

PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street - OPPOSED

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/05/2021	10:22	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	As a neighbor I am not supportive of this project for the below reasons: Number of parking stalls The number of parking stalls is too low (0.3/unit). This building is only proposing one level of parking and 24 stalls to accommodate 82 MARKET rental units, of which 35% of the units (29 units) will be larger/family units. Every family I know has at least 1 car and many have 2 cars. All the families can not be accommodated in the parkade let alone other 'regular' residents. With no parking available in the building, residents will park on the street which will place the burden on neighbours and not the developer. The developer stands to make a significant profit - what benefit does this building provide to neighbours who are the ones that will be inconvenienced by it' Setting precedence and Community context I chose to live in a quiet community over living in a multi-family downtown area. I know all my neighbours by name and we've worked hard to create a safe and caring community - my kids can run up and down my street because I know everyone on my block. With so many new people moving in there are safety concerns as I wont be able to get to know everyone and traffic will increase. Permitting additional density in the form of six storey buildings is out of context. This is not a Community Plan area and as such, development beyond single/two family homes should not be permitted. Otherwise, this is spot zoning whereby select properties benefit from up-zoning. While the report specifies that only two such multi-family buildings are permitted within a 10 block radius - policy is always subject to change. What can be done to guarantee that the entire block is not going to be redeveloped or that other consolidations won't be spot-rezoned to permit additional density in the name of providing 'rental'. The existing 6 storey development on the corner of 15th and Knight along with the proposed subject 6 storey development will create a significant precedent for future similar developments to be constructed. Public Comment The report notes that people support this project. It would be helpful if the Planner provided information related to where these people live. E.g. these supportive comments could be written by anyone living anywhere (aka not directly impacted by this project).	Kyra lubell		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2021	16:27	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	See my letter attached. I am opposed to the proposal at 1405 E 15th and 3047-3071 Maddams.	Grace MacKenzie		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	APPENDIX A
07/05/2021	16:32	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	I am writing on behalf of a few residents, are my neighbours and friends. I am also writing to express significant concern about this project including the "support letters which are oddly similarly worded and reflect an highly organized way to circumvent local neighbourhood voice. The city in this manner has not engaged with the residents in our neighbourhood outside of placards to a largely racialized community members, of which I am a member. Specifically, there is something very odd about this proposal. For example, how did the folks from other areas get a voice for this localized project' Where are they getting their information from' If you google the names, they are connected with real estate firms and there appears to be an organized approach to their input Many of the names are visibly 'anglo' background and not reflect any racialized community members except for a few; this neighbourhood by and large has a large concentration of chinese, filipino, and south asian ancestry but their voice has been excluded. Why' There is no impact or concern from residents who live here, incorporating their concerns; this is not an "oversight" as this has been a long standing problem about the government. Further, the city's interim program is pushing these properties in our area without our consent or concern and this is a problem because Cedar Cottage has a heavy concentration of these projects without the additional amenities to support. We now have over 10 high density projects in an area that was to have maximally two, and it's resulting the various problems that come with this. We cannot take this extra density when we have already absorbed it - victoria drive, commercial street, kingsway, knight, and now this' This is not on an arterial either it's on East 15th and consolidating homes that were to be low density anyway. Please refuse this project. Please consider the various similarly worded "support letters" (most of which appears to be form letters from ppl not from this neighbourhood/ manipulating public opinion/ gerrymandering), to support the developer. We have more than enough housing in this area with rentals and even the adjacent project has perpetual empty stock. We need a strong voice to oppose this unwanted increased density as we have taken many projects and our fair share and cannot absorb it anymore.	Mari Steiman		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2021	16:34	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	Writing to oppose as per below: I am writing on behalf of a few residents, are my neighbours and friends. I am also writing to express significant concern about this project including the "support letters which are oddly similarly worded and reflect an highly organized way to circumvent local neighbourhood voice. The city in this manner has not engaged with the residents in our neighbourhood outside of placards to a largely racialized community members, of which I am a member. Specifically, there is something very odd about this proposal. For example, how did the folks from other areas get a voice for this localized project' Where are they getting their information from' If you google the names, they are connected with real estate firms and there appears to be an organized approach to their input Many of the names are visibly 'anglo' background and not reflect any racialized community members except for a few; this neighbourhood by and large has a large concentration of chinese, filipino, and south asian ancestry but their voice has been excluded. Why' There is no impact or concern from residents who live here, incorporating their concerns; this is not an "oversight" as this has been a long standing problem about the government. Further, the city's interim program is pushing these properties in our area without our consent or concern and this is a problem because Cedar Cottage has a heavy concentration of these projects without the additional amenities to support. We now have over 10 high density projects in an area that was to have maximally two, and it's resulting the various problems that come with this. We cannot take this extra density when we have already absorbed it - victoria drive, commercial street, kingsway, knight, and now this' This is not on an arterial either it's on East 15th and consolidating homes that were to be low density anyway. Please refuse this project. Please consider the various similarly worded "support letters" (most of which appears to be form letters from ppl not from this neighbourhood/ manipulating public opinion/ gerrymandering), to support the developer. We have more than enough housing in this area with rentals and even the adjacent project has perpetual empty stock. We need a strong voice to oppose this unwanted increased density as we have taken many projects and our fair share and cannot absorb it anymore.	Roger Cameron		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

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07/05/2021	16:36	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	Writing to oppose as per below: I am writing on behalf of a few residents, are my neighbours and friends. I am also writing to express significant concern about this project including the "support letters which are oddly similarly worded and reflect an highly organized way to circumvent local neighbourhood voice. The city in this manner has not engaged with the residents in our neighbourhood outside of placards to a largely racialized community members, of which I am a member. Specifically, there is something very odd about this proposal. For example, how did the folks from other areas get a voice for this localized project' Where are they getting their information from' If you google the names, they are connected with real estate firms and there appears to be an organized approach to their input Many of the names are visibly 'anglo' background and not reflect any racialized community members except for a few; this neighbourhood by and large has a large concentration of chinese, filipino, and south asian ancestry but their voice has been excluded. Why' There is no impact or concern from residents who live here, incorporating their concerns; this is not an "oversight" as this has been a long standing problem about the government. Further, the city's interim program is pushing these properties in our area without our consent or concern and this is a problem because Cedar Cottage has a heavy concentration of these projects without the additional amenities to support. We now have over 10 high density projects in an area that was to have maximally two, and it's resulting the various problems that come with this. We cannot take this extra density when we have already absorbed it - victoria drive, commercial street, kingsway, knight, and now this' This is not on an arterial either it's on East 15th and consolidating homes that were to be low density anyway. Please refuse this project. Please consider the various similarly worded "support letters" (most of which appears to be form letters from ppl not from this neighbourhood/ manipulating public opinion/ gerrymandering), to support the developer. We have more than enough housing in this area with rentals and even the adjacent project has perpetual empty stock. We need a strong voice to oppose this unwanted increased density as we have taken many projects and our fair share and cannot absorb it anymore.	Ravinder S. Dhalival	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2021	16:41	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	Writing to oppose as per below: I am writing on behalf of a few residents, are my neighbours and friends. I am also writing to express significant concern about this project including the "support letters which are oddly similarly worded and reflect an highly organized way to circumvent local neighbourhood voice. The city in this manner has not engaged with the residents in our neighbourhood outside of placards to a largely racialized community members, of which I am a member. Specifically, there is something very odd about this proposal. For example, how did the folks from other areas get a voice for this localized project' Where are they getting their information from' If you google the names, they are connected with real estate firms and there appears to be an organized approach to their input Many of the names are visibly 'anglo' background and not reflect any racialized community members except for a few; this neighbourhood by and large has a large concentration of chinese, filipino, and south asian ancestry but their voice has been excluded. Why' There is no impact or concern from residents who live here, incorporating their concerns; this is not an "oversight" as this has been a long standing problem about the government. Further, the city's interim program is pushing these properties in our area without our consent or concern and this is a problem because Cedar Cottage has a heavy concentration of these projects without the additional amenities to support. We now have over 10 high density projects in an area that was to have maximally two, and it's resulting the various problems that come with this. We cannot take this extra density when we have already absorbed it - victoria drive, commercial street, kingsway, knight, and now this' This is not on an arterial either it's on East 15th and consolidating homes that were to be low density anyway. Please refuse this project. Please consider the various similarly worded "support letters" (most of which appears to be form letters from ppl not from this neighbourhood/ manipulating public opinion/ gerrymandering), to support the developer. We have more than enough housing in this area with rentals and even the adjacent project has perpetual empty stock. We need a strong voice to oppose this unwanted increased density as we have taken many projects and our fair share and cannot absorb it anymore.	Josephine Macapinlac	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2021	16:45	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	Writing to oppose as per below: I am writing on behalf of a few residents, are my neighbours and friends. I am also writing to express significant concern about this project including the "support letters which are oddly similarly worded and reflect an highly organized way to circumvent local neighbourhood voice. The city in this manner has not engaged with the residents in our neighbourhood outside of placards to a largely racialized community members, of which I am a member. Specifically, there is something very odd about this proposal. For example, how did the folks from other areas get a voice for this localized project' Where are they getting their information from' If you google the names, they are connected with real estate firms and there appears to be an organized approach to their input Many of the names are visibly 'anglo' background and not reflect any racialized community members except for a few; this neighbourhood by and large has a large concentration of chinese, filipino, and south asian ancestry but their voice has been excluded. Why' There is no impact or concern from residents who live here, incorporating their concerns; this is not an "oversight" as this has been a long standing problem about the government. Further, the city's interim program is pushing these properties in our area without our consent or concern and this is a problem because Cedar Cottage has a heavy concentration of these projects without the additional amenities to support. We now have over 10 high density projects in an area that was to have maximally two, and it's resulting the various problems that come with this. We cannot take this extra density when we have already absorbed it - victoria drive, commercial street, kingsway, knight, and now this' This is not on an arterial either it's on East 15th and consolidating homes that were to be low density anyway. Please refuse this project. Please consider the various similarly worded "support letters" (most of which appears to be form letters from ppl not from this neighbourhood/ manipulating public opinion/ gerrymandering), to support the developer. We have more than enough housing in this area with rentals and even the adjacent project has perpetual empty stock. We need a strong voice to oppose this unwanted increased density as we have taken many projects and our fair share and cannot absorb it anymore.	Tony Cheung	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2021	18:21	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	This project is not on an arterial and therefore should not be more than four stories. There is a lane and City easement between this proposal and the arterial. All development over the easement is disallowed in perpetuity.	Leon Chapelle	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

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07/05/2021	18:38	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	Mayor and City Council I am opposed to the project at 1405 East 15th and 3047-3071 Maddams Street that will go to a public hearing on July 6 2021. I'm a renter with kids living in the neighborhood. The Truth: 1. Rents in new developments are more expensive than in older buildings. 2. Landlords in older buildings can raise their rents to fall in line with higher rents in the area. http://www.rto.gov.bc.ca/content/rightsResponsibilities/rent.aspx How much can rent be increased for a residential tenancy? Residential tenancy landlords may increase rent annually by a percentage equal to the inflation rate plus two percent without tenants disputing the increase. Can a landlord request a larger rent increase than the allowable amount? A residential tenancy landlord may also seek an additional rent increase if the rent for a rental unit is significantly lower than that of similar units in the area. Rents can be increased if the cost of property taxes goes up for the landlord, too. The price of land always goes up if Council up-zones an area. Then the property taxes increase. Truly Denise	Denise	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/06/2021	07:21	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	Our Neighbourhood has more new building projects than are allowed at one time. I don't understand how you can keep approving more buildings when the existing buildings always have vacancies. Again you do not consider the Neighbourhood and the tree canopy. The Developers are not required to give anything back and Council keeps approving more buildings. It is truly a shame on this Council.	Nancy Sweedler	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/06/2021	09:01	PH1 - 6. CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street	Oppose	July 6, 2021 City of Vancouver Council Dear Mayor Kennedy Stewart and Councillors, Re: CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street, Public Hearing July 6, 2021 Agenda: https://council.vancouver.ca/20210706/phea20210706ag.htm Report: https://council.vancouver.ca/20210706/documents/phea6report.pdf The Coalition of Vancouver Neighbourhoods (CVN) concurs with the concerns raised by our member group Cedar Cottage Area Neighbours (CCAN) in their opposition to this project. Count this letter as opposed. As noted by CCAN, the project doesn't conform to the policies under which it is being proposed. ' This project is not on an arterial. There is a lane and City easement between this proposal and the arterial. All development over the easement is disallowed since 1963 in perpetuity. The easement document from Land Title shows this. The block faces for this project are on East 15th Avenue and Maddams Street, NOT the arterial. The City says that if a lot faces off an arterial, within 100 m from an arterial, then it can only at most be built to 4 storeys. ' The City's policy states that only two projects can be built within 10 blocks of each other on ANY arterial to maintain neighbourhood character and this project will make three. Please refer to the CCAN letter for more information. Thank you, Steering Committee, Coalition of Vancouver Neighbourhoods Member Groups of the Coalition of Vancouver Neighbourhoods Arbutus Ridge Community Association Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions Cedar Cottage Area Neighbours Downtown Eastside Neighbourhood Council Dunbar Residents Association Fairview/South Granville Action Committee False Creek Residents Association Grandview Woodland Area Council Granville-Burrard Residents & Business Assoc. Greater Yaletown Community Association Joyce Area Residents Kitsilano-Arbutus Residents Association Kits Point Residents Association Marpole Residents Coalition NW Point Grey Home Owners Association Oakridge Langara Area Residents Riley Park/South Cambie Visions Shaughnessy Heights Property Owners Assoc. Strathcona Residents Association Upper Kitsilano Residents Association West End Neighbours Society West Kitsilano Residents Association West Point Grey Residents Association	CVN Steering Committee	s. 22(1) Personal and Confidential	Unknown	APPENDIX B

Dear Mayor and City Council

----- 1405 East 15th Avenue and 3047-3071 Maddams Street - Public Hearing - July 6 2021 -----

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I'm opposed to this project at 1405 East 15th and 3047-3071 Maddams Street. It's too big and doesn't fit into the neighbourhood. Really, seven storeys next to small houses. REALLY, you think this will be comfortable for the people living in the houses..

There are already so many vacancies in these new buildings around the neighbourhood, it is obvious that you are taking away too many already affordable rental units in the old houses in the neighborhood to put in these too expensive units in the new buildings. Just so you know, you are taking away good, inexpensive places to live----in case you really do care about renters as you say.

I see in the staff report for this project that they are using the Rental Incentive Programs Bulletin to determine rents.

<https://bylaws.vancouver.ca/bulletin/bulletin-rental-incentive-programs.pdf>

These rents are too high and are not affordable to the renter: Maximum Rents - Studio \$1,653
1-bedroom \$2,022 2-bedroom \$2,647 3-bedroom \$3,722

The staff report goes into great detail about some statistics about rents in the area. Yet they also use the Rental Incentive Programs Bulletin to show the rents that can be charged. Very different amounts, what is staff really trying to say.

First of all these so called 'affordable housing' projects are only affordable to the developer because of all the breaks they get from the City when building this type of housing. They get breaks to build their business, strange because what other business in the City gets breaks to build their businesses. What other business in the City gets The City to tell them how much they can charge for their product. The City has given them a very high price that they can charge for their (rent) product, too. Very strange, it almost looks like the development community was the creator of this affordable housing policy.

The cost of owning verses renting in the report is irrelevant. I'm really sick of this irrelevant reason to build rental buildings, think of something new! Many people want to rent because it gives them freedom so they are not tied down to ownership. When we rent we can up and leave on a months notice; don't have all the maintenance costs and worries of ownership; can spend our spare money on fun instead of putting it away for house repairs. As soon as a neighborhood gets creepy you can simply and quickly move. There are a lot of advantages to renting. If staff are going to talk ad nauseam about owning verses renting then talk about both sides of the issue. These staff reports are so one sided.

I hope you are going to put in some 'loading' parking in front of this new building because the tenants in the new rental building at 18th and Commercial constantly uses the parking on the street in front of every other residence for loading. It's very inconvenient to us living on these

blocks around these new buildings. Not that I think this is of any interest to the development process in The City.

Best
Grace MacKenzie
owner in Cedar Cottage



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

July 6, 2021

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

**Re: CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street,
Public Hearing July 6, 2021**

Agenda: <https://council.vancouver.ca/20210706/phea20210706ag.htm>

Report: <https://council.vancouver.ca/20210706/documents/phea6report.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) concurs with the concerns raised by our member group Cedar Cottage Area Neighbours (CCAN) in their opposition to this project. Count this letter as **opposed**.

As noted by CCAN, the project doesn't conform to the policies under which it is being proposed.

- This project is not on an arterial. There is a lane and City easement between this proposal and the arterial. All development over the easement is disallowed since 1963 in perpetuity. The easement document from Land Title shows this.

The block faces for this project are on East 15th Avenue and Maddams Street, NOT the arterial. The City says that if a lot faces off an arterial, within 100 m from an arterial, then it can only at most be built to 4 storeys.

- The City's policy states that only two projects can be built within 10 blocks of each other on ANY arterial to maintain neighbourhood character and this project will make three.

Please refer to the CCAN letter for more information.

Thank you,

Steering Committee,
Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
Cedar Cottage Area Neighbours
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
Fairview/South Granville Action Committee
False Creek Residents Association
Grandview Woodland Area Council
Granville-Burrard Residents & Business Assoc.
Greater Yaletown Community Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association

Kits Point Residents Association
Marpole Residents Coalition
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Assoc.
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association