

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/09/2021	18:19	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	I am opposed to this application because the City has not informed residents-at- large of the essential parameters of the rezoning process as disclosed in the City Council mtg of Jan 20th. At that mtg, four functionaries (Mayor, City Mgr, Dep Director of Planning, & Legal Counsel) all stated the little-known fact that the Planning Dept is free to bring forward projects which do not comply with plans or policies. Not only is Planning free to interpret plans/policies, but City Council is free to approve projects, whether or not they comply with existing plans/policies. (Ref: City Website, Jan 20th video, minutes 8:04 - 8:36). As the Mayor summarized, 'Because we pass a policy, it doesn't mean we have to follow it.' Citizens city-wide have been under the misapprehension that approved plans and policies are, in effect, a pact of understanding between City leaders/staff and citizens. To act with integrity, Council must ensure that citizens are informed immediately that compliance with policy is not mandatory. Citizens can then stop wasting their time on participating in neighbourhood planning or public hearings. They can also then judge if there is any use at all in participating in the much-vaunted neighbourhood process that will be part of the Vancouver Plan.	Kelly Talayco		s.22(1) Personal and Con	Kensington-Cedar Cottage	No web attachments.
02/10/2021	07:39	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Please see attached letter. Thanks, Larry A. Benge, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry A. Benge	Coalition of Vancouver Neighbourhoods	s.22(1) Personal and Co	Unknown	Appendix A



# COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

February 9, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

**Re: Public Hearing Item 1. CD-1 Rezoning: 1766 Frances Street**

Agenda: <https://council.vancouver.ca/20210211/phea20210211ag.htm>

Report: <https://council.vancouver.ca/20210211/documents/phea1rr.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) joins the local community and Grandview Woodland Area Council members in **opposition** to this proposal since it is not consistent with the Grandview Woodlands Community Plan.

This development proposal significantly exceeds the height constraints recommended in the Grandview Community Plan (see p.96) and seeks to impose a 9-storey building in the middle of a residential side street currently consisting of 2-and 3-storey buildings. In the Introduction to the Grandview Woodland Plan, it states that the Plan “sets out a framework or a course of action, to manage change in the community in a manner that reflects community values, good planning practice and the particulars of the place itself.” We do not believe that “community values” and “good planning practice” have changed since 2016 when the Plan was approved.

Also, on page 12 of the report, there are facts that raise questions on affordability and housing mix.

Regarding affordability, only 32% of the units are going to be actually moderately affordable but even these are quite high income wise up to \$55,500 for a one bedroom and \$78,000 for a two bedroom. And the rest of the units will be market rental. On housing mix, only 36% of the units are for families which is below the 50% target. Given that the affordability is marginal, will not serve people at welfare rates, and unit mix doesn't meet targets, it is even more questionable that so much extra density is proposed far beyond existing zoning and the Community Plan.

Thank you,

Larry A. Bengé, Co-chair  
Dorothy Barkley, Co-chair

Coalition of Vancouver Neighbourhoods

**Member Groups of the Coalition of Vancouver Neighbourhoods**

Arbutus Ridge Community Association	Kits Point Residents Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions	Marpole Residents Coalition
Cedar Cottage Area Neighbours	NW Point Grey Home Owners Association
Downtown Eastside Neighbourhood Council	Oakridge Langara Area Residents
Dunbar Residents Association	Riley Park/South Cambie Visions
Fairview/South Granville Action Committee	Shaughnessy Heights Property Owners Assoc.
Grandview Woodland Area Council	Strathcona Residents Association
Granville-Burrard Residents & Business Assoc.	Upper Kitsilano Residents Association
Greater Yaletown Community Association	West End Neighbours Society
Joyce Area Residents	West Kitsilano Residents Association
Kitsilano-Arbutus Residents Association	West Point Grey Residents Association