

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/11/2021	11:30	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	I oppose.	Su Mei Pang		s. 22(1) Personal and Confidential	Riley Park	No web attachments.
02/11/2021	11:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	1. CURRENT REZONING APPLICATION FAILS TO MEET ELIGIBILITY CRITERIA UNDER MIRHPP The rezoning application does not meet eligibility criteria for the MIRHPP. The application is guided by guidelines adopted by City Council on November 28, 2017 and amended November 28, 2019. MIRHPP guidelines state that a 8-storey building may be considered on an arterial in a RM-4 zone, provided the following guideline is adhered to as follows: Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants buildings with a maximum of 3 existing units. (See attachment, page 8 Section 3g).	Leona Rothney	RAMP		Unknown	No web attachments.
02/11/2021	12:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	I agree with the West Kits Resident Association's views in regards to this development, as per the attached letter some of which I've copied below. As stated in the letter: The proposed building does not conform to MIRHPP policies because there are presently more than 3 rental units already on the site; it does not transition to neighbouring residential properties and it does not fit into the context of the area. We would like to move beyond just opposition and use this opportunity to build a collaborative process with the developer and owners of the site in order to create a secured rental project that fits into the area, helps meet the City wide goals of more rental housing, meets the financial viability test for the owners, and shows how alternate innovative designs can be used to provide rental housing in a way that neighbourhoods will support. Scot Hein, one of the City's best urban designers, has shown us that there is a better solution for this site that will have support from the neighbourhood, still meet the City wide goal of provision of rental housing and be financially viable! ... some of the specific problems with the current building. They are: 1. Sixth floor is not supportable in view of surrounding scale of development 2. Insufficient rear yard (only 8 feet after balconies) so that the six storey building will overshadow gardens in the Santa Barbara next door in late summer afternoons when people want to sit outside. The 8-foot rear yard means that suggestions for trees and urban agriculture are unrealistic. 3. Balconies that protrude a full six feet rather than being inset into the building 2. Insufficient setback on the top floor of only 4 feet which results in unusable private space for top floor units We would like to draw Council's attention to 4575 Granville St. where the original proposal was rejected by council and where an innovative solution has now been developed that has the support of nearby neighbours. We believe that it is possible to have like the same kind of positive outcome here. We have been fortunate that the developer, James Evans, has been open to discussions and has confirmed that the 'townhouse over apartment form' is financially feasible. We also understand that, if this rezoning is rejected, that the owners are very open to pursuing an alternate form. In fact, this may well be their preferred option over all. Please reject this rezoning application and let the neighbourhood and the developer arrive at a more acceptable innovative missing middle rental housing form that will have broad neighbourhood support. A win-win for all."	Elvira Lount			Kitsilano	Appendix A
02/11/2021	13:04	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	I am Speaker #5, please include this in the package to councillors and mark as material related to my speaker number.	Cameron Zubko	WeLoveKits		Kitsilano	Appendix B
02/11/2021	13:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	1. Proposal does not meet City criteria under MIRHPP, so does not qualify for the MIRHPP program. 2. The design does not consider the context or character of the neighbourhood. The proposal is double the height of current buildings. The unimaginative design does not fit or consider the neighbourhood. 3. I support the alternative design offered by community residents and Welovekits - apartment style/ townhouses with up to 4.5 stories which addresses rental and density considerations.	Jocelyn Bearisto			Kitsilano	No web attachments.
02/11/2021	14:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	Please see attached 272 letters of opposition that must be added to the public record as an individual items of correspondence in opposition. These have not been entered into the comment form to date. They have not been entered because these letters have mailing addresses only and no emails, and email is a required field in your online form. Thank you for entering into the public record.	Cameron Zubko	WeLoveKits		Kitsilano	Appendix C
02/11/2021	14:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	Please REJECT current rezoning proposal and work with developer and Scot Hein's innovative rethink for secured rental that is a more family-oriented option of townhouses. Kitsilano has many new apartment-type builds and too few townhouse-type complexes. This site is an opportunity to do something different. Great that the developer is willing to work with skilled architect and urban designer, Scot Hein to come up with innovative rental building for the site, not more of the same, but a typology that works for young families and that the City can be proud of.	Jean Gordon			Kitsilano	No web attachments.
02/11/2021	15:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balacava Street	Oppose	The proposed building is inconsistent with the current character and building restrictions in the neighbourhood. It would tower 2 or 3 storeys above anything else adjacent or nearby. The block construction is too large for that lot size with insufficient setbacks, and is also inconsistent with the building articulation that is characteristic of buildings in the neighborhood. I have attached photos of the 3 storey buildings taken from behind my house that, while taller and different in style than our Craftsman bungalow, manage to create a reasonable viewscape that co exists without dominating the landscape. These buildings include subsidized, low income housing as well as market rental and strata units. We appreciate that the greenery and distance between the buildings and our back yard allow this building to exist without feeling completely out of scale and character. I actively support densification and the creation of a wide range of housing options from low income rental through market condos. I do not believe the proposed building achieves the objectives set out by the program to provide additional below market rentals. These types of developments are welcome, but will best serve the community if they are clustered around emerging centres like the one at W 4th and MacDonald, Alma and W 4th, Broadway and Alma, and Broadway at Macdonald, close to where the sky train will eventually run. Finally, I am concerned that the developer and nearest neighbours to the proposed building are engaged in a respectful process to identify a design alternative, and the City appears to be unwilling to wait to hear the outcome of this discussion to see if there is an alternative that works for all those directly impacted. It appears the city is pushing it's agenda to approve the building to fulfill the MIRHPP target quota at the expense of adhering to the spirit and intent of the program, and the public consultation process. I urge you to delay a decision until the Balacava option can be duly considered as an alternative. With respect, Zoe Younger	Zoe Younger			Kitsilano	Appendix D



WEST KITS RESIDENTS ASSOCIATION

WKRA

Dear Mayor Stewart and City Councilors

West Kitsilano Residents Association is **opposed** to this rezoning application.

The proposed building **does not conform to MIRHPP policies** because there are presently more than 3 rental units already on the site; it does not transition to neighbouring residential properties and it does not fit into the context of the area.

We would like to move beyond just opposition and **use this opportunity to build a collaborative process with the developer and owners of the site** in order to create a secured rental project that fits into the area, helps meet the City wide goals of more rental housing, meets the financial viability test for the owners, and shows how alternate innovative designs can be used to provide rental housing in a way that neighbourhoods will support.

Scot Hein, one of the City's best urban designers, has shown us that there is **a better solution** for this site that will have support from the neighbourhood, still meet the City wide goal of provision of rental housing and be financially viable!

One reason that the proposed building is over sized is because of the building typology, which is not a good choice for a small site. Scot Hein's ideas for a secured rental project with **family oriented townhouses over a number of apartments is a more efficient building form** without so much of the building's space being taken by elevators, stairs and hallways.

The amount of space lost to non-living space is about **25%** of the building.

This number is particularly **high because of the small site** - a **shallow** 104 by 71 foot lot. The proportion of lost space goes up the smaller the site.

Under the alternate more efficient design, there is almost no unusable space since **each unit would have its own entrance** so that almost the same amount of livable floor area can be provided in a three and a half storey 2.1 FSR building.

This results in a much **more Covid-friendly design** without requiring shared elevators and stairwells and also uses less concrete and has a **lower carbon footprint**.

This alternate design also means that the **resulting family oriented units will actually be livable over the longer term for a family** unlike the tiny two bedroom

units being provided. We note that the so-called family units are mostly less than 600 square feet and only one is over 700 square feet (721 Sq.ft.)

We do not think that redesigns by Councillors in the midst of a Public Hearing lead to the best solutions. As well, Council should not rely on the development permit process to deal with the problems. Council's suggestions for further 'consideration' of possible improvements does not mean that these will happen.

However, we do want to indicate some of the specific problems with the current building. They are:

1. **Sixth floor** is not supportable in view of surrounding scale of development
2. **Insufficient rear yard (only 6 feet after balconies)** so that the six storey building **will overshadow** gardens in the Santa Barbara next door in late summer afternoons when people want to sit outside. The 6-foot rear yard means that suggestions for trees and urban agriculture are unrealistic.
3. **Balconies** that protrude a full six feet rather than being inset into the building
2. **Insufficient setback** on the top floor of only 4 feet which results in unusable private space for top floor units

We would like to draw Council's attention to 4575 Granville St. where the original proposal was rejected by council and where an innovative solution has now been developed that has the support of nearby neighbours. We believe that it is possible to have like the same kind of positive outcome here.

We have been fortunate that the developer, James Evans, has been open to discussions and has confirmed that the 'townhouse over apartment form' is financially feasible. We also understand that, if this rezoning is rejected, that the owners are very open to pursuing an alternate form. In fact, this may well be their preferred option over all.

Please reject this rezoning application and let the neighbourhood and the developer arrive at a more acceptable innovative missing middle rental housing form that will have broad neighbourhood support. A win-win for all.

Thank you.

Jan Pierce, Co-chair

Larry A. Bengt, Co-chair

for

Board of Directors

West Kitsilano Residents Association



June 16, 2020

Mr. Gil Kelley
Chief Planner, Planning, Urban Design & Sustainability
City of Vancouver
515 West 10th Avenue, Vancouver, BC V5Z 4A8
T: 604-873-7456
Email: gil.kelley@vancouver.ca

**RE: JUNE 16, 2020 - REQUEST TO MEET WITH THE PLANNING DEPARTMENT REGARDING
THE REZONING APPLICATION AT 3084 W 4TH AVE & 2010 BALACLAVA STREET**

Dear Mr. Kelley,

Thank you for your June 12 response. Respectfully, we reaffirm our request for a meeting with your department regarding the rezoning application at 3084 W 4th Ave & 2010 Balaclava Street, which has applied for a change in zoning from RM-4 to CD-1 under the *Moderate Income Rental Housing Pilot Program (MIRHPP)*.

We understand City Council's objectives of the MIRHPP and we understand that you are attempting to have demonstration pilot projects in a diversity of neighbourhoods across the City. All of us are concerned about increasing the supply of rental housing. If a spot rezoning can be done with minimal or no impacts on neighbourhoods, then a win-win results in an equitable manner.

Unfortunately, this is not the case in this chosen pilot project. Far too much density is being requested resulting in 35 units on a very small lot of only 71 feet by 104 feet. The main neighbourhood impacts are serious overlooking, setback issues and shadowing which affect several residents immediately behind and adjacent to the proposed development. There are several other impacts which result from simply too much density on the site that we have outlined in our March 11, 2020 letter.

We note that the MIRHPP policy has the following locational criteria:

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.

This location does not meet either locational criteria. We researched current rezonings in a similar context and noted an example coming up at the June 23rd public hearing. We see there is a rezoning in the Cambie Corridor at 187-195 West 41st Avenue. Let's compare the two rezonings using the following criteria:

Criteria	3084 4th Ave/2010 Balaclava	187-195 West 41st Avenue
Location on arterial/bus route	City Arterial/ frequent buses	City Arterial/ frequent buses
Proximity to transit station	None	Walking distance
Proposed FSR	2.95	1.80
Proximity to RS neighbourhoods	Directly across the lane	Directly across the lane
Proposed Height	6 storeys	4 storeys
Precedence for higher buildings in neighbourhood as per MIRHPP policy	No precedence- all larger buildings are RM-4 with have a maximum height of 10 metres	No taller buildings in immediate neighbourhood, but Neighbourhood Planning Program provided opportunity for consideration of a range of densities
Neighbourhood engagement	No meaningful engagement to date on how to address impacts on immediate neighbours and wider neighbourhood	Extensive Neighbourhood Planning Program and several opportunities for input

We conclude from the above comparison that the Cambie Corridor neighbourhood was given the opportunity for community engagement and the result of this dialogue was the acceptance of a built form of 4 storeys and 1.8 FSR to minimize impact on RS-1 neighbourhoods but also to provide densification and housing choice in the transit corridor.

We are being asked to accept much higher densities with direct neighbourhood impact on overlooking, setbacks and shadowing. How is this an equitable balance of public interests?

You state that our views will be heard at the public hearing. As you know, a hearing is not a suitable venue for creative problem solving. It is not fair for the Planning Department to recommend such flawed projects to Council and force the Councillors to make on-the-spot decisions in the face of public opposition. Better, that such projects feature collaboration with the public early in the process.

We know that you are very busy and therefore request that you determine who among your staff can meet with us. We are simply asking that you grant us the opportunity to have a meaningful engagement on a development that directly affects us.

Thank you for your consideration.

Kind Regards,

s.22(1) Personal and Confidential



Cameron Zubko
Founder and Neighbour
WeLoveKits

cc- Mayor and Council
Jessie Adcock, General Manager, Development, Buildings, and Licensing
Dan Garrison, Assistant Director, Housing Policy
Carly Rosenblat, Rezoning Planner
Templar Tsang-Trinaistich, Issues Manager
Rena Kendall-Craden, Director of Civic Engagement and Communications
Theresa O'Donnell, Deputy Director of Planning

Dear Neighbours:

There are plans by Stantec Inc to build a significantly over-height and oversized six storey, 32 unit residential rental tower on the corner of SE corner of Balaclava and 4th Ave at 3084 West 4th & 2010 Balaclava St.

The lot is currently zoned RM-4 which, and according to city information on RM4, section 4.3, allows for a maximum building height of 10.7m (35 feet) with consideration given for affordable rental projects.

If approved, the proposed height of a six storey building would be in excess of 22m (72 feet) which would have the following results:

1. It would be totally out of character with the surrounding neighbourhood on 4th Ave and Balaclava.
2. It would significantly decrease sunlight access and increase shadowing to the north of 4th Ave which, for those living north of the proposed building, goes against city requirements ensuring living and bedrooms receive adequate natural light and outlook.

It is my request that the city reconsiders this 6 storey height as too tall for the location and propose nothing in excess of four storeys ,with a setback, to ensure the building is in keeping with the neighbourhood.

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3095 W 5th Ave, Vancouver, BC V6K 1T8

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Thank you,

Billie ...

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WeLoveKits

3095 W 5th Ave, Vancouver, BC V6K 1T8

www.WeLoveKits.org

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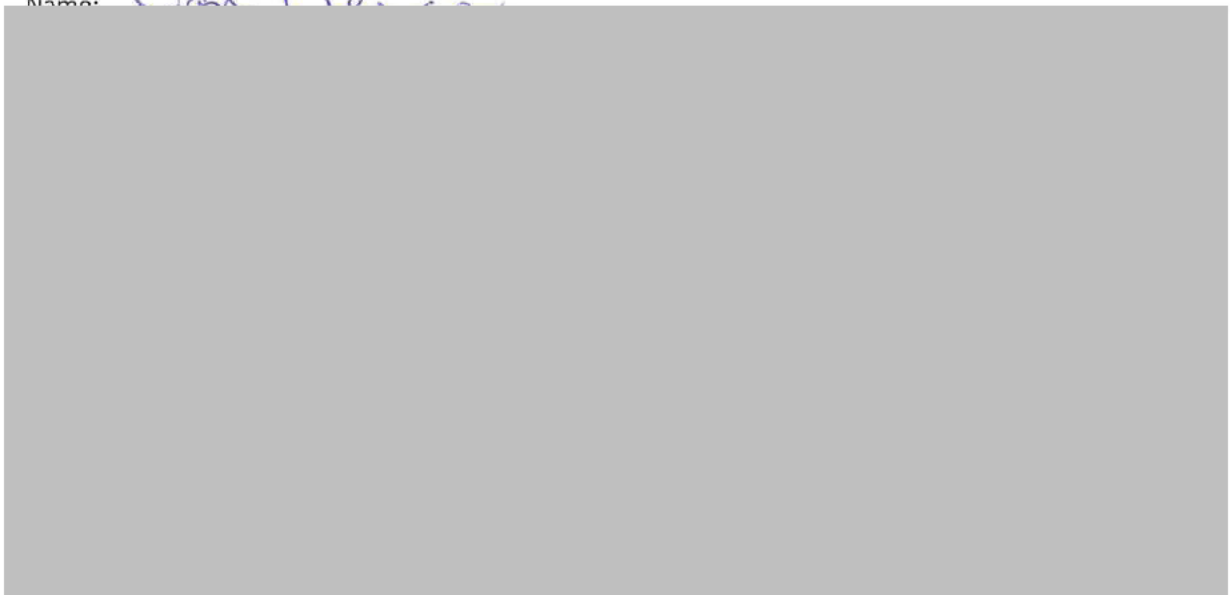
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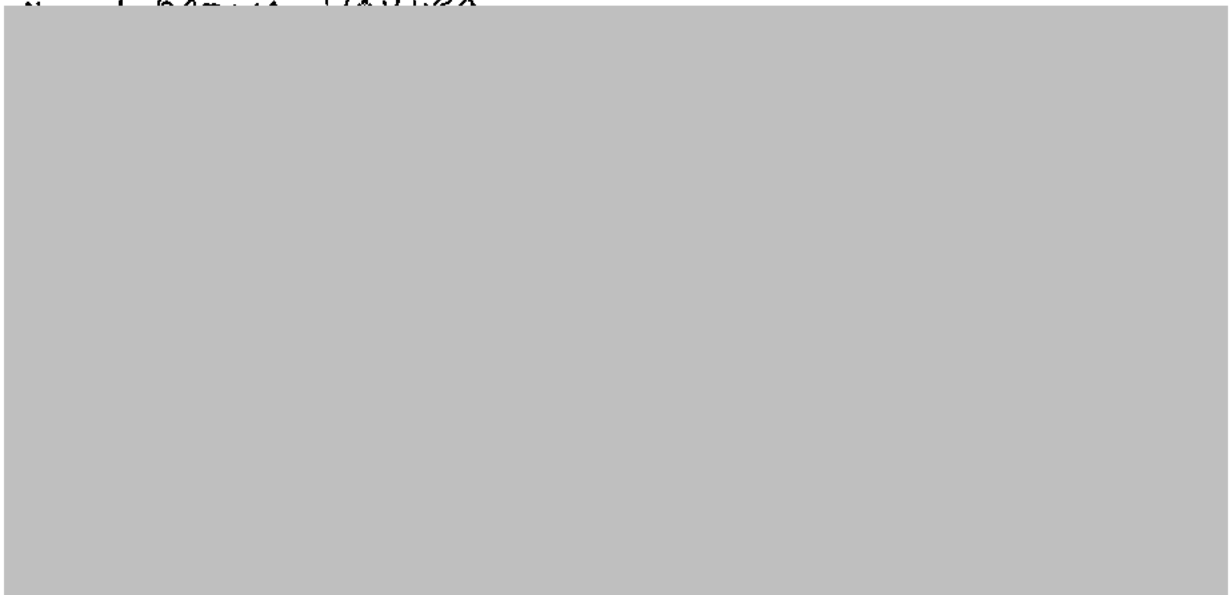
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