

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/10/2021	12:16	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	HOW WOULD YOU FEEL IF: You lived in a quiet block for 30 yrs and were suddenly faced with the prospect of a few hundred neighbours being plunked in next door to you only a few feet away' (86 suites X family members = 200+). Our building has 24 suites with 1-2 people in each with a large number of owners over 50 yrs of age. What about the noise levels you are about to experience' What if that building literally towered above yours, and was butted right next to it with zero green space between' The other high-rise on our street, built before the bylaw, at least has a huge yard surrounding it. What if there was ever a fire in that 9 storey wood frame building, with only a few feet between it and your 4 storey' As you know there was a fire previously that utterly destroyed the original building & came very close to catching our building. It was terrifying and we all felt utterly helpless. What if there was ever an earthquake' Where are the extra 5 stories likely to fall but on-top of the 4-storey buildings surrounding it. Also, the area is in an EQ hot zone. What about your personal well-being and the fact you chose to live in an area where you could always see sunlight and sky out your window and now you can't What if there was a hard-fought bylaw already in place, previously voted on by all the people of the east-end, expressing their desire to keep the 4-storey integrity of their area' How would you feel if others, who likely do not even live here, ruled against this' And not only of the people living here, but of all those who come to visit the Drive area and enjoy its uniqueness' What if less than 25% of the parking spaces needed for the new building were being provided, when parking in this block is already at a premium' (Our building has 24 suites with parking for all). Currently, even with the proposed building vacant, it is hard to find parking. If the proposal were to go through then it should provide at least 1 spot per suite (meaning 86 spots, not 20). Are you counting on most of the new tenants NOT OWNING CARS' Even if that were true, surely you realize these new tenants will each be receiving visitors who will need to park vehicles' This has a very serious impact on us all. What will be the impact on ambulance and fire services for us all, with an extra 200 plus people residing in this small block' How will you feel knowing you are changing the whole feel of the Drive area, unique in the City, if you allow this' Once that decision is made, you cannot go back and will forever be changing the face of this area. You know that once you open up the gates, this will not stop with just one building. Do you really want this to be your legacy' Is this really what 'Shaping Your City' means to you' This is also an issue about our quality of life and how high-rises are not conducive to anyone's well-being. I can't believe if any of you lived next door to this proposal that you would feel any differently. Thank you.	S.P. Smith		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
02/10/2021	13:30	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	See attachment for comments.	Thad Mollroy			Grandview-Woodland	Appendix A
02/10/2021	13:45	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	I oppose this development as it disrespects the zoning agreed in the long-discussed Grandview Woodland Community Plan. Both the developer and CoV Planning knew in advance that the Plan allows for a maximum of 6-stories in this area, and they simply ignored that.	JAK R KING	Jak King		Grandview-Woodland	No web attachments.
02/10/2021	14:44	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	nine stories does not compliment our neighborhood of four stories . we do not need densification it only leads to more homelessness I do not want my city looking like Hong Kong	Dominico Di Salvo			Hastings-Sunrise	No web attachments.
02/10/2021	14:47	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Mayor Stewart and Councillors: I am writing to oppose the proposed rezoning of 1766 Frances Street. As noted by both local residents, the Grandview Woodland Area council, and the Coalition of Vancouver Neighbourhoods, this proposal exceeds the height constraints in the Community Plan adopted in 2016, which Plan was the result of an extensive community engagement and consultation. In my view, this is a precedent-setting decision for this council. The development of the Vancouver Plan and Broadway Plan are proceeding apace, and the public is being encouraged to participate in those planning processes. Many will be concerned that, if this proposal is approved, whatever is contained in those plans is really only the starting point for further demands from developers. They will, reasonably, question the value of their participating, if the plans are so readily ignored. Please vote against this proposal. Regards, Ian Crook	Ian Crook	Private User		Fairview	No web attachments.
02/10/2021	16:26	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Stop ignoring the community consultation process, input and outcome and plowing over the neighbourhood with what the developer wants. 6-storey is what was agreed to by the citizens.	Kara Keam			Grandview-Woodland	No web attachments.
02/10/2021	19:44	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 placed 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.	Cylia Wong			Kensington-Cedar Cottage	No web attachments.
02/10/2021	20:21	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	I am strongly opposed to this proposal for two primary reasons: It is too high. It is a proposal for 9 storeys in an area designated in the Grandview-Woodland Community Plan as 6 storeys. It is disrespectful of the G-W community planning process. What is the point of expending all the effort (and asking for a huge amount of community engagement) if you are just going to go ahead and ignore the results of a community plan anyway' In my view, no proposal that exceeds the clearly stated limits of an approved Community Plan should be given any consideration by the COV - either the planning department or the mayor and council. It should be considered a waste of valuable staff and elected officials' time and of taxpayers' money. Thank you.	Linda Light			Kensington-Cedar Cottage	No web attachments.
02/10/2021	21:57	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Please see three attached documents: 1. BryanNicholFirstLetter -- sent to Rezoning Planner, the Mayor, and all the Councillors in summer, 2020 2. BryanNicholSecondLetter -- my resummation of my issues and opinions 3. "Pandemic squeezes public input on development - Globe and Mail" -- a relevant article.	Bryan Nichol			Grandview-Woodland	Appendix B
02/10/2021	22:51	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	Hello I have reviewed the application for the development proposed for 1766 Frances Street. I am in favour of significant truly affordable housing throughout Vancouver, but I have a few concerns about this particular project: 1. The proposal is way taller than 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. This is too high and will overshadow nearby existing buildings. 2. 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 more massive than allowed. 3. If approved, the height and scale of this development will set a new precedent; other developers will want similar relaxations. Why does the City go to the trouble and expense and ordeal to create and implement a Community Plan if they aren't going to compel developers to adhere to it' This sort of development proposal just makes citizens cynical. The developers should be compelled to come up with a proposal that is within the allowable height and FSR stated in the Grandview-Woodland Plan.	Penny Street			Grandview-Woodland	No web attachments.
02/11/2021	08:19	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	The height and scale of this proposed development is out of line with the surrounding buildings, and ignores all the thought, work and time that the citizens of our neighbourhood put into the Grandview Woodlands Community Plan. If allowed, it will set a new precedent for other similar sized development in this area, which the citizens of our neighbourhood have indicated that we oppose. The city must respect the community plan that they helped to create, and hold the developers accountable to work within its limits. That way we can maintain the character of Grandview Woodlands, and keep it as a desirable neighbourhood to live in. Yes to more housing, but in line with the character of our neighbourhood.	Marianne Kaplan			Grandview-Woodland	No web attachments.

Re: 1766 Frances Street

To Vancouver City Councilors

My name is Thad McIlroy and I have been residing at s. 22(1) Personal and Confidential a short block away from the proposed development, for more than a decade.

Thank you for affording me the opportunity to share some remarks with you.

I wonder how many of you on council have, in preparation for this evening's gathering, actually visited Frances St. and the site of the proposed development? If you were to walk around the neighbourhood, a few blocks north, south, east and west, you would not see a single building higher than 4 stories.

But wait. What is that I see, a block east from the proposed new structure? A 12-storey condo building, Panorama Gardens, at 1833 Frances Street. And a few blocks south, the 12 storey Adanac Towers, at 1717 Adanac Street, used for senior housing.

As is noted in one of the planning documents "There are several existing non-conforming apartment buildings located in parts of Grandview on sites that are currently zoned for detached housing. These buildings are a legacy of earlier zoning changes, and in some cases predate the introduction of zoning altogether." Is there an implication that these would not be approved today?

How is it then, decades after those buildings were foolhardily approved, that Council looks at an application to build far beyond existing height levels common in the rest of the neighbourhood, and 50% above the 6 stories described as the maximum in 272-page Grandview-Woodland Community Plan?

The Vancouver Native Housing Society argues persuasively for the housing needs of the Indigenous community in Vancouver. Everyone I've spoken to in my neighbourhood supports Indigenous housing. That is not an issue.

My sole concern, and also of the neighbours I have spoken to, is situating a 9-storey building in the heart of a neighbourhood of low level structures, none currently larger than 4 storeys.

My concern has always been the implicit assumption that "there is no choice" — that without this 9-storey building, families will remain unhoused, or unsuitably housed.

I have been corresponding with David Eddy, the president of the VNHS. He has been open and forthright in explaining to me the thinking behind their application.

In an email to me he explained that, from the perspective of VNHS, “there were no alternatives to the Frances St. site.” I must take him at his word.

My question is to city planning. If I/we can be assured that there was careful consideration given to alternative opportunities for ameliorating the housing crisis facing Indigenous residents of the east side of Vancouver, I could feel far more comfortable with the prospect of some new shady streets.

I see no evidence in the planning documents that such was the case.

I submit that it is premature for Council to approve this plan without a study of alternatives that would not so significantly alter the physical character of this community.

Thank you.

Thad McIlroy

s. 22(1) Personal and Confidential



I am writing to oppose the proposition to rezone the property at 1766 Frances St.

On December 20/2017, a fire in an apartment at the east end of the existing building caused it to be abandoned. For $2\frac{1}{2}$ years, I have been waiting for repairs to be made and the building put back into use. An apartment building across the street from 1766 had a similar fire 10 years ago, December 30, 2010, and was repaired and back in business in about a year.

This was my expectation for 1766 Frances. I was dumbfounded to discover that a nine-story high-rise is being put forward as a replacement for the existing building, which is less than 40 years old.

This plan is a complete surprise to me and presumably to most of the people in the neighborhood, certainly to the neighbors I have spoken with. There was no consultation with any of the local residents, as far as I can tell, and I am certain that most would be against a development of this size and height.

In the eighties this game battle was fought over high-rise development in our neighborhood and, through community action, the area was down zoned from 12 stories to RM4. Just recently a proposed high-rise at Commercial and Venables was rejected after concerted action by local groups.

The public notices posted so far claim, "This project is being developed in consideration of the City of Vancouver's Grandview Woodland Community Plan." The guidelines for development of housing in Grandview are set forth on page 33 of the Community Plan.

Grandview

"The Grandview neighborhood is grand! The plan preserves its low-scale, traditional character while allowing for incremental growth through new ground-oriented housing for families."

- ① Modify regulations to discourage demolition of pre-1940 houses.
- ② Expand the duplex areas and revise regulations to encourage new in-fill housing.
- ③ Preserve the small scale serving shops.

- ④ On arterial streets and in transition areas near transit routes on Hastings and Broadway allow a mix of 4-storey apartments and row houses for families.
- ⑤ In the apartment district at the north end allow buildings up to 6 stories to provide renewed and additional secured rental housing while protecting character street scapes.

Only in sec. 5 is there any mention of building higher than what is allowed by the current RM4 zoning and up to 6 stories is suggested. The proposed 9 stories for this site seems to have been plucked out of thin air and not "in consideration of the City of Vancouver's Grandview Woodland Community Plan." at all.

I object to the project in general for the impact on parking and on the local streetscape which even with RM4 zoning has so far remained "ground-oriented." Nine stories will stick out like a sore thumb. The artists rendition seems to show the building occupying the whole site with little if any setbacks. There may be a large impact on view corridors, especially views downtown. For a lot of residents it won't be such a Grand View. A building this high will also cast a large shadow over the immediate neighborhood.

I am a long-time resident of the east end (45 yrs or more) and for the last 35 years have lived in my house at [REDACTED] Drive, which faces west towards 1766 Frances, [REDACTED] away from me. The proposed building will tower over me, cutting off my last view of downtown and more than likely put me in the shade in the late afternoon.

While I support the goals of the Vancouver Native Housing Society, I feel that this tower is the wrong project in the wrong place at the wrong time. There are a large number of N.H. buildings in the neighborhood built under the current zoning and they have blended seamlessly into the area.

Letter from Bryan Nichol

February 10, 2021

As a pensioner with limited computer skills and only cell phone access to the Internet it is difficult to send long email questions etc. and although I can download lengthy documents they are laborious to read on my tiny screen. This makes the virtual world hard for me to use. And so when I received the Notice of Rezoning Application and Virtual Open House I attempted to reach the Rezoning Planner, Carly Rosenblat, by phone on August 18, 2020, and got a recorded message saying that Carly would not be available until September 8, 2020. This was the first day of the Open House but when I phoned again on September 11, the same message was still playing. So I wrote a letter expressing some of my concerns and mailed copies to the Rezoning Planner, the Mayor, and all the Councillors.

I am still curious about the costs of leaving the existing building empty for over 3 years and possibly for a total of 4-6 years before the proposed replacement is finished. If the average rent was \$1,000/month per unit, the lost rent per year on 27 units would be \$324,000, or over a million dollars to this point. It seems to me the prudent course would have been to repair, using the insurance, and put the resulting savings toward another project. There must also be other ongoing costs:

- Security
- Yard and building maintenance
- Property tax
- Utilities

There also may be one-time costs that another project would not have:

- Demolition of a 35-year-old building under Zero Waste (salvage strip-out)
- Demolition of the concrete foundation and underground parking structure

Some other questions about financing:

- Where is the money for this 10 storey building coming from?
- Was there insurance on the existing building, and if so, how much and how does it apply to the new construction.
- Is there a bidding process on any of this?

The numbers for height, floor space, FSR, total units and parking seemed to jump around with each message from the zoning department, but I noticed they mostly got bigger, except for the parking. The existing 27 units were alternately “destroyed by fire” or “damaged by fire.”

My main concern at this point is the height of the proposed building. The Grandview Woodland Plan allows for some buildings to 6 storeys. The Policy 7.1.3 – Opportunities for Non-Market Housing asks us 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.”

If the existing building 35.1 with 3 storeys above ground, then 6 stories could be taken as a height of 70.2 ft. The proposed building at 96.06 feet is an increase of 43.41 ft or 82% over 3 storeys and 25.86 ft over 6 storeys, or 36%. In my mind, not a “modest increase” or “a fit with neighbourhood context.”


Through the whole process to this point there seems to have been no attempt at real discussion on the possibility of compromises on density or height. The entire procedure seems to have been one pro forma act after another, with the end never really in doubt. And so, in that spirit, I say “no” to the rezoning of 1766 Frances Street.

Bryan Nichol

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Pandemic squeezes public input on development

 theglobeandmail.com/real-estate/vancouver/article-pandemic-squeezes-public-input-on-development

15 July 2020



Kerry Gold

Vancouver

Special to The Globe and Mail

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This article was published more than 6 months ago. Some information in it may no longer be current.

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Renderings showing the size of a proposed development at 2538 Birch St., Vancouver, in relation to its surroundings.

Stephen Bohus/Stephen Bohus

Claire LeLacheur is suffering from a case of rezoning fatigue. Ms. LeLacheur lives near Commercial Drive, in the Grandview-Woodland neighbourhood, which underwent an exhaustive neighbourhood plan a few years ago.

A citizens committee was struck and thousands of residents were consulted as part of a plan that took several years and more than 100 public events to create.

She thought the Grandview-Woodland Community Plan (GWP) would be the blueprint going forward for the neighbourhood, which already provides much existing affordable housing for residents. But since the plan was finished in 2016, Ms. LeLacheur has seen several applications to rezone for higher buildings and greater densities than were stated in the plan.

She now wonders if there was a point to the undertaking, which took considerable effort by residents.

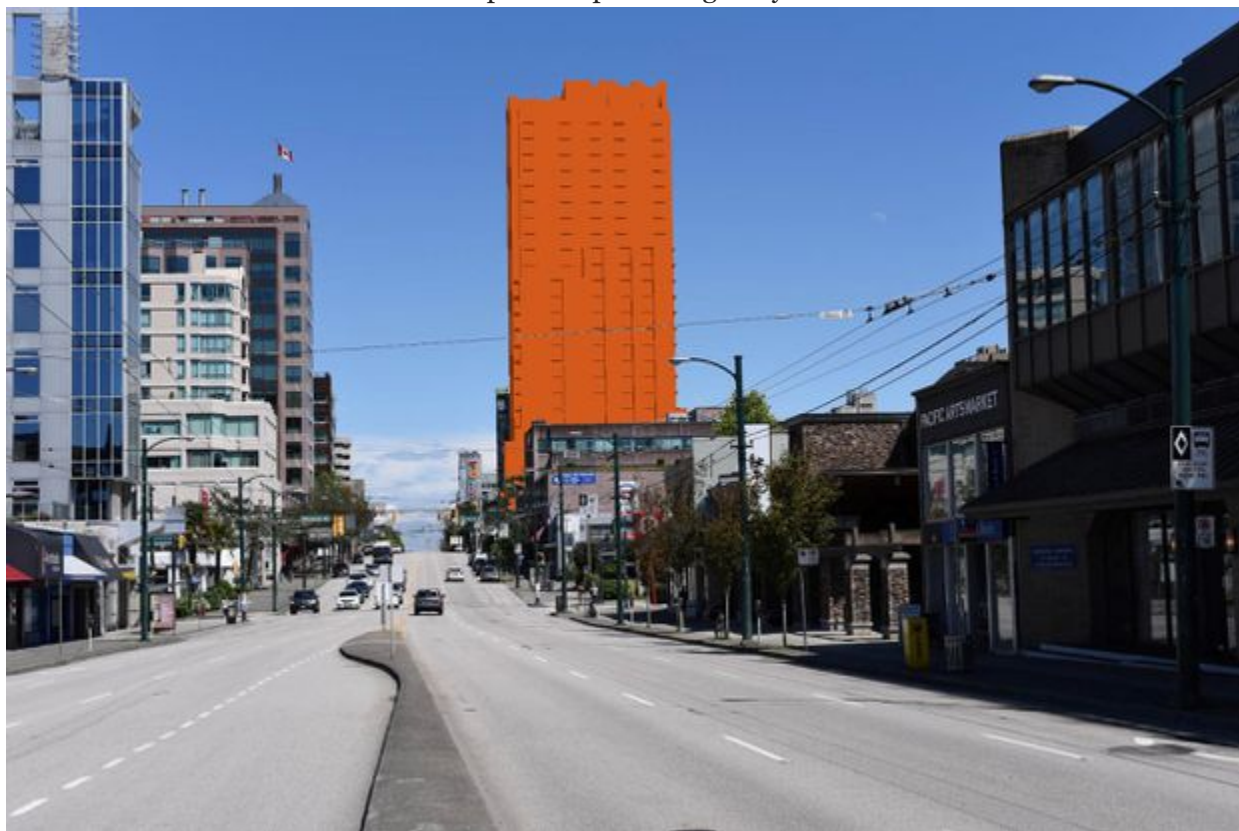
“I thought the GWP was just that, a plan that developed guidelines for the development that’s going to go on in the community. We are seeing lately is that they are not adhering to the plan at all. It’s not even a guideline anymore. I don’t know why they spent the money on it and asked public opinion if they aren’t going to use it at all, really,” says Ms. LeLacheur, who is a realtor and board member of the Grandview-Woodland Area Council, a community organization.

“It feels like all of a sudden all of these public hearings and spot rezonings have been fast forwarded.”

Ms. LeLacheur also questions why those hearings are happening now – amid the slow days of summer, at a time when citizens are distracted by a pandemic, financial stresses, and a generally unsettling year. Since May, they have been conducted online and by telephone, without the benefit of seeing the councillors and City staff face to face. It’s a big ask, she says. Ms. LeLacheur also wonders if resident concerns are being heard.

“It feels like it’s a bit subversive and coy for them to have this ridiculous farce of a Zoom city hall meeting that’s just going to be pushed through anyway,” she said.

[Open this photo in gallery](#)



Most respondents to a city survey support virtual hearings.
Stephen Bohus/Stephen Bohus

“It’s incredibly exhausting.”

Spot rezonings occur when a developer applies to rezone a site for another use, or greater height or density, than what is currently allowed. A rezoning requires a public hearing, at which residents are invited to express any concerns to staff and council, or to support the project. In March, all public hearings were cancelled due to the COVID-19 pandemic. In their place, the city began “virtual” public hearings.

City staff said in an e-mail that they had surveyed more than 3,000 people on the city’s online public engagement site about virtual public hearings. The majority of respondents said they were in favour of virtual hearings throughout the pandemic (84 per cent) and between 67 per cent and 80 per cent said they would be likely to participate.

But some residents question the need for virtual meetings.

“If we can go to the pub and social distance, we can go to council chambers and social distance,” says Scot Hein, a well-known urban designer who worked at the City for 20 years and who now works as a consultant with developers and citizen groups.

“Looking at councillors as they stand up and talk about why they are going to vote a certain way, that needs to be intimate experience, and is a part of holding them accountable,” he said. “There is such a distance in a Zoom relationship that doesn’t allow for that. If people are passionate, they deserve an in-person experience when decisions are being made.”

Mr. Hein has been working with Mount Pleasant residents who are facing a similar predicament as Grandview-Woodland, dealing with rezonings that would seem to contradict a recently crafted neighbourhood plan.

“All of a sudden it’s spot rezoning everywhere, and you have to relight the torches – and that’s just not fair,” Mr. Hein says. “It’s frustrating to watch all these good people who spent thousands of hours and contributed social capital over many years to now find new policies come in that trump all of that.”

[Open this photo in gallery](#)



South Granville residents Ian Crook, left, and Sean Nardi, right, oppose the planned 28-storey development at a site at 2538 Birch St.

Kerry Gold

One such passionately debated public hearing was held last week for several days for the site of an old Denny's restaurant at 2538 Birch St. at West Broadway. Jameson Development has applied to build a 28-storey tower that, if built, will dwarf all buildings in the vicinity. In 2018, the developer had already been approved for a 16-storey rental tower, containing 158 rental units, which didn't cause much concern. The developer got four extra floors and more than double the floor space ratio than allowed, and people felt it made sense given the need for rental. But the developer then applied to build 28 storeys under the City's new Moderate-Income Rental Housing Pilot Program, which waives development levies in exchange for purpose-built rentals with 20 per cent of the floor space reserved for households earning between \$30,000 and \$80,000. The program is encouraging rezonings in neighbourhoods throughout the city.

At the Birch site, 55 units out of 258 will be for moderate incomes.

The application sparked neighbourhood backlash and a frenzy of debate. The Coalition of Vancouver Neighbourhoods, representing 27 residents' associations, opposed the project. Proponents argued that the city is far too desperate for rental housing to worry about an unusually tall building. They said it's slender form fits with other towers and the size is economically viable for the developer. Opponents argued that the tower would set a precedent for more towers, driving up land prices and giving relatively little back to citizens in the process. They said it doesn't make sense to approve the massive tower outside of the Broadway Plan.

A July 9 hearing went on for five hours, then continued into Friday and this week. In order to engage, residents had to familiarize themselves with jargon-loaded City planning reports, take time off work, and sit through dozens of speakers.

Mr. Hein, who as a planner with the city worked on such high-density towers as the Woodward's building, the Independent in Mount Pleasant, and the l'Hermitage downtown, is opposed to the Birch Street tower. He says there is a trend of "rezoning our way to affordability," which is detrimental to urban design principles that make a city livable.

"This issue with big spot rezoning is every site is trying to go for as much as it possibly can pack on, and it's being rationalized as an affordability discussion. But it's overreaching," he says.

Mr. Hein argues that we need to rethink how we use zoning and land for the greater good, and how we can develop housing that is better, faster and cheaper than the prevailing concrete tower.

He spoke out against the Birch Street project along with Ray Spaxman, who was the City's director of planning for 16 years. Mr. Spaxman earned a reputation for his advocacy of public engagement and thoughtful approach to planning.

Mr. Spaxman said new policies are impacting existing neighbourhood plans.

"The intention of zoning was to give people a sense of comfort; that if they moved into an area that is what they would expect to happen, including those areas zoned for change. But times are changing so much, and our values shift all the time, and what councils tend to do when values shift is move to another policy, like a rental housing policy or a non market housing policy."

Another factor is the community amenity contributions, which add significantly to the city's capital budget.

"I've worked on several schemes with citizens, and mostly the citizens lose, because somehow or another, the City has got locked into its formulas, which are different from the old formulas that included aesthetics and architecture and urban design and neighbourliness, things like that. Now, it's, 'don't you realize this is worth several million dollars and adds to the capital budget?' We rely on that capital budget even more so now."

As for the fact that the process is now requiring more from its citizenry, he agrees that it's often just too much. He thinks the system needs an overhaul.

"I agree it isn't fair. In fact, it goes back to so many examples of the last 10 years, where citizens have suddenly found themselves going to a public open house for example and I've been to some of them, and you have a presentation from the architect who's paid by the developer to talk about good things.

"There are two elephants in the room, one is the developer, and the other is the City, with all their resources and you've come in from washing the dishes after dinner, or working in a store, or even done an operation on somebody, and suddenly you are faced with all this complexity, without anybody there to help you.

"When I was director of planning, I insisted we put the pros and the cons down so people could judge. We shouldn't hide that just because we have a city policy."

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