

1. CD-1 Rezoning 1766 Frances Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/28/2021	15:02	PH2 - 1. CD-1 Rezoning 1766 Frances Street	Oppose	Taller than four stories.	W/I Gowans	n/a	s. 22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
01/31/2021	11:14	PH2 - 1. CD-1 Rezoning 1766 Frances Street	Oppose	Parking is a concern in the neighbourhood as there are nearby businesses that don't offer enough parking. residents without parking on their property and many others parking in the neighbourhood and then taking transit to work. Therefore, I would like the city to comment on how they plan to manage the increased traffic due to a building of this size and the obvious decrease in residential parking due to a building being built without enough spaces for the residents and businesses that would live in the building.	Leanne wohlford		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
01/31/2021	14:56	PH2 - 1. CD-1 Rezoning 1766 Frances Street	Oppose	See letter attached to this submission.	Jean-Francois Begin		s. 22(1) Personal and Confidential	Grandview-Woodland	Appendix A
02/07/2021	16:35	PH2 - 1. CD-1 Rezoning 1766 Frances Street	Oppose	Dear Mayor Stewart and Councillors, I was disheartened to see that City Council is moving forward to a public hearing rezoning amendment that doesn't align to the City's own plans and policies, doesn't align to the Grandview-Woodland Community Plan, and doesn't follow the Citizen's Assembly report. This letter is in relation to 1766 Frances Street, at Commercial Drive. When does the City's own words -- Shape Your City 'truly mean something' When does Shape Your City reflect a Council that makes that statement and truly listens to the community, and community plans? I ask: how many of you have driven past or walked to this block to see what a blight and fire hazard a 9-storey woodframe building would be in a neighbourhood of 4 storeys. This is not main street front or store front territory 'this is a hood; where people live, and everyone wants to belong. 1766 Frances is not an issue about social housing or Native housing' that's always been here, and part of this neighbourhood. I completely support that. The issue is around an out-of-scope massive woodframe 9-storey building looming over a working-class neighbourhood of up to 4-storey woodframe buildings. A fire partially destroyed 1766 Frances 'that's why the redevelopment plans' so how can possibly a sprinkler system and zero surrounding green space prevent a catastrophic fire from spreading and doing mass damage? There is roughly 1 CAR LENGTH separating this proposal and the neighbouring woodframe buildings to the west and east of it. One small alley separating it to the woodframe buildings south, and one side street width for the rental buildings to the north. You are putting everyone at risk! The Grandview Woodland community is watching, and concerned 'even more so by development plans to bookend the north and south ends of The Drive with towers. I am asking you to reject the current development proposal and ask the developer to do a redesign 'the model in this area is BOSA Foods at Frances and Victoria Drive' main floor + 3 storeys rental. Amazing, and beautiful, and well-thought out and honouring the essence and vibe of The Drive and the neighbourhood. Bosa Foods belongs; a 9-storey woodframe doesn't belong. Yours truly, Ariela Friedmann Thank you Councillor Hardwick for your dissent 'you are our RBGI Councillor Kirby-Yung' please remember you've dissented before (3084 West 4th) because I don't follow policy. This is no different. Social housing is welcome.	Ariela Friedmann	Taxpayer citizen of Vancouver	s. 22(1) Personal and Confidential	Grandview-Woodland	Appendix B
02/08/2021	08:04	PH2 - 1. CD-1 Rezoning 1766 Frances Street	Oppose	Vancouver Mayor and City Council Members, I'm concerned about the development proposed for 1766 Frances Street that is four stories above the current zoning. What was the point of the GrandviewWoodlands Community Plan if council is going to start changing the zoning to much higher buildings and densify. As a neighbour to this development, s. 22(1) Personal and Confidential I have experienced difficulties in parking in the area even with the current building at 1766 Frances being unoccupied. I also expect our views to be impacted. I cannot help but wonder what other developments will be allowed in the neighbourhood should council approve this development. I ask that council please oppose this development and only consider applications that fit within the GrandviewWoodlands Community Plan that our community was so involved with. Thanks Lorne Davidson	Lorne Davidson		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

Vancouver City Hall
453 W 12th Ave
Vancouver, BC V5Y 1V4

January 31, 2021

RE: CD-1 Rezoning of 1766 Frances Street

Dear City Council,

I am writing to you regarding the CD-1 Rezoning of 1766 Frances Street. I am **opposed** to this change as it goes against the Grandview-Woodland Community Plan adopted by Council in 2016 after a four-year planning process that included input from community members.

Section 5 of the Community Plan clearly states that: “in the apartment district at the north end, [we] allow buildings up to six storeys to provide renewed and additional secured rental housing while protecting character streetscapes” (page 29). On the other hand, the proposed building is 10-storey high (i.e., the fine details mention a mechanical penthouse on top of the building, bringing the total to 10 storeys). This makes the building four storeys too high.

Also, Section 7 of the Community Plan mentions that it is possible to “consider modest increases in height and density for the delivery of non-market housing to assist with project viability, subject to fit with neighbourhood context” (page 131). There is nothing modest about the increase proposed by this rezoning. Modest—meaning relatively moderate, limited, or small—would be perhaps a six-storey building with a seventh storey for the mechanical penthouse. Clearly, a 67% increase in height is not modest and therefore goes against the Grandview-Woodland community’s will. Moreover, the fit with the neighbourhood context is questionable as this building will be at least twice higher than any other building in the vicinity.

To conclude, approving this rezoning goes against what our community thinks, our very principles stated in Section 1 of our Community Plan, and the specific implementation details given in Sections 5 and 7.

Sincerely,

s. 22(1) Personal and Confidential



Jean-François Bégin

s. 22(1) Personal and Confidential





Appendix B

