

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
09/14/2020	19:31	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	This project is unsuitable for the area for a number of reasons including 1) opposed by over 125 immediate neighbours 2) scale of project is way out of scale for neighbourhood 3) casts a wide swatch of immediate area in perpetual shadow 4) puts increased strain on very meagre community infrastructure 5) poor design and was rejected by Urban Design panel 6) tiny, unlivable suites 7) no real community amenities This project would face little to no opposition if it were a 4 story project that didn't turn it back on the neighbourhood This project need to be rejected and sent back for revision to be a better neighbour and actually enhance the area Please reject this rezoning and send it back to be redesigned. Sincerely, Dave Pasin	Dave	GWAC Ad Hoc Local Neighbour Association	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/14/2020	21:28	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I am in favour of densification and the general rezoning plans of the Grandview Woodlands neighborhoods. I have seen projects that have been tastefully done at a human scale. C.f. The Ella at Nanaimo and Grant Street, 1St and Renfrew and the Bosa Building at 623 Victoria Drive. These are 4 Storey buildings that are tastefully done and scaled to fit the area. In the case of the application for rezoning for the Nanaimo and Charles street site, the opposite is the case. This project does nothing for the community, is out of scale for the area & is a mockery of planning. The square block in which this project seeks special approval has already been rezoned for 4 story buildings on the corner of Nanaimo and Kitchener along with a mix of townhouses along Garden Drive. Lord Nelson elementary school along Garden drive between Kitchener and Charles has recently been built. It is at over capacity. Children from the area are unable to get in. The proposed project is for a 6 Storey with approximate 60 suites and 64 parking spaces. Adding a traffic mess around the school and having to egress either to Nanaimo street at an alleyway or to Garden Drive and towards the school. What kind of Planning is this? There is a 3 storey building on North side of Charles and along Nanaimo Street. This was another welcomed building. Having a 6 storey building on a narrow side street that is adjacent to a school is not what residents want. This is not good planning. 6 Storey buildings should be along Hastings Street or at 1st and Nanaimo or Renfrew. I see no evidences that there will be 6 story buildings on busy Commercial Drive. So why on Nanaimo? I also note that the development has morphed from Market Condos to Market Rentals. This no doubt is a cynical attempt to jump onto a bandwagon Rental issue facing the city. But this does not trump a badly designed and ill-conceived structure on a site that is not conducive to a 6-storey behemoth. Many have voiced concern about this bulky unappealing structure. Councillors have a responsibility to ensure that our city scape doesn't become blighted by badly designed buildings that are not in keeping with the area.	Walter Piovesan		s.22(1) Personal and Confidential	Hastings-Sunrise	1 web attachment
09/14/2020	22:32	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	To whom it may concern. As a resident and parent of a child who fortunately attends Lord Nelson Elementary school, we are deeply concerned with having such a large development, both for the impact of construction period as well as lack of research into the quality of life in the neighborhood. We all sympathize with the city's need to densify Vancouver, but this is just not the right place for so such a large development . Has the city looked at the school catchment statistics? There are families who live right across the street from the school and are driving their children across town to other schools because they lost to out to a lottery selection process! Construction Noise and interruption to traffic is another factor: we have beared the onslaught of the Nanaimo st upgrades for at least 3 years running and it is still ongoing to no end. While these developments seek to build in neighborhoods that offer safety and quality of life they directly cause the exact opposite. Please stop over development of our neighborhoods, this not an extension of downtown. Build more schools and research your traffic plans before making decisions that affect our children and residents of good neighborhoods. - thank you for your consideration and we hope for positive outcome that best serves everyone.	Terry Smith		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.

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09/15/2020	13:46	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I strongly oppose the amendments to the zoning and development by-law. The proposed number of units (62) and size of the building are not in keeping with the Grandview-Woodland-Community Plan. The Plan proposes four-storey multi-family development on Nanaimo Street. The Plan requires that Nanaimo redevelopment occur only where it backs onto north-south alleys to limit intrusion into the neighbourhood. The proposed development on Charles Street does not only exceed the four-storey height restriction, it also does not back onto a north-south alley. Its height and massing will create a corridor of darkness. The proposed development does not take into account that the new Lord Nelson Elementary School has been moved eastward and will be in close proximity to the development. This will add further to the loss of light at lower height levels. Furthermore, the increased traffic resulting from the proposed 62 unit development poses a significant risk to the children attending Lord Nelson School and the daycare centre. I respectfully ask Council to deny the request for zoning and development by-law amendments. Thank you for your consideration.	Anette Hoffer		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
09/15/2020	14:05	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I am writing to express my opposition to the proposed development on 2336 - 2366 Charles Street. Initially the city proposed a 4 storey development and now, a 6 storey development is being proposed - which is even worse! I feel the increased density will add to the traffic problems and safety concerns around Lord Nelson school. In addition, a higher building will create more issues with blockage of sunlight in the neighborhood. While I am supportive of increased affordable rental units in Vancouver, this development is too large for the surrounding neighborhood. I would support a smaller development with interesting architectural details rather than just a big housing box. The development should fit into the existing neighborhood and be a positive addition to the community - not an eyesore - such as the building currently being proposed. I live in this unique neighborhood and would hate to see it destroyed with increased density and over development. Please do not approve a six storey development.	LAUREE FAY		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
09/15/2020	14:56	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Oppose	I strongly oppose the amendments to the zoning and development by-law for 2336-2366 Charles Street. The proposed number of units (62) and size of the building are not in keeping with the Grandview-Woodland-Community Plan. The Plan proposes four-storey multi-family development on Nanaimo Street. The Plan requires that Nanaimo redevelopment occur only where it backs onto north-south alleys to limit intrusion into the neighbourhood. The proposed development on Charles Street does not only exceed the four-storey height restriction, it also does not back onto a north-south alley. Its height and massing will create a corridor of darkness. The proposed development does not take into account that the new Lord Nelson Elementary School has been moved eastward and will be in close proximity to the development. This will add further to the loss of light at lower height levels. Furthermore, the increased traffic resulting from the proposed 62 unit development poses a significant risk to the children attending Lord Nelson School and the daycare centre. I respectfully ask Council to deny the request for zoning and development by-law amendments. Thank you for your consideration.	Carmen Pollard	Grandview-Woodland resident	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

Regarding : Rezoning Application - 2336-2366 Charles Street

I am in favour of densification and the general rezoning plans of the Grandview Woodlands neighborhoods. I have seen projects that have been tastefully done at a human scale. C.f. The Ella at Nanaimo and Grant Street, 1<sup>st</sup> and Renfrew and the Bosa Building at 623 Victoria Drive. These are 4 Storey buildings that are tastefully done and scaled to fit the area. In the case of the application for rezoning for the Nanaimo and Charles street site, the opposite is the case. This project does nothing for the community, is out of scale for the area & is a mockery of planning. The square block in which this project seeks special approval has already been rezoned for 4 story buildings on the corner of Nanaimo and Kitchener along with a mix of townhouses along Garden Drive. Lord Nelson elementary school along Garden drive between Kitchener and Charles has recently been built. It is at over capacity. Children from the area are unable to get in. The proposed project is for a 6 Storey with approximate 60 suites and 64 parking spaces. Adding a traffic mess around the school and having to egress either to Nanaimo street at an alleyway or to Garden Drive and towards the school. What kind of Planning is this? There is a 3 storey building on North side of Charles and along Nanaimo Street. This was another welcomed building. Having a 6 storey building on a narrow side street that is adjacent to a school is not what residents want. This is not good planning. 6 Storey buildings should be along Hastings Street or at 1<sup>st</sup> and Nanaimo or Renfrew. I see no evidences that there will be 6 story buildings on busy Commercial Drive. So why on Nanaimo? I also note that the development has morphed from Market Condos to Market Rentals. This no doubt is a cynical attempt to jump onto a bandwagon **Rental** issue facing the city. But this does not trump a badly designed and ill-conceived structure on a site that is not conducive to a 6-storey behemoth. Many have voiced concern about this bulky unappealing structure. Councillors have a responsibility to ensure that our city scape doesn't become blighted by badly designed buildings that are not in keeping with the area.

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