

1. CD-1 Rezoning: 1766 Frances Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/08/2021	23:11	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Dear Council This week (Feb 11, 2021), you are being asked to make a decision about the rezoning of 1766 Frances Street (a currently uninhabited building - a result of a fire in 2017). The rezoning request is to build a 9-storey building, right in the middle of a residential street - my street - made up of 2-3 and 4 storey buildings. This proposal is not in keeping with the Grandview Woodland plan. We have had new apartment buildings constructed in our area - Bosa Foods development (North/east corner of Frances and Victoria) a new condo building (South/West corner of Frances and Victoria) that do not exceed four stories. This is in keeping with the Grandview Woodland plan and they are in scale with the surrounding buildings. Plunking a 9-storey wooden frame building in between a two storey and four storey building - how can this be considered good planning practice" They say a picture is worth a thousand words. In the attachment section I have added three pictures. Picture One shows the south side of Frances as it is today. Picture Two shows the Artist's rendition of the proposed nine storey building. Picture Three shows 1766 and 1738 Frances Street side-by-side. In attached Picture One, the red circled building is 1766 Frances Street as it is now. Please note the yellow building at the to the left of the red circle. Please now look at the yellow building in the artist's rendition (attached Picture Two) and then take a look at Picture One again. This shows how out of scale this 9-storey building is. Last, in the artist rendition (Picture Two), 1738 Frances, which is to the right of the proposed building (red circled) is represented as just a light shadow. Please note (attached Picture Three) how close the two buildings actually are (in both height and distance between). 1738 Frances is the building on the right. Please - visualize a 9-storey building to the left, rather than the current uninhabited building. The picture of the light grey shadow in the artist's rendition does not reflect the true impact of how out-of-scale this building is. This is not what the Grandview Woodland plan is about - as mentioned before, how is going five stories above the current zoning good community planning' Sincerely, Sandy Turner, s.22(1) Personal and Confidential	Sandy Turner		s.22(1) Personal and Confidential	Grandview-Woodland	Appendix A
02/08/2021	23:40	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Dear Mayor and Council, Please kindly record my opposition to the proposed rezoning at 1766 Frances Street. I'm a renter in the RM-4 zone in Grandview-Woodland, and am greatly concerned about the precedent for gentrification of the neighbourhood. The immediate area around 1766 Frances contains some of the most affordable rental housing units in the entire City. Allowing this very large upzoning, much in excess of the maximum height and density set forth in the plan passed by the majority of the previous Council, will certainly lead to many demovictions in the future. Thus, it would be highly advisable to consider a more modest proposal in line with the prevailing zoning and form in the community, as envisioned by the Citizens' Assembly. You can protect precious mature rental stock in Grandview. Sincerely yours, Stephen Bohus, BLA	Stephen Bohus		s.22(1) Personal and Confidential	Grandview-Woodland	Appendix B





*Artists' rendering
of the proposed
housing project*





