

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/11/2021	11:42	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Again we who live in Grandview-Woodlands are told to shut up and put up or be shamed as NIMBYS by a city council and planning department that cannot keep their word to a planning process we all agreed to trust. Hours and hours and resources galore went into the community plans across the city. Successive councils have "zoned out" of that community planning process. Clearly it is the contracts with developers that are far more sacred agreements. More lucrative More fun! More amicable! The site at 1766 Frances is absolutely a go at 6 stories according to the community plan. But a 50% increase in size--and more than that for density--will have significant negative impacts on the local community, with little in the way of improved services or amenities. I would like to see side by side billboards depicting the community plan vs the developer plan throughout the city. Spot the difference in spot after spot. Then we might see what the city would look like if community plans had been followed and community concerns taken seriously.	Schula Leonard		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
02/11/2021	12:03	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	As a neighbour, I wanted to add my voice to the discussion about the proposed redevelopment of 1766 Frances. While I appreciate and understand that more social housing is badly needed in this city, plunking a 9 storey building in an area that is mostly 3-4 storey apartment buildings, townhomes and single family homes feels completely out of place. I appreciate that just in the next block (1800 Frances), there is a much taller building but it is surrounded by significant green space and, as such, doesn't dominate the street front in the same way as a 9 storey building on a much smaller lot will do. This project also seems at odds with a different process currently underway that is seeking to grant non-profits permission to redevelop existing/build new social housing to 6 storeys without a rezoning application. If that is what is being allowed for other non-profits who are building or redeveloping social housing, why is a proposal for a 9 storey building being considered? In my review of the Grandview-Woodland Community plan, I don't see anything in this neighbourhood that points to heights over 6 storeys on non-arterial streets so I'm not sure why this proposal is even being considered. I think it will have an impact on traffic and parking and will not fit in with the character of the area. With 84 units, many having 2+ bedrooms, 25 parking stalls seems quite low. I recognize in a social housing environment, not as many residents are likely to have cars but I'm concerned that ratio will put pressure on available street parking in the area. In reviewing the materials shared online, I think there are many thoughtful design elements to the building. I appreciate the street front with private terraces as I feel it adds a greater sense of community when you can see your neighbours as you walk past. The indoor and outdoor amenity spaces should help create a sense of community among people who live in the building and I appreciate the efforts to acknowledge traditional Aboriginal cultural elements in the building design. All of that said, I would like the city to reconsider the height of the building and revise the design to stay true to the approved Grandview-Woodland community plan.	Lori Last			Grandview-Woodland	No web attachments.
02/11/2021	13:19	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Hello Mayor and Council, My name is David Carman and I'm a resident of Grandview-Woodland (GW). I'm writing in opposition to the development at 1766 Frances Street, since, like many of the other proposed new developments in GW, it CLEARLY contravenes the guidelines established in the Grandview-Woodland Community Plan (GWCP). A plan that was developed through a lengthy process of public consultation and which was supposedly a compromise between the interests of residents, the city and developers. Public consultation - what I originally accepted as a sincere act of good faith on behalf of the city (former and current) - 'public consultation' now appears to be nothing more than an exercise in 'public relations'. Even more disconcerting than the aforementioned disregard of public consultation is that city staff will often claim they have incorporated public input 'with modifications', when nothing could be farther from the truth (six storeys has now become nine storeys) In essence, if the public asks for steak and receives seafood, city staff will claim the public's input has been 'incorporated', since steak and seafood are both food. Thank you, David Carman	David Carman			Grandview-Woodland	No web attachments.
02/11/2021	14:43	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	I have reviewed the application for redevelopment at 1766 Frances Street. I am in favor of significant social and non-market housing throughout Grandview-Woodland. My concerns are that the proposal does not meet the Grandview-Woodland Community Plan allowable height of up to 6 storeys. The proposal states a building height of 26.7 meters. Using a typical residential storey of 2.72 meters, this would equate to 9.82 storeys high, although the plan states the building as 9 storeys. This is too high and will overshadow nearby existing buildings. Also, the approved FSR included in the Grandview-Woodland Community Plan is 2.4. The proposal includes a floor space ratio of 4.06 which is much higher than allowed. The height and scale of this development will set a new precedent for other similar sized development in this area. To respect the intentions of the Grandview-Woodland plan, the developers must be asked to provide a proposal more in line with the community plan.	Gail Mountain			Grandview-Woodland	No web attachments.
02/11/2021	14:52	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	I am strongly opposing the building's height (9 floors) which is in complete disregard of the community plan (6 floors). Tall buildings destroy communities. They introduce environmental stress and produce anonymity that erode community involvement. It's high time for the Vancouver government to get out of the developers' pockets and start listening to the communities and respecting the agreements and plans created with the community input.	Bozena Zdaniuk			Grandview-Woodland	No web attachments.