

Public Hearing 2020-09-15 - Item 4 - CD-1 Rezoning: 2336-2366 Charles Street (Opposed)									
Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
09/10/2020	19:22	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I am opposed to the 9 stories proposed for Francis Street and Charles and Nanaimo. I am not sure why it is large developments always seem to be placed in East Vancouver. There is a lot of land in Point Grey and Shaughnessy and Dunbar. Please look at those areas. Also do appreciate the council looking at development in the downtown and keeping views and light. Downtown is becoming dark and shadowy and people need light especially with the weather we get here in the lower mainland.	DAPHNE WRIGHT	none		Grandview-Woodland	No web attachments.
09/12/2020	14:29	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	1. Lord Nelson at Charles and Garden is a newly built school, but is full and has a waiting list. 2. The Nelson parents have made representations to both the VPD and the VSB over the past 6 months about the rush hour congestion at Garden and Charles that they regard as a serious safety issue. This ought to be flagged re. the 64 parking spots proposed by the 6 storey re-zoning application. 3. I support a 4 storey building that has a friendly, approachable aspect. 4. that minimizes overlook and scale. 5. that maximizes daylighting and features balconies. 6. that will improve the sociability of the amenity areas. 7. that is sensitive to the newly-built Lord Nelson school. 8. that will address the 'finer grain?' and proportions of the neighbourhood as well as its established unique qualities. 9. that makes use of varied materials and multiple substances. 10. that uses glass and other materials so as to maximize openness and brightness. 11. that ensures there is ample room to encourage walking, strolling and socializing along adjacent sidewalks, 12. that is architecturally interesting with differing levels of facade rather just presenting one big slab. 13. that makes as much use as possible of potential green space and is not built-out to the edge of the side walks on either Nanaimo or Charles. 14. A 4 storey building across Garden from the current three storey building on Nanaimo / Charles will also address the need for height variation along the arterial. 15. that will take into account 'green values' and support use of public transit and walkability options. Thanks very much Maria Freeman	MARIA FREEMAN			Unknown	No web attachments.
09/12/2020	15:11	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Thank you. I have already sent my comments in but forgot to include that I am opposed to the proposed six story building at 2336-2366 Charles Street. Thank you.	Antonella Salaris			Hastings-Sunrise	No web attachments.
09/12/2020	17:10	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	6 stories is too tall for a residential neighbourhood. It's already very densely populated. 6 stories is out of sync ecstasically and unnecessary. 4 stories would be plenty.	Amy Gilmore			Grandview-Woodland	No web attachments.

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09/13/2020	10:25	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Dear Mayor and Councillors, I am writing you to convey my profound opposition to the proposed 6-story development at the corner of Charles and Naniamo. I live 3 lots east of the Grandview-Woodland border; neither me, nor any of my many neighbourhood acquaintances, were ever consulted regarding this plan although it is now clear, we are directly affected. It is very strange that the intersection of Charles and Naniamo would be considered a major arterial intersection within the plan in the first place. Charles is a quiet residential street leading up to an elementary school. Now we find this out-of-character proposal; should Council approve this application, will increase the allowable height from 32 to 65 feet and tower over the existing low-rise structures. More importantly to me, if built, the upper floors of this project will have an unobstructed view into the homes and yards of me and all my neighbours. There are many examples of tastefully constructed three and four story multi-family buildings that have been successfully integrated into residential areas. I urge council to strike a balance between the need for greater density and the preservation of neighbourhood character and limit the the height of this proposal in order to achieve a more harmonious aspect.	John Dundee			Hastings-Sunrise	No web attachments.
09/13/2020	11:46	PH1 – 4. CD-1 REZONING: 2336-	Oppose	Please see attached.	Steve Boyce			Grandview-Woodland	<a href="#">Appendix A</a>
09/13/2020	12:00		Oppose	I live in this neighbourhood, one block off Nanaimo. I am in favour of more density on Nanaimo Street and was not opposed to increasing density to four stories along Nanaimo when the issue was before council a couple of years ago. However, I consider six stories to be too much for this stretch of Nanaimo Street so I am opposed to this application. I would have no problem with a four-story structure along Nanaimo.	Matthew Kirchner			Hastings-Sunrise	No web attachments.
09/13/2020	15:56	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I oppose the construction of a 6 storey structure on this site. Six storeys is too high for this residential neighbourhood and will bring increased traffic next to Lord Nelson Elementary School and east down Charles Street, which is increasingly becoming a thoroughfare. At a city open house a couple of years ago on the Grandview-Woodland Community Plan, city staff indicated that new construction on Nanaimo would typically be limited to 4 storeys, with only 6 being allowed in exceptional circumstances. The conversion of this site, in the midst of a family neighbourhood, from its current single family homes to a 4 storey mixed use complex is a very significant change, but to convert it to a 6 storey complex would be overwhelming and deleterious.	John B Arnesen	resident		Hastings-Sunrise	No web attachments.

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09/14/2020	11:47	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Hi there, My name is Isabella and I am a resident of Kitchener Street in East Vancouver. I am emailing you in regards to the proposed building on Charles Street. My primary concern with this building is the height. This is a residential area and having such a large building compromises the integrity of the neighbourhood. The building is also directly next to houses, and I think this is completely disrespectful to the neighbourhood. Having store fronts along Charles Street is also a concern for me as this is a residential block and directly next to a community school. I also walk along this block almost everyday and see that there is not enough parking space nor transit options to support this many residents. Working to improve logistical measures in the area is also very necessary before building such a large building to avoid additional congestion and noise. Another concern of mine is the design of the tower. Since the reapplication, there have been absolutely no significant changes to the design of the tower. There are many heritage houses in this area and this building makes no efforts to incorporate into the style of the community. It is visually unappealing and takes away from the appeal of the area. A few block down, the Ella development is much more mindful of the area, and is a 4 storey building that matches the aesthetics of the area. I work for a development and property management company and understand the struggles with appeasing the neighbourhood. However, this design and tower height is completely unsuitable for the area and I believe the developers have made no significant effort to appeal to the nearby residents. I hope you reconsider the building, most notably the height and design. As a young adult in this community, I appreciate the development and understand that commercial developments are necessary as the city begins to densify. However, I think it must be done in a strategic and considerate way to preserve the uniqueness of the area and respect the longstanding residents and community. I would never want to support nor live in such a building, and as someone who hopes to continue living in the area, am extremely disappointed. I hope you reconsider the proposal and seek for a building that respects the area and supports gentle density. I believe the nearby Ella building is a great example of this and hope there can be some consistency between these nearby towers. Please feel free to contact me if you have any additional questions. Thank you, Isabella	Isabella			Hastings-Sunrise	No web attachments.
09/14/2020	13:11	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I oppose the Proposed 6 Storey Development at Charles and Nanaimo. I am a resident of the area and I have concerns with this development. I support a 4-storey development instead.I support a 4 storey building that has a friendly, approachable aspect, that minimizes overlook and scale. The nearby Ella building is a great example. My other concerns is parking and the close proximity to Lord Nelson school. I also do not support the overall design, it does not fit in with the neighbourhood. Please reconsider the development in regards to height, design, parking and consideration of the nearby school. Thank you.	Alessia C			Hastings-Sunrise	No web attachments.

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09/14/2020	13:37	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	Dear Mayor and Council, I am providing comments on the above-noted proposed six-storey building which was originally planned as a four-storey, 62 residential unit and now a six-storey, 62 all-rental unit building. I oppose both changes. I am a long time resident of East Vancouver and support the City's goals to densify in order to address housing shortages and affordability. Equally important, however, is to balance those goals with the needs of a long-standing community. While I support new development in the area, the proposed six storey building is too high and over-sized for the neighbourhood. There are concerns with increased traffic, parking availability, loss of daylight, and its close proximity to a newly built school where existing traffic issues continue to be an ongoing safety concern. A preferred plan for the community is a four-storey building that is architecturally attractive alongside the scenic mountain backdrops and sky views --sights which are increasingly disappearing in Vancouver and generally. Unfortunately, the proposed six-storey building does not fit with the unique characteristics of the neighbourhood. It makes no use of balconies or ample glass to maximize openness and brightness, and provides no viability to the community. Further, having a building with entirely rental units would not serve the needs of first-time buyers or long-time residents wishing to scale down and remain in the community. Thank you for your consideration.	Cantagallo			Grandview-Woodland	No web attachments.
09/14/2020	14:04	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	My main concern is that this project will create a serious safety hazard for children walking to and from Lord Nelson School and children and parents walking to the Village at Lord Nelson daycare centre, the entrance to which is on Garden Drive, half a block from the proposed development. The entrance/exit for vehicles from the 64-car parking garage is the east-west alley. On the west side, this alley ends at Lord Nelson School's front door. This alone should preclude the re-zoning for this development being approved, given that, according to the Community Plan, such alleys should run North-South to avoid intrusion into the neighbourhood. Furthermore, Charles Street is very narrow, has a roundabout at Garden Drive, and is currently used as a Walking Street. I also oppose allowing commercial spaces on Charles Street, as they would fundamentally alter the neighbourhood character and make the parking/traffic problem even worse. As a senior citizen with a grandchild who attends the daycare and someone who walks regularly on quiet streets, I firmly oppose this application.	Mary Richardson			Grandview-Woodland	No web attachments.
09/14/2020	14:18	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I am opposed to this application. the original approval was for 4 storey use. 6 storey use will bring too much density, foot and auto traffic to an already busy and confusing intersection (Charles/Nanaimo). I support increasing density gently adjacent to residential neighbourhoods on main streets, but 6 stories will bring too much density, will impact evening light to nearby residences, and will crowd street parking in residential neighbourhoods.	Michele Arnesen			Hastings-Sunrise	No web attachments.

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09/14/2020	15:25	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I would like to state that I?m opposed to the proposed six store development at the corner of Charles and Nanaimo. My primary concern is the height/number of storeys of the development. I would support a four stores development such as Ella that is being built at the corner of Grant & Nanaimo. I?m also concerned about the additional traffic that will be created near the newly built Lord Nelson School. The alley of this project exits onto Garden, in-front of the schools main entrance. This area is already congested at peak times and parents have expressed their concerns to the VPD and VSB. In addition this school is already at full capacity and has a waiting list. The architectural appearance of this building doesn?t compliment the existing neighbourhood. The best plan would have balconies, create some differing levels of facade and incorporate the use of building finishes and styles that compliment the character of the existing neighbourhood. Neighbourhood feedback on this project has been presented in the past and the only change that is being proposed by the Developer is to go to Market rentals rather than Market Condos. This doesn?t address the major concerns that the Neighbourhood community have which are height, too many storeys, school children safety due to increased traffic and architectural appearance. Since the alley behind these lots runs East to West rather than North to South it would make more sense for this site to be developed as townhouses or duplexes. This would still increase the density of the area while maintaining some continuity with the existing street usage.	Bruno Bonato			Hastings-Sunrise	No web attachments.

## SOME BRIEF OBSERVATIONS ON CHARLES STREET

- Nanaimo Street and 1st Avenue combined contain over 26 blocks designated for multi-family housing. It was hoped that this would be gentle and affordable densification as defined in the Community Plan. We are in great need of affordable housing and gentle densification is supported.
- All of the blocks designated for development, **except for one**, back onto alleys parallel to either Nanaimo or 1st. This is called planned traffic diversion from residential areas. This is called gentle densification. This is called good community planning. **Except for one.**
- As the one anomaly for entrance and exit onto Nanaimo, this development uses an east/west alley which terminates at one end at the front door of Lord Nelson School. The front door. Imagine 20 years from now, the full square block is developed around use of that one alley.
- Newly designed for expansion, the school in 2019 had 450 students. In 2020 133 licensed childcare spaces were added in 5 programs serving 123 families. Parents at Lord Nelson have been attempting to have dialogue with Engineering about existing traffic issues.
- Engineering, when questioned, confirmed that there is no planning for management of traffic and parking for the alleys and adjoining streets where planned development is to occur in on First Avenue and on Nanaimo Street. Residents are concerned that this won't occur until there are, needlessly, multiple conflicts with the new volume.
- For the proposed Charles Street development of 4 residential lots, there were only 3 lots in the G-W Community Plan.
- How many local businesses at Nanaimo and Charles participated in a Planning Department meeting to discuss issues related to their businesses? None, on either count.
- Residents who approached Planning for a zoning change of residential lots adjacent to the Charles Street development were highly motivated with the reality of living and owning property right next to a six storey building. Who wouldn't be.
- How much is the City subsidy to the Charles Street market development which intends to have the maximum rents allowed?
- As a community we are doing well in meeting our multi-year quota of new housing except for the emphasis on affordable. At times it appears as if the over-all plan for Nanaimo Street and for First Avenue family developments are minimized, as if we must achieve our projected affordable need with any development which has the term "rental" in it.

