looking over our garden and into bedroom/bathroom. ? Congestion in the lane. Backing out of our garage on the lane will conflict with cars 70 coming out of their garage. Thank you for your consideration Shirley Hebenton s.22(1) Personal and Confidential	Shirley Hebenton	none	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (OPPOSED)

07/24/2020	16:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application. This project is way too big for this area.	WEN SHEN		s.22(1)	Shaughnessy	No web attachments.
07/24/2020	17:38	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am currently opposed to the construction of the 81-unit rental building proposed for 4750 Granville Street. I would not be against an updated design for a smaller development; however, the structure in the current application would run counter to the low-density constitution of the neighbourhood and have an unfavourable impact on the unique, character building-focused nature of the Shaughnessy area. The present COVID-19 situation has also been a potential issue, and I worry that there will be less community consultation in this process. In conclusion, while I am not opposed to the construction of a smaller development at 4750 Granville Street, the current design proposal is not suitable for the neighbourhood.	Edward Belzberg		s.22(1)	Shaughnessy	No web attachments.
07/24/2020	17:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	The building doesn't seem to fit the neighborhood. Apartment buildings need adjacent park land with a lot of public space. Build them next to parks or large school yards.	Peter Lee		s.22(1) Personal	Shaughnessy	No web attachments.
07/24/2020	18:12	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This development is too dense for the area and rather than blend in and compliment existing neighbourhood architecture - it is completely out of place.	Linda Glass		s.22(1)	Shaughnessy	No web attachments.
07/24/2020	19:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I very strongly oppose the current application	Penny Sprackman		s.22(1)	Shaughnessy	No web attachments.
07/24/2020	21:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application	Sandy Look		s.22(1) Personal	Shaughnessy	No web attachments.
07/24/2020	21:02	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application	PA LEUNG		s.22(1) Personal and	Shaughnessy	No web attachments.
07/25/2020	13:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Strongly opposed.	Sholto Heberton	none	s.22(1)	Shaughnessy	No web attachments.
07/25/2020	13:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application.	Fred Tsai		s.22(1)	Shaughnessy	No web attachments.
07/25/2020	14:44	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We are not opposed to more development in my neighborhood. The idea of 160+ people occupying in what was once 2 single family home lots is excessive as there is not enough parking for most families who own more than one vehicle and as well 32nd street is extremely narrow and cannot accommodate additional cars parked there. Finally in case of an emergency-ambulances and fire trucks may not be able to access streets that are lined with cars. I thoroughly oppose a development of this size.	SAM WONG		s.22(1) Personal and Confidential	Marpole	No web attachments.
07/25/2020	15:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I live s.22(1) from the proposed 4750 Granville street project. The alley where additional 71 cars will be travelling is too small to handle the added traffic. There will be additional delivery and garbage trucks in the alley. Visitors and residents without parking spaces will be parking in front of neighbour's houses. Many local residents walk their dogs and the children ride their bikes here. It is too dangerous to have so many cars where there used to be maximum of four to five cars. The monstrosity of 81 units structure will be an eyesore to the gateway entering the city centre and the four stories building will take away privacies of many houses in the area. Such a massive structure is totally out of character of this area. Single home builders in this area have to adhere to strict rules and regulations and design guidelines, such as minimum side yard, front and back yard set backs, height and roof line of the building structure, number and size of the garages, just to name a few. The bylaws are used to govern the constructions of the houses in order to retain the unique characteristics of the area. Why are we allowing this mammoth project to be built? The land value of these two lots is too expensive to build affordable rental housing. Adding units to lessen the land cost per unit will not makes these units more affordable. It will only add more rentable square footage to bring in more rental revenue for the developer. For this, the character of the area, and the tranquility and beauty of the gateway to our city will be significantly compromised. I STRONGLY OPPOSE THE PROJECT AT 4750 GRANVILLE STREET.	No Name No Name (ps)	Home Owner	s.22(1)	Shaughnessy	No web attachments.
07/25/2020	15:17	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose to the project . The building is too large and totally out of character of the Shaughnessy area.	Maggie Chong	Local Resident	s.22(1) Personal and	Shaughnessy	No web attachments.
07/25/2020	16:28	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I don?t want to change one of Vancouver?s last established neighbourhoods	Peter Hatfield		s.22(1) Personal	Kerrisdale	No web attachments.
07/25/2020	16:55	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Totally out of character for one of our loveliest neighbourhoods. Not close to amenities, not enough parking spaces for that many units.	Joanne McDonald		s.22(1) Personal	Shaughnessy	No web attachments.
07/25/2020	16:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Not a good use of City funds	Mary Butterfield		s.22(1) Personal and	West End	No web attachments.
07/25/2020	17:02	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We do not want a huge building in a non-commercial area of Granville Street. We already have Cambie Street for this, enough.	Stephanie McDonald	Resident in the neighbourhood	s.22(1) Personal and	Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (OPPOSED)

07/25/2020	17:51	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose this!	Haley McDonald		s.22(1) Personal		Unknown	No web attachments.
07/25/2020	19:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application	Ching ping ma		s.22(1) Personal		Shaughnessy	No web attachments.
07/25/2020	21:15	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Conflicts with neighbourhood would grant application on low rise that fits better with neighbourhood	Clare Daem		s.22(1)		Kerrisdale	No web attachments.
07/25/2020	21:19	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I?m a neighbour....it costs my almost \$1000 per week in taxes for the privilege to have this monstrosity beside me ...it makes absolutely no sense what-so-ever	Andy daem		s.22(1) Personal		Shaughnessy	No web attachments.
07/25/2020	21:43	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Totally misrepresents the environment of the neighbourhood, shame on you and your planners!	Andy daem		s.22(1) Personal		Shaughnessy	No web attachments.
07/25/2020	21:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We strongly appose this development. Developers have taken up lower south Granville, Oak Street and Cambie. Our neighbourhood should remain single family.	Ken and Linda Gurney		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	00:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am against having a 81 units rental building built within our neighborhood because it does not fit in with the characteristic of the original city design requirements of the area, as well as the original single family zoning of the area. I understand that the city wants to increase the population density within the city of Vancouver to accommodate the increase of rental requirements. But, I believe, the city originally designed the zoning for different areas within the city for a purpose: 1. certain areas are designed for people who enjoy a high density multiple families living with close by transit, shops, banking and other convenient activities; such as the Granville/Broadway corridor 2. certain areas are designed for single family low density living providing families with a peaceful and safe environment for raising children. The reason is people have different preferences of living. What I don't understand is why Vancouver city now would allow to overthrow the original city designs by throwing in a high density 81 units rental in the middle of a quiet, peaceful single family neighborhood, Granville and King Edward ? Wouldn't that ruin the surrounding neighborhood, and wouldn't it potential destroying the safe environment for school children nearby ? Rental units are usually leased for a year and then month to month, or simply rented out month to month. Unlike property ownership that are long term and with less turnover (I have been living in the neighborhood for over 30 years), in my view, renters normally will have more turnovers and will not have a long term view and/or commitments/motivation to better of the neighborhood. Furthermore, with a higher turnover rate, it would be hard to control who are moving into the rental units. It would be drug paddlers, or child sex predator. It is hard to judge a person from the look. With so many public/private school children nearby, it would be a convenient and less expensive opportunity for them to get into the neighborhood ! Who knows what other type of renters may there be ! However, to be fair, not all renters are bad. Some are very nice people I ever know. But, with a potential higher turnover rate for a 81 units rental building vs a single family building, probability of risk is there! We need to protect our children from harm ! A concern neighbor	Yee Ha Lau		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	00:58	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am against having a 81 units rental building built within our neighborhood because it does not fit in with the characteristic of the original city design requirements of the area, as well as the original single family zoning of the area. I understand that the city wants to increase the population density within the city of Vancouver to accommodate the increase of rental requirements. But, I believe, the city originally designed the zoning for different areas within the city for a purpose: 1. certain areas are designed for people who enjoy a high density multiple families living with close by transit, shops, banking and other convenient activities; such as the Granville/Broadway corridor 2. certain areas are designed for single family low density living providing families with a peaceful and safe environment for raising children. The reason is people have different preferences of living. What I don't understand is why Vancouver city now would allow to overthrow the original city designs by throwing in a high density 81 units rental in the middle of a quiet, peaceful single family neighborhood, Granville and King Edward ? Wouldn't that ruin the surrounding neighborhood, and wouldn't it potential destroying the safe environment for school children nearby ? Rental units are usually leased for a year and then month to month, or simply rented out month to month. Unlike property ownership that are long term and with less turnover (I have been living in the neighborhood for over 30 years), in my view, renters normally will have more turnovers and will not have a long term view and/or commitments/motivation to better of the neighborhood. Furthermore, with a higher turnover rate, it would be hard to control who are moving into the rental units. It would be drug paddlers, or child sex predator. It is hard to judge a person from the look. With so many public/private school children nearby, it would be a convenient and less expensive opportunity for them to get into the neighborhood ! Who knows what other type of renters may there be ! However, to be fair, not all renters are bad. Some are very nice people I ever know. But, with a potential higher turnover rate for a 81 units rental building vs a single family building, probability of risk is there! We need to protect our children from harm ! A concern neighbor	Yee Ha Lau		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	09:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Not in keeping with the neighbourhood.	David McDonald		s.22(1) Personal		Shaughnessy	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (OPPOSED)

07/26/2020	09:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly oppose this development! Granville St. Is like a freeway already, but presently in the area 39th to 16th, it runs between beautiful large green trees & beautiful homes. How could the number of cars be accommodated to enter onto this St.? Also this is not a walkable area for schools, shopping etc., there fore cars needed. Please do not change this beautiful entry to our city form the airport! No to this project!!!!	Betty Canning		s.22(1) Personal		Unknown	No web attachments.
07/26/2020	10:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application	Alex Ng		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	11:20	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am very much opposed to this proposed development. Please keep the beautiful old, residential neighbourhoods intact!	Elizabeth Weir-Jones	Past President, Garden Club of Vancouver	s.22(1) Personal		Dunbar-Southlands	No web attachments.
07/26/2020	11:43	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	A development of this size is quite inappropriate for this location. There are not enough parking spaces for the proposed number of residents and no visitor parking provided which, for such a busy street is not acceptable. All of the development on Oak and Cambie means that Granville Street is the only city access street to afford a beautiful approach to our gorgeous city. PLEASE do not approve this plan and destroy the area.	Pamela Warfield		s.22(1)		West Point Grey	No web attachments.
07/26/2020	11:53	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application	hyeyoung yoon		s.22(1) Personal and Confidential		Unknown	No web attachments.
07/26/2020	12:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Ugh! A monstrosity totally out of place and character. I live a block and a half away. I will be adversely affected in many ways. It almost certainly will detract from my ability to sell my home which, because of my age, will be sooner not later. The intersection of 33rd and Granville is already unsafe to both pedestrians and motorized traffic. The legal and illegal parking that will occur if this project goes ahead, not to mention the long period when construction will turn Granville into a new Cambie, will lead to carnage. I rightly fear I will be a victim because I use that intersection both as a pedestrian and driver at least once a day. There are no amenities anywhere near. Tenants will have to travel for everything, given that most of them will have no cars or will street park which in itself is absolutely foreign to the neighbourhood. I would be happy to talk further about this if you wish.	Jack Hurst	Myself and family	s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	12:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	As a long-time resident of Vancouver, I am opposed to the intrusion of high-rise multi-tenant buildings into an historic neighbourhood.	Iain Weir-Jones		s.22(1) Personal		Dunbar-Southlands	No web attachments.
07/26/2020	12:16	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly oppose the cuttent application	Joseph Zheng		s.22(1) Personal and Confidential		Shaughnessy	No web attachments.
07/26/2020	12:17	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the subject application	Xiao Hong SOng		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	12:24	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	The application is beyond the capacity of the surrounding area, and will destroy the classicism of the Shaughnessy community. I oppose the subject application strongly.	Nuo Zheng		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	12:30	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I reside at s.22(1) and am totally opposed to this construction going on	Mr Shafik Rajani	None	s.22(1) Personal and Confidential		Shaughnessy	No web attachments.
07/26/2020	13:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This will ruin the look of the area and the main Street, just like you did on Cambie St, which looks terrible .	Ursula Moorhead		s.22(1) Personal and		Shaughnessy	No web attachments.
07/26/2020	13:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Scale down this building to 3 stories. This building which will be in a solid residential area is going to change the character of the area. The project at 4575 was rejected by Council 4 to 7 votes because of opposition to the height i.e. 4 floors as well as the density.!	Doreen Jacobson		s.22(1)		Unknown	No web attachments.
07/26/2020	13:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This project will set all future developments from 41st avenue to 16th Avenue. The density is extreme and will ruin this prime residential area. The parking is inadequate as there are no local services and residents will have to use busses which run infrequently to do their shopping.What will happen is residents will park on the street which will become a parking lot. The project needs to be reduced in size.	Neville Jacobson		s.22(1)		Arbutus-Ridge	No web attachments.
07/26/2020	14:12	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We live s.22(1) Personal feel the development will add unnecessary density and change the character of the neighbourhood.	Anne Roberts		s.22(1) Personal and		Shaughnessy	No web attachments.
07/26/2020	14:13	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	1. Residential street parking in this neighbourhood is a serious & unresolved problem. People who do not live in the neighbourhood use the streets in front of our houses as a free parking lot during weekdays and clog up the streets. This proposed building will only add to the already bad parking problem. 2. My home is a huge investment. I do not want any depreciation in my investment because some ?developer? wishes to make lots of money building a 81 unit rental property. Is the ?developer? willing to guarantee that my investment will not suffer?	Michael Park		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	15:05	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Please leave Granville Street the way it is. It is a beautiful entrance to the city and should be kept that way.	Karen Day		s.22(1) Personal		Unknown	No web attachments.
07/26/2020	15:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose this development due to the size of the building proposed. There are no structures this size in the neighborhood and it will NOT fit in with the look of the area. Traffic and parking will become an issue as well.	Ms. K Marr		s.22(1) Personal		Shaughnessy	No web attachments.

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07/26/2020	15:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I do not believe that this neighbourhood is able to accommodate 81 new families in this small space. There is no infrastructure - no nearby convenient grocery shops, no parking space. I do not think it makes sense that City Council is trying to preserve Heritage homes in this neighbourhood and at the same time is also allowing such a high density construction in the same neighbourhood. These two facts seem quite oppositional and incongruent. Therefore I strongly oppose this development at this time.	Sukhdev Gill		s.22(1)		Shaughnessy	No web attachments.
07/26/2020	17:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I AM A RESIDENT OF THIS AREA AND I OPPOSE CURRENT THIS APPICATION. FOR PARKING CONCERN. OUR FAMILY'S SECURITY. AND CHAGE IN TRAFFIC. THE NUMBER OF UNITS REQUESTED IF VERY HIGH. AND THE DESIGN IS NOT APPROPRIATE	Azim Dhalla		s.22(1)		Shaughnessy	No web attachments.
07/26/2020	18:21	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application because of high volume, safety, parking concerns and it does not meet the requirement of the existing architectural structures and designs.	Shenul Dhalla		s.22(1)		Shaughnessy	No web attachments.
07/26/2020	18:59	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly oppose the rental apartment building being proposed on Granville Street in a residential area.	Amanpreet Gill		s.22(1)		Shaughnessy	No web attachments.
07/26/2020	19:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application.	Christina wei		s.22(1) Personal and		Shaughnessy	No web attachments.
07/26/2020	21:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	- I was born and raised in this neighbourhood, and while I no longer live there, my parents still do. - this plan in no way fits with the community of Shaughnessy as it presently stands. - parking cannot be supported within the neighbourhood -will impact parking, home security and traffic significantly for this area -does not fit into the city design requirements -far too large for the area - will significantly impact property values in the area, many of which are owned by seniors depending on the resale value to support them - this was put forward at a time when everyone was focussed on the covid-19 pandemic and feels sneaky - does not meet low density zoning currently in the area (and that should stay) - the heritage of Shaughnessy does not support this building.	Sherry Hurst		s.22(1) Personal		Kitsilano	No web attachments.
07/26/2020	21:43	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	- this development in no way represents the community in which it is proposed. - there is no infrastructure to support such a housing project. - there is no need for this type of project in this part of town - developer is looking to make millions for no benefit to the overall community.	Spence Graeme McTavish		s.22(1) Personal		Kitsilano	No web attachments.
07/26/2020	22:11	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	The infrastructure in this neighborhood can not support 81 new families moving into a small space. I oppose this development.	Mr Gurpreet Gill		s.22(1) Personal and Confidential		Shaughnessy	No web attachments.
07/26/2020	22:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose the current application which doesn't fit in the neighborhood. It will create too much traffic and parking issues.	Horace Lai		s.22(1) Personal and Confidential		Unknown	No web attachments.
07/26/2020	22:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We are opposed to this type of development in this neighborhood. The idea of 160+ people housed in what was once 2 single family home lots is excessive as there is not enough parking for most families who own more than one vehicle. It will create too much traffic and congestion along 32nd Ave, which is a narrow street, and traffic will increase and overflow into adjacent streets especially Connaught Drive one block north. I thoroughly oppose a development of this size.	No Name No Name (ps)		s.22(1) Personal		Shaughnessy	No web attachments.
07/26/2020	23:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am a concerned neighbour and I strongly oppose a development of this large size which does not suit the heritage feel of this area. Moreover, traffic and parking will increase more than the surrounding streets can handle. The proposed development is much too large for this neighbourhood.	Yue-Shiang Tsai		s.22(1) Personal		Shaughnessy	No web attachments.
07/27/2020	01:24	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Please see attached letter from Shaughnessy Heights Property Owners' Association	Anthony Chu		s.22(1) Personal		Shaughnessy	APPENDIX A
07/27/2020	07:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	The proposed project does not fit into the original single house neighborhood and will greatly increase the traffic problem around the area.	Leo Kan		s.22(1) Personal		Unknown	No web attachments.
07/27/2020	08:09	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	i'm a neighbour. this does not fit into the area at all. It will badly affect traffic. I can't think of anything positive about it. i can only diminish the value, privacy and quiet of all nearby properties including mine.	Elaine Hurst		s.22(1) Personal		Shaughnessy	No web attachments.
07/27/2020	08:19	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	this thing doesn't fit in to the neighbourhood at all. I live quite near. My property will be adversely affected. traffic through 33rd and granville, already dangerous will be worse.	Elaine Hurst		s.22(1) Personal		Shaughnessy	No web attachments.
07/27/2020	09:38	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	See attached.	VALERIE BRADSHAW		s.22(1) Personal		Unknown	APPENDIX B
07/27/2020	10:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	This project provides much more units than residential parkings and visitor parkings, they can not even provide one parking stall to each unit, just give roughly 70 parkings to 160 residents, this is not a reasonable plan, therefore I want to against this Rezoning.	Xuan Yuan		s.22(1) Personal		Shaughnessy	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (OPPOSED)

07/27/2020	11:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Attached please find our letter regarding proposed development at 4750 Granville Street for your attention. Yours truly, Shaughnessy Heights Property Owners' Association Anthony Chu Vice President	Anthony Chu	Shaughnessy Heights Property Owners' Association	s.22(1) Personal	Shaughnessy	APPENDIX C
07/27/2020	11:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Comments such as "It's only one building; I don't see what the fuss is about; people have to live somewhere?" might not be enough to incur sympathy from the residents who live in Shaughnessy. The building is very large to be dumped into this exclusive neighborhood. It is ugly with far too many rental units to encourage those long there to feel safe. It's an old, well established area, where young families flourish, and pride exists. One large rental building will make the next one easy to sneak past the already beaten down owners. For Heaven's sake Council, build it closer to the City where this kind of building is slapped up without upsetting anyone, including the local hospice. You don't need to cheapen the residential pride of Vancouver. You don't need to bring down the values of exquisite homes and you certainly don't need to build one ugly property to make way for a second, third and so on. Sincerely, K. Sawchuk	Karen Sawchuk		s.22(1) Personal and	Unknown	No web attachments.
07/27/2020	12:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose as I do not want rental units in high end residential neighborhoods. Rental housing should be constructed in areas of Vancouver that need revitalization and upgrading. Also apartments should be located within walking distance to commercial/retails street fronts.	Jesse Blackmore		s.22(1)	Unknown	No web attachments.
07/27/2020	12:09	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose as I do not want rental units in high end residential neighborhoods. Rental housing should be constructed in areas of Vancouver that need revitalization and upgrading. Also apartments should be located with in a short walking distance to commercial/retails street fronts.	Peter Hall		s.22(1)	Unknown	No web attachments.
07/27/2020	12:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose as I do not want rental units in high end residential neighborhoods. Rental housing should be constructed in areas of Vancouver that need revitalization and upgrading.	Braden Hall		s.22(1) Personal	Unknown	No web attachments.
07/27/2020	12:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose this application. Too congested for this neighbourhood.	No Name No Name (ps)		s.22(1) Personal	Shaughnessy	No web attachments.
07/27/2020	12:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Rental housing should be developed in areas in need of revitalization close to large scale public transit and serviced by retail plazas. Not in high end single family home zones. We are losing character and charm of our city.	Stephen Hall		s.22(1)	Unknown	No web attachments.
07/27/2020	13:21	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Multi family rental is inappropriate for the neighbourhood	HARLEY SMITH		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/27/2020	13:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	We are resending our letter of March 3rd because it is our understanding that it was never brought to your attention and we feel that we have the right to be heard regarding this rezoning of our neighborhood. Plus at this current time during this pandemic, we think that you seriously need to realize that the previous housing situation possibly will not return to what was "normal?.....We understand that at present there is a glut of vacant units that current owners are unsuccessful in finding tenants for. Recently in South Granville every apartment building in one block had a vacancy sign. So, we would like you to seriously think about this rezoning before you start the dismantling of this historic neighborhood. RM Sent from my iPad Begin forwarded message: From: Robbi Macfarlane Subject: Rezoning@4750 Granville/1494West32nd Dear, Sir, We received a notice about the rezoning application for the above property, under the "Affordable Housing Choices?". We would like to object for several reasons. 1- How can it ever be "affordable?" when the building would be built on properties valued over ten million dollars. The rents are never going to be "affordable? ". 2- There are no amenities in the area- the closest shopping is at Oak and 25th, a 30 minute walk. 3- The density is shockingly high, 81 units on two lots, in an area which is Single Family. This is very disrespectful to all the current owners who live in the area, many of them for many years. 4- This is within the Shaughnessy Area which has Historical Designation, in order to preserve the history of our city. 5- Plus the route down Granville Street to the Downtown area is the introduction to our city that all tourists or dignitaries see. The first glimpses of the city (as you pass 37th Ave.) are the trees and gardens with the mountains in the distance. All the things we advertise in brochures! Not rows of apartment blocks as in most other cities. What really puzzles us is why you are trying to cram so many people onto a small site when all that land behind Little Mountain remains undeveloped. For over ten years! All that property was Low Income Housing at one time and was supposed to be redeveloped as such. It is also closer to many more services and amenities. WHY ARE YOU NOT PUTTING PRESSURE ON THAT DEVELOPER TO START BUILDING??? The city would then have several hundred Affordable Housing units available in a more serviced area. I hope you can see our frustrations over this rezoning, it is so wrong for our city. Sincerely, Roberta and Robin Macfarlane	Roberta and Robin Macfarlane		s.22(1)	Unknown	No web attachments.
07/27/2020	14:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I am strongly opposed to this development application for many reasons. 1. Traffic safety I've lived in this neighbourhood for 21 years and raised three children here. With 3 schools, 2 churches and a hospital we are already at capacity for traffic. There are accidents regularly at 33rd and King Edward Ave. 2. Parking This development proposes only 4 visitor parking spaces. The streets in this neighbourhood are narrow and tree lined with poor lighting and many cyclists. We already have parking issues from people visiting and working at the hospital, churches, and schools in the neighbourhood. This development would add to the existing parking problem. 3. Destroy Residential and historical feel of our neighbourhood I've lived in this historical area of Vancouver for over 20 years and raised 3 children in this neighbourhood. the scale of this proposed development will destroy it's character 4. Query the need for more rental housing Recently the rental vacancy rates have gone up in Vancouver and we still haven't seen the full effects of COVID 19 on our economy. I really question the need for high end rental units going forward-especially this many	Robin Lyman	Neighbour	s.22(1) Personal	Shaughnessy	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (OPPOSED)

07/27/2020	14:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I oppose this development for all reasons as stated by the SHPOA. Furthermore, we don't need more luxury rental units, the city needs more "AFFORDABLE" housing! These will NOT be affordable. Debora Nortman	DEBORA NORTMAN		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	14:16	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	Not suitable for neighbourhood	Charles Young		s.22(1) Personal	Shaughnessy	No web attachments.
07/27/2020	14:51	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I strongly opposed the Proposed Development for the following reasons, 1. This proposed development is an assault on our neighbourhood. The size, form, and massing are inappropriate in every way. We recognize that the City is facing a serious housing problem but believe the 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 note that the City?s publication ?Housing Vancouver Strategy: Annual Progress Report and Data Book 2019? shows that ?Purpose-Built Rental? approvals by Council in 2018 and 2019 aggregate only 52% of the annual target required to meet the 10 year strategy. We note, however, that the number of townhouse approvals in the same period achieve only 17% of the number required to meet that 10 year target (figure 1.1.3 on page 20). 3. The developer has informed the neighbours that the impetus for this massive development comes from City staff. He bought the land in the expectation that he would redevelop the property with a much lower density. We believe our neighbourhood is being offered as a sacrificial lamb to allow City staff to meet the housing targets they established. 4. In pushing the numbers to achieve targets, City staff have not properly weighed the following factors: ? The proposed 81 unit development will add more than 160 people to a neighbourhood that was designed to accommodate 2 families on that property. The design includes only 71 underground and 4 visitor parking spaces. Since the streets were designed for single family residences, the result will be serious congestion. ? The portion of Granville Street between King Edward 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. Parents anxious to get to work or home are already engaging in dangerous behaviours. ? The Proposed Development is not well located in relation to the amenities its citizens will require. The nearest shopping is located at Arbutus Mall or at Oak Street and King Edward Avenue. Both require in excess of a kilometer walk. Both require a bus transfer at King Edward Avenue. The King Ed buses are infrequent and often off schedule. The residents are going to minimize the inconvenience of the location by taking to their cars. We realize that we must continue to look for ways to deal with the housing issues our city faces. However, we think that the way to win support for workable solutions is to instruct City staff to find solutions that: ? Minimize traffic and environmental issues by locating large developments in locations that are easily accessible by foot or by public transit;	Matt McLeod		s.22(1)	Shaughnessy	No web attachments.
07/27/2020	14:59	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	1. It is the thin edge of te wedge most likely to turn Granville street into a thoroughfare just like Cambie which is such a shame to do this 2. The houses to the east, will forevermore be in the shadow of the 4 storey building. Another shame. 3. The access and parking will be 3.Traffic will be worsened for all in the neighbourhood. 4. After the developer has made his profit and moved on, he leaves behind a legacy of a compromised neighbourhood	Mr CHARLES FLAVELLE	Caring about te neighbourhood	s.22(1) Personal and	Kerrisdale	No web attachments.
07/27/2020	15:00	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Oppose	I would like to express my vehement opposition to the 4-storey 81 unit development proposed at Granville and W. 32nd, or any multi-family developments, along the Granville corridor between W. 41st and W. 16th. For the better part of a century, locals and tourists alike have travelled along Granville Street through Shaughnessy and have had the opportunity to appreciate Vancouver?s - and possibly the whole Lower Mainland?s - most lush, scenic and historically significant neighbourhood. Driving along Granville Street through Shaughnessy is a monumental component of the Vancouver experience, particularly for those heading between the airport to the downtown core. While not all of the structures between W. 41st and W. 16th are original or significant, they are all representative of a single family neighbourhood that proudly displays the city?s rich history and culture. Clearly densification in our city is important for the environment and the local economy, and to contribute to affordability and the natural growth we will continue to experience. To date, all of the city?s initiatives to accommodate more residents in our constrained geographical area have been well-considered, and the Vancouver quality of life has generally been enhanced by beautifully designed new neighbourhoods. Multi-family projects along other arteries, and even along Granville south of 41st and north of 16th, represent a natural pattern of growth, and do not materially change the face of the city. Shaughnessy needs to be the exception. The Granville corridor through Shaughnessy is a treasure that the city needs to respect and protect. It is our heritage, our character, and our gateway. Please do not threaten this irreplaceable historical asset, a dramatic representation of our unique city, by setting a precedent of permitting multi-family developments on Granville between 16th and 41st.	Bruce Warner		s.22(1) Personal	West End	No web attachments.



Shaughnessy Heights Property Owners' Association

July 25, 2020

Dear Mayor & Council

Re: Proposed Development at 4750 Granville Street and 1494 32nd Avenue (the "Proposed Development")

We are strongly opposed to the Proposed Development for the following reasons,

1. This proposed development is an assault on our neighbourhood. The size, form, and massing are inappropriate in every way. We recognize that the City is facing a serious housing problem but believe the 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 note that the City's publication "Housing Vancouver Strategy: Annual Progress Report and Data Book 2019" shows that "Purpose-Built Rental" approvals by Council in 2018 and 2019 aggregate only 52% of the annual target required to meet the 10 year strategy. We note, however, that the number of townhouse approvals in the same period achieve only 17% of the number required to meet that 10 year target (figure 1.1.3 on page 20).
3. Circumstances relating to the acquisition of the property, amendments to the Interim Rezoning Policy, and the current development proposal indicate that the City staff worked with the developer to achieve the present proposal. The result, the neighbours believe, is that their neighbourhood is being offered as a sacrificial lamb to allow City staff to attempt to meet the housing targets they formulated.
4. In pushing the numbers to achieve targets, City staff have not properly weighed the following factors:
 - The proposed 81 unit development will add more than 160 people to a neighbourhood that was designed to accommodate 2 families on that property. The design includes only 71 underground and 4 visitor parking spaces. Since the streets were designed for single family residences, the result will be serious congestion.
 - The portion of Granville Street between King Edward and 33rd Avenue is already highly congested on school mornings and afternoons because it is the main entrance to three large schools: York House; Little Flower; and Shaughnessy Elementary. Parents anxious to get to work or home are already engaging in dangerous driving behaviours.
 - The Proposed Development is not well located in relation to the amenities its citizens will require. The nearest shopping is located at Arbutus Mall or at Oak Street and King Edward Avenue. Both require in excess of a kilometer walk. Both require a bus transfer at King Edward Avenue. The King Ed buses are infrequent and often off

schedule. The residents are going to minimize the inconvenience of the location by taking to their cars.

We realize that we must continue to look for ways to deal with the housing issues our city faces. However, we think that the way to win support for workable solutions is to instruct City staff to find solutions that:

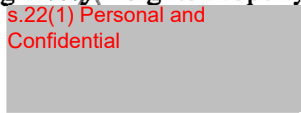
- Minimize traffic and environmental issues by locating large developments in locations where amenities are easily accessible by foot or by public transit; and
- Require the approval of developments that create a more pleasing aesthetic experience for the transition from single family housing to higher density residences.

Spot rezoning of locations with little consideration of those impacts will only serve to create massive resistance to the solutions we need.

Yours truly,

Shaughnessy Heights Property Owners Association

s.22(1) Personal and
Confidential



Per Anthony Chu
Vice President

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



Shaughnessy Heights Property Owners' Association

July 25, 2020

Dear Mayor & Council

Re: Proposed Development at 4750 Granville Street and 1494 32nd Avenue (the “Proposed Development”)

We are strongly opposed to the Proposed Development for the following reasons,

1. This proposed development is an assault on our neighbourhood. The size, form, and massing are inappropriate in every way. We recognize that the City is facing a serious housing problem but believe the 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.
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 - The portion of Granville Street between King Edward and 33rd Avenue is already highly congested on school mornings and afternoons because it is the main entrance to three large schools: York House; Little Flower; and Shaughnessy Elementary. Parents anxious to get to work or home are already engaging in dangerous driving behaviours.
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schedule. The residents are going to minimize the inconvenience of the location by taking to their cars.

We realize that we must continue to look for ways to deal with the housing issues our city faces. However, we think that the way to win support for workable solutions is to instruct City staff to find solutions that:

- Minimize traffic and environmental issues by locating large developments in locations where amenities are easily accessible by foot or by public transit; and
- Require the approval of developments that create a more pleasing aesthetic experience for the transition from single family housing to higher density residences.

Spot rezoning of locations with little consideration of those impacts will only serve to create massive resistance to the solutions we need.

Yours truly,

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