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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/11/2021	19:31	PH2 - 1. CD-1 Rezoning: 1766 Frances Street	Oppose	West Point Grey Residents Association is opposed to this plan as proposed. The local community have raised many concerns that this rezoning is not consistent with the Grandview Woodland Community Plan. Please see our letter attached. Thank you.	Board of Directors		s.22(1)	Unknown	Appendix A

West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

February 11, 2021

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

West Point Grey Residents Association is **opposed t**o this plan as proposed. The local community have raised many concerns that this rezoning is not consistent with the Grandview Woodland 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.

The Grandview Woodland Community Plan was only recently approved after a long planning process and it is very poor policy for the city to be already ignoring the community plan. This is something that is of concern for all neighbourhoods.

Yours truly,

West Point Grey Residents Association Board of Directors