

PH2 - 7. Rezoning: 197 West 26th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
11/18/2021	11:34	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	Hi, I would like to respectfully express my objection to the proposed rezoning. As a resident on the block I feel that if allowed, this development will have a negative impact on the nature of our neighborhood, our privacy, and our quality of life. In addition it will reduce the value of all our properties. A few years ago I built a laneway house on my property and had to follow very strict city bylaws to minimize any impact my development would have on the privacy of my neighbors. It seems that this rezoning goes against those same guidelines and bylaws, and if allowed will have negative impact on the neighbors, our privacy and the overall feel of our street. Thanks, Eran Elizur	Eran Elizur		s.22(1) Personal and Confide	Mount Pleasant	No web attachments.
11/19/2021	10:59	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	This rezoning is the first on this block. It will dramatically impact the neighbours in relation to privacy, tree protection, underground water pathways, parking, and character of the street. The developer has not contacted the neighbours nearby the property to discuss any of these issues, but appears to have had support registered for rezoning from others who do not live in the area. This is not a true representation of consultation or support from property owners on the block or nearby. The rezoning will not achieve the goals/principles of the cambie corridor plan - it will not provide affordable housing nor will it provide sloping into the neighbourhood.	Julie Nichols		s.22(1) Personal and Conf	Riley Park	No web attachments.
11/19/2021	11:02	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	As a new homeowner in the neighbour this summer, I have made a significant investment in my home and I bought in the neighbourhood because of the unique character of this single family zone. I am concerned that the rezoning of this property threatens the character and feel of the area, as well as, I we stand to lose the value invested in my property. I am also opposed to this rezoning of this unique property because of the beautiful mature conifers trees on this property that could be lost if the property is rezoned. The city has set strategy and focus on the Urban Forest of Vancouver and I don't want to see development at the expense of trees that are likely 80 to 100 years old. If these trees or lost it would be in conflict with Vancouver's Greenest City Action Plan & the city's Urban Forest Strategy.	Cameron Matches		s.22(1) Personal and Co	Riley Park	No web attachments.
11/19/2021	15:17	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	This block of W.26th has a beautiful unique charm full of families, plum blossom trees and neighbours that know and support each other. I oppose this rezoning application because of two factors. First 197 West 26th has a unique group of mature trees that surely would be lost is the property was rezoned and developed into townhouses. And second, the loss of community. This mature single-family community has developed over decades because of the families that own the properties adjacent to 197 W.26th. I know firsthand how the unrestrained redevelopment of neighbourhoods pushes out the families that built them and that negative impact leads to a complete loss of community. This kind of development reduces the neighbourhood to lot values and expensive townhouses that force families to move. That is unfair to the property owners of W.26th who have invested in their homes, and will be the most impacted by this change.	Alexa Freudigmann		s.22(1) Personal and Confide	I do not live in Vancouver	No web attachments.
11/20/2021	14:24	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	- Concern for mature trees on property that could lost in the build - Loss of property value for the houses around build - Concerns of size of proposed structure intruding on the front lot - Concerns of increased traffic flow Thank you very much for your consideration	Jonathan Chan		s.22(1) Personal and Confident	Oakridge	No web attachments.
11/20/2021	20:28	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	Such a development will negatively impact our neighbourhood with a large building overshadowing existing residential homes, cause reduced parking for existing families, and result in a negative environmental impact. I do not support such a proposed development. Our families have spent a lot of time and energy building this community and this development will negatively impact us.	Sara Terry		s.22(1) Personal and Confident	Riley Park	No web attachments.
11/20/2021	21:16	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	As a home owner on W.26th I am very concerned about the impact of the new development and its potential to negatively impact the livability of the street we love. While we need more density and affordable housing in the City, I am concerned about the potential for a three story development that would jut out to the street, tower over homes in close proximity, create a 'wall' of development, and the loss of the open front yards with setbacks. There is also an underground stream bed on that property which needs to be carefully addressed as disturbing it may have impact on surrounding properties. I am concerned about beautiful mature trees on this property that could be lost if the property is rezoned. There are few mature conifers in this neighborhood and I believe they must be maintained as part of the city's Urban Forest Strategy and Vancouver's Greenest City Action Plan	Riyaz Hussein		s.22(1) Personal and Confideh	South Cambie	No web attachments.
11/21/2021	11:05	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	As a homeowner in the neighbourhood I have made significant investments to upgrade our home and increase the density within a framework and character of the existing neighbourhood and zoning guidelines. My home already has two suites and I plan to build a laneway home in the future to further invest in responsible densification and allow for three generations of our family to live. If this rezoning is approved without proper consideration of the street character, we stand to lose the value invested in our homes and the unique openness of the neighbourhood. This neighbourhood has already seen enormous densification as part of the Cambie Corridor Plan. Our family wants to continue to live in our thriving and stable community, and if development goes unchecked our neighborhood will be lost to expensive townhouses that squeeze out the families that built this community.	David Nichols		s.22(1) Personal and Confid	Riley Park	No web attachments.

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11/21/2021	13:12	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	1. Loss of mature trees on the property. 2. Congestion. 3. The mere size of the structure not in keeping with the neighbourhood 4. Loss of sunlight and privacy	Rodney Lum		rlum@live.ca 7789870140	Unknown	No web attachments.
11/21/2021	17:28	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	As a home owner on W.26th I am very concerned about the impact of the new development and its potential to negatively impact the livability of the street we love. While we need more density and affordable housing in the City, I am concerned about the potential for a three story development that would jut out to the street, tower over homes in close proximity, create a 'wall' of development, and the loss of the open front yards with setbacks. I am also worried about increased parking congestion as we have seen a huge increase in parking demand with the increase in development. There is also an underground stream bed on that property which needs to be carefully addressed as disturbing it may have impact on surrounding properties. As a homeowner on W.26th I have made significant investments to upgrade our home and increase the density within a framework and character of the existing neighbourhood and zoning guidelines. If this rezoning is approved without proper consideration of the street character, we stand to lose the value invested in our homes and the unique openness of the neighbourhood. As a home owner on W.26th we will be the ones most directly impacted by this rezoning. All 16 written submissions in support of this development do not seem to have any connection to our street. We know our neighbours and none of the names listed as supporting this development are people that live in our direct neighbourhood. It concerns me that the developer has not canvassed the neighbours directly in the vicinity of the property to gage support or even understand our concerns. Instead it seems that the developer has appeared to have garnered 'support' from people that could not be impacted directly from this rezoning. This is not a true reflection of support from the community that is directly impacted. It does not accurately reflect how homeowners and residents of our neighbourhood feel about the development. As a homeowner in this neighbourhood we have seen enormous densification as part of the Cambie Corridor Plan. The foundational principles of the Cambie Corridor Phase 3 included downsloping into the single family community and affordable housing. We are concerned that this rezoning will not be in keeping with these principles. The development will not provide 'affordable' housing and does not provide integration into the neighbourhood. Our family wants to continue to live in our thriving and stable community, not one with empty expensive townhouses. Many in the neighbourhood have invested in suites and laneway homes to allow for increased densification, while at the same time maintaining the openness and character of the neighbourhood.	Krista Richmond		s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/21/2021	17:50	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	To Council and Planners I am writing in regards to 197 West 26th zoning application. I would like to comment on the project that is before council. I am concerned about one single family lot being developed to a 1.2 densification and in this case 6 townhomes if it does not conform to the area. What I mean here is the current set backs for all the properties on 26th Avenue are the same and I would not be in favour of changing the set backs on 26th Avenue from the current amount. The amount of the set back is consistent from Ontario to Cambie and provides the much needed green space in the city. I am also concerned about the height of the project although slightly less if the set back is maintained on 26th Avenue. Also, in order to maximize the size of the development, my concern is that all the trees will not be preserved as well as the building form will be massive. Has an arborist report been done on the trees in the backyard' If the trees will not be saved, what is the justification for the trees to be clearcut. I can not see any information on parking or storage for units. Will the development be providing underground parking for those units and since this is again one lot how will digging down effect the surrounding area' This type of development would be better if it were more than one lot. If all the trees are clear cut and the setback on 26th Avenue is ignored, then I am not in favour of the development. Thank you for your consideration.	Todd Constant		s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/21/2021	17:53	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	To Council and Planners I am writing in regards to 197 West 26th zoning application. I would like to comment on the project that is before council. I am concerned about one single family lot being developed to a 1.2 densification and in this case 6 townhomes if it does not conform to the area. What I mean here is the current set backs for all the properties on 26th Avenue are the same and I would not be in favour of changing the set backs on 26th Avenue from the current amount. The amount of the set back is consistent from Ontario to Cambie and provides the much needed green space in the city. I am also concerned about the height of the project although slightly less if the set back is maintained on 26th Avenue. Also, in order to maximize the size of the development, my concern is that all the trees will not be preserved as well as the building form will be massive. Has an arborist report been done on the trees in the backyard' If the trees will not be saved, what is the justification for the trees to be clearcut. I can not see any information on parking or storage for units. Will the development be providing underground parking for those units and since this is again one lot how will digging down effect the surrounding area' This type of development would be better if it were more than one lot. If all the trees are clear cut and the setback on 26th Avenue is ignored, then I am not in favour of the development. Thank you for your consideration.	Todd Constant		s.22(1) Personal and Confidential s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/21/2021	18:49	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	This year my husband, son and I bought what we hope will be our forever house in this neighbourhood. We have a two suites and 10 people list our address as home. I oppose this rezoning because I am concerned that the rezoning of this property and a high density development on a single lot could push our neighbours to sell their homes and lose the value we so recently invested in our property. Our home is an example of how to build a multi-family development that fits into the character of the existing community without over building on a single lot. I am concerned that this rezoning could create a precedent 'wall' of development that would not be compatible with the existing neighbourhood aesthetic and reduce the appeal, and devaluing of our properties.	Julie Campbell		s.22(1) Personal and Confidential	Riley Park	No web attachments.

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11/21/2021	18:52	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	<p>1. As a home owner on west 26th I am very concerned about the impact of this and many of the other developments around our neighborhood. I get the need for development but why branch off from the main corridors of Cambie and Oak street when there is large swaths of land still needing development on these streets. The red tape that has been laid out in front of the developers for the 6 hectares between Queen E Park and Main st is ridiculous. Develop it already. 2. I have reviewed all of the written submissions in favor of this development and I don't recognize one person on the list. The people in favor of this development don't even live in the neighborhood so why do they even have a voice since they will not be directly impacted? This makes no sense. I am not aware of the developer canvassing myself or any neighbors. 3. The other issue with this development is the continued loss of street parking for current residence of west 26th ave. 4. We have made significant investments to upgrade our homes to retain the character of the neighborhood. Due to these developments we stand to lose a significant amount of the investment we have made in our homes over the years. This development and others will continue to remove the feel of an open neighborhood with smaller homes instead replaced by large 3 story walls of exterior buildings. 5. Also concerned about the likely removal/damage of the mature trees in this neighborhood. I assume the city's Urban Forest Strategy and Vancouver's Greenest City Action Plan needs to be maintained. Removing these trees and replacing them with immature trees that will take 3 -4 generations to actually replace is not part of the green initiative. 6. What happened to the principles of the Cambie Corridor Phase 3. I attended several of the early open houses put on from the city years back and the picture the city painted really feels nothing like what is actually happening for phase III. Part of the plan was a step down development from the main corridor of Cambie. The development that I see going up here and the one under construction at King Ed and Manitoba was never displayed as an example of what a development would look like this far down King Ed. I was told on several occasions that by the time a development came all the way down to King Ed and Ontario the developments would likely include more home like developments such as duplexes which would allow views through the developments and that is definitely not happening which is extremely disappointing. 7. The development in question and all others are not providing 'affordable' housing in any stretch of the imagination however this was a main point addressed during phase III open houses. 8. Many of my neighbors up and down 26th ave have made significant investments in basement suites and laneway homes which would allow for more density and a much more welcoming community with far less congestion which leads to far safer streets.</p>	Ian Richmond	s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/21/2021	20:31	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	<p>I strongly oppose the rezoning of the property at 197 West 26th from RS-1 to RM-8A. Some of my concerns are the following: 1. We shall lose the privacy of our back yard with up to 6 neighbours alongside our property. 2. We will lose sunlight with an imposing structure running alongside the west side of our property. 3. There is a beautiful stand of mature trees on the property in question which may be in danger of being lost. These trees not only provide a natural canopy but are also the home to many birds throughout the year. 4. The development may encroach far beyond the setbacks of all the properties on the block and disrupt the beauty and flow of the street. 5. With more people comes more congestion. Parking on our street has become a challenging issue with the new developments along King Edward and may become more so with additional townhomes being built. 6. There is an underground stream running diagonally across 26th Avenue with a very large depression in the street and sidewalk in front of the property. And there is an even larger depression on the easement of 197 W 26th. I have concerns that excavation may impact our property as the underlying structure of the surface may give way.</p>	Blaine Cairns	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/21/2021	21:44	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	<p>I live in the immediate neighbourhood of the proposed development at 197 West 26th Avenue. I understand that the developer is proposing to construct 6 townhomes on this lot on which currently stands a single family home. I am strongly opposed to this proposed development as this is an area which was formerly zoned for single family housing, and the neighbourhood amenities that are currently available reflect the former zoning, despite the more recent zoning changes. We already have significant problems with residents of multi-family dwellings addressed on King Edward Avenue parking on our street, presumably due to insufficient parking in their building. How does the city plan to deal with this problem? You may say that I can always call 311 and request parking enforcement. There are some problems with that. Firstly, we are finding that by-law enforcement officers are taking longer and longer to arrive to ticket vehicles. Secondly, from the standpoint of someone who is trying to live in harmony with my neighbours, I do not see ticketing my neighbours as an effective way of building community. To avoid exacerbating the problem with parking, will the city ensure that sufficient parking is built into the proposed development so that we do not have even more vehicles parked on the street? The other issue is that there are some very large trees on this property. I am an avid amateur birder and have observed a number of different bird species using those trees, whether for feeding or nesting. I am concerned that the development as proposed will drive away these birds, either owing to the noise and disruption generated by the construction, or by the removal of those trees. Vancouver claims to be the greenest city, but the city has lost rather than gained canopy over the last decade. Is that what the city meant by being the greenest city? I believe I am being realistic in expressing that the time I am spending to register my opposition to this project is likely a waste as the City has likely already made up its mind and is just going through the required motions. However, I feel extremely strongly about this project- that while it may provide housing for more people on this single family lot, the downside to those who have lived in this neighbourhood for a long time far exceeds the benefit of getting a few more people living here in cramped townhouses on a parcel of land that was not intended for more than a single family.</p>	Jane Woo	s.22(1) Personal and Confidential	Riley Park	No web attachments.

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11/21/2021	21:55	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	I oppose the rezoning of the property at 197 West 26th Avenue from RS-1 to RM-8A. I am a resident and owner of the property next door, 191 West 26th Avenue. The development will impact us significantly due to losses in light, space, green canopy, green space and parking issues. I am also concerned for the potential ecological impact of building on that substantial underground stream that is evident in the front yard of the 197 property. Whilst I can appreciate the need to densify to allow more affordable living spaces in Vancouver, the undeniable charm of this neighbourhood is the presences of trees and open spaces for light to be present. Behind us, on King Edward Ave, we have already lost our view of the mountains due to the Hillcrest Townhouse complex. We will continue to do so as further townhouses are being built next to the Hillcrest on King Edward Ave, and I did not comment on that. With the proposed development at 197, we will lose the light and privacy in our backyard. The proposal of 6 townhomes on the single lot is very dense. The development will jut out like a sore thumb as the rest of the block are single family dwellings with setbacks that are all aligned to provide a pleasant green space. There is also a very tall stand of old evergreen trees located at 197 West 26th which houses a variety of birds. In the front yard of the property of 197, there is an underground stream. I am very concerned at the ecological impact of building a townhouses on a parcel of land that may involve blocking or diverting that stream. Past neighbours have tried to fill in with the substantial dip in the front yard of 197 and the dip came back and continues to increase. As it is, the parking and congestion in traffic in the area has been problematic. We are often not able to park in front of our house and this will likely get worse with more townhouse developments being constructed. Please attend to the parking plans for this proposed development. I would vote for townhouses to remain on the major streets like King Edward Avenue and enable duplexes, coach houses and more houses that look like single family dwellings on the non-major streets such as 26th Avenue to preserve the charm and aesthetics of the neighbourhood. Thank you.	Jadine Cairns		s.22(1) Personal and Confidential	Unknown	No web attachments.
11/21/2021	21:56	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	I oppose the rezoning of the property at 197 West 26th Avenue from RS-1 to RM-8A. I am a resident and owner of the property next door, 191 West 26th Avenue. The development will impact us significantly due to losses in light, space, green canopy, green space and parking issues. I am also concerned for the potential ecological impact of building on that substantial underground stream that is evident in the front yard of the 197 property. Whilst I can appreciate the need to densify to allow more affordable living spaces in Vancouver, the undeniable charm of this neighbourhood is the presences of trees and open spaces for light to be present. Behind us, on King Edward Ave, we have already lost our view of the mountains due to the Hillcrest Townhouse complex. We will continue to do so as further townhouses are being built next to the Hillcrest on King Edward Ave, and I did not comment on that. With the proposed development at 197, we will lose the light and privacy in our backyard. The proposal of 6 townhomes on the single lot is very dense. The development will jut out like a sore thumb as the rest of the block are single family dwellings with setbacks that are all aligned to provide a pleasant green space. There is also a very tall stand of old evergreen trees located at 197 West 26th which houses a variety of birds. In the front yard of the property of 197, there is an underground stream. I am very concerned at the ecological impact of building a townhouses on a parcel of land that may involve blocking or diverting that stream. Past neighbours have tried to fill in with the substantial dip in the front yard of 197 and the dip came back and continues to increase. As it is, the parking and congestion in traffic in the area has been problematic. We are often not able to park in front of our house and this will likely get worse with more townhouse developments being constructed. Please attend to the parking plans for this proposed development. I would vote for townhouses to remain on the major streets like King Edward Avenue and enable duplexes, coach houses and more houses that look like single family dwellings on the non-major streets such as 26th Avenue to preserve the charm and aesthetics of the neighbourhood. Thank you.	Jadine Cairns		s.22(1) Personal and Confidential	Unknown	No web attachments.
11/22/2021	07:05	PH2 - 7. Rezoning 197 West 26th	Oppose	Too much building density in the neighbourhood already--stop ruining our neighbourhood	Mike Bochen		s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/22/2021	08:46	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	Strongly oppose to this new development as this will change the look on this street, i.e. single homes and it will devalue our property. This street is already congested with new development all around our neighbourhood, i.e. King Edward & Cambie and recently bike route along our street. I do not oppose to new development along major streets, i.e. Cambie & King Edward..	Diane Chow		s.22(1) Personal and C	Riley Park	No web attachments.
11/22/2021	09:09	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	I am opposed to the proposed rezoning of the property at 197 West 26th Avenue for the purposes of constructing 6 townhomes. There has already been a lot of construction in this area that has increased the amount of traffic in this residential neighbourhood. I understand the need for more housing in this city that so many people want to move to, but this is a single lot that the developer proposes to build on, which necessarily means that the increase in number of living units is limited, and not to mention likely small with regard to the living space. Ad hoc rezoning in this way is not an effective way to plan a city.	Andrew Woo		s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/22/2021	09:16	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	I am opposed to this rezoning for several reasons but UBC urban planner Patrick Condon, author of Sick City summarizes it best. Condon warns 'it's not possible to build one's way out of an affordability crisis, in which prices are punishingly disconnected from wages. The city of Vancouver already has the most dense population in Canada and has added more housing units per capita than any city in North America over the last 30 years, yet housing prices have increased faster in Vancouver than any other North American city.' This rezoning is yet another example of developers cashing in on the exceptionally high price of new build homes regardless of the size and shape of them. The neighbourhood already is surrounded buy new high density and the vast majority of homeowners are concerned, like me, about what rezoning this lot would lead to. The beautiful tall mature trees would be lost, the neighbours would be impacted with privacy concerns and a development would be out of character with the existing homes. The neighbours who have invested in building the community stand to loose value in their homes and be squeezed out of the neighbourhood as developers pressure people to see for land value only! This street is worth maintaining and the existing zoning allows for mult-family development that would be in character with the neighbouring properties.	Geoff Cribbs		s.22(1) Personal and	Fairview	No web attachments.

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11/22/2021	10:06	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	Congested/lots of light for neighborhood houses	Wendy tai		s.22(1) Personal and Conf	Fairview	No web attachments.
11/22/2021	12:09	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	Two years ago I moved my family into the property across the street from 197 W. 26th. We quickly met the neighbours and we were welcomed with warmth and belonging in this neighbourhood of people who had spent decades living here. This street is a unique mix of young families, others with teenagers, and still others that are grandparents welcoming the third generations to there homes that they have owed for decades. This is the kind of street we hoped for when we moved in, full of homeowners that are engaged and welcomed us. I am opposed to this development because I am concerned about what it will do to this lovely community of neighbours. The corner lot is full of beautiful trees that tower over even the four-story development on the corner of King Edward and Columbia and I would hate to see those trees lost to a development. I also believe that the neighbours will face privacy concerns, increased parking pressure and the potential for decreases in property values. One other concern is what seems to be the existing underground stream that flows through the property. If a townhouse development is allowed on the property, what will become of that historic waterway'	Frank Danielson		s.22(1) Personal and Confiden	Riley Park	No web attachments.
11/22/2021	14:07	PH2 - 7. Rezoning 197 West 26th Avenue	Oppose	1. Concerns about an existing underground stream. Although the referral report to council dated October 5, 2021 on Page 5 & 6 states that 'While the rezoning site does not contain an old stream, the adjacent property to the east contains a north-south underground stream' in referencing all historical records from UBC, Vancouver Aquarium and Vancouver archive document PAM 1978-33 - Vancouver's old streams, this statement seems inaccurate. Not only in reviewing all available historical records but in observations over the last 20 years it is obvious that and underground stream exists on this property not the one to the east. ' Please see the attached PDF document for more details 2. Devaluation of our existing properties. Our street is home to mature families that have owned our properties for decades raising our kids and building our community . During Phase 3 of the Cambie Corridor our block was originally excluded from the RM8 Pre-Zoning as a majority of home owners opposed that change. We were only added after the 5 to 97 block of W 26th Avenue lobbied the city to include their block in the pre-zoning. This to was never what our block wanted and the city originally did not add us to Phase 3. This is detailed in POLICY REPORT Dated: June 22, 2018 prepared for Contact: Donny Wong a. 9 of the 15 homes on our street have been either rebuilt or significantly renovated in the last 20 years, many of those containing secondary suites and/or Laneway homes. This street has seen significant investment to upgrade our homes and increase the density within a framework and character of the existing neighbourhood and Zoning guidelines. If this rezoning is approved without proper consideration of the street character, we stand to lose the value invested in our homes and the community that we have built together. 3. Concerns about a front yard development that would not be in keeping with all 15 homes on the street with consistent setbacks. Any new building within that setback would be a sharp negative contrast with the integrity of the neighbourhood aesthetic and reduce the appeal, furthering devaluing of our properties. Any zoning should be compatible with the existing pattern of the street. 4. Concerns about loss of mature trees which are exceedingly rare on our block. Existing trees on the site are an important aspect of our neighbourhood and should be retained. Respect of the existing topography must be considered and provide compatibility with neighbours properties. The character of our block of W.26th is influenced by the big trees on this lot and I am concerned that this rezoning will not allow for the protection of this healthy, mature canopy in keeping with Vancouver's Urban Forest Strategy and Vancouver's Greenest City Action Plan. 5. Concerns about loss of privacy and access to natural light if three stories are permitted and the appearance of a blank 'end wall' of development.	Brent Nichols		s.22(1) Personal and Confidential	Riley Park	Appendix A
11/22/2021	14:37	PH2 - 7. Rezoning 197 West 26th	Oppose	Lived in this area for over 35 years. Please do not ruin this beautiful neighborhood.	Valerie Wong		s.22(1) Personal and Confiden	Riley Park	No web attachments.
11/22/2021	19:10	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	I am opposed to the development as I am concerned about the potential damage to the environment. The trees on that site appear to be home to (or are visited often) by migratory birds. While I understand the push for more densification and housing units in Vancouver, it should not come at the cost of the environment. The trees that get replanted around development sites are often poor substitutes for the original trees and I believe that the wildlife will suffer as a result. As well, as someone who lives in the area, I think a townhouse development on a single lot would be out of place character-wise. The development on arterial streets like King Edward and on Cambie makes sense, but allowing a hodgepodge of single-lot townhouse projects on residential streets seems odd.	Aaron Chow		s.22(1) Personal and Confident	Riley Park	No web attachments.
11/22/2021	19:58	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	Increasing density in this city is a much discussed topic and most people realize this as a necessity. But it needs to be done thoughtfully keeping in mind the character of the neighbourhood. This imposing proposed development does not. While adding density on street blocks adjacent to major arterial roadways is expected, this block is not on a major street and is in a mature established neighbourhood. Many residents have invested considerable capital into projects that have followed the previous rules of densification that sought to achieve a balance of increased density with character through the development of laneway homes. As a result, this proposed project is completely inconsistent with what these existing home owners relied upon and is completely inappropriate for this location. I respectfully ask the City to reconsider this rezoning application and focus its densification efforts to city blocks that are already on high traffic arterials. Thank you.	Monika Lisa Hildebrand		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

PH2 - 7. Rezoning: 197 West 26th Avenue - Oppose

11/23/2021	00:01	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	I understand that real estate development is big business and the need for affordable housing is dismantling neighborhoods. My primary concern with the new development projects in our area is the devaluing of our homes that has been our most significant long term investment for our family. Specific concerns that I would want addressed are: - ensure condo building heights do not tower over existing homes, reducing privacy, obstructing views and darkening property gardens and lawns - uphold the same distance requirement between the building and sidewalks to maintain neighborhood feel and security - ensure condo resident parking is managed and will not take-over spaces in front of existing homes - ensure that neighborhood comments take priority of other interest groups.	Gary Seto		s.22(1) Personal and	Riley Park	No web attachments.
11/23/2021	00:18	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	I oppose any new development in my neighborhood that: - increases traffic in the neighborhood where children play and go to school - reduces availability of resident parking in front of homes - allows massive buildings to tower over existing houses -- blocking light to the home and property - strain community services and amenities due to increased density - allows the removal of mature trees Like my neighbors, I have made significant investment and taken pride in maintaining my home. I am concerned that condominium developments in my neighborhood will devalue my family investment.	Juliana Wong		s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/23/2021	07:34	PH2 - 7. Rezoning: 197 West 26th Avenue	Oppose	Having a structure of this scale and design in an established neighbourhood of Vancouver that is not adjacent to a major street is simply not appropriate. Densification should be done in a thoughtful manner in keeping with the character of the neighbourhood. This proposed development does not and would establish a troubling precedent.	Mark Emile Kinskofer		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

November 22, 2021

Dear Vancouver City Councilors:

As a property owner at 177 West 26th Ave., I would like to express my opposition to proposed rezoning of 197 West 26th. with focus on the issue of the underground stream at 197 W.26th Submitted by Brent Nichols 177 West 26th ave.

As the city of Vancouver developed and grew, many natural streams were buried under pipes, filled in, or diverted. Protecting Vancouver's waterways and restoring streams is part of Vancouver's Greenest City Action Plan and there are several examples of projects currently underway to do this across the city. For example, in Kitsilano, two parks (Volunteer and Tatlow Park) are home to Tatlow Creek, which was buried in pipes that flow into English Bay . Efforts began in 2017 to revive the area—to uncover (“daylight”) the stream of this historical site. The St George Rainway Project is another initiative that seeks to recall a historic waterway in Mt. Pleasant.

The 197 W.26th site is unique as it may contain one of the dozens of hidden streams left in Vancouver. One significant reason for opposing the rezoning of this property is our concern about an existing underground stream that flows through the property. We particularly concerned that at p. 5 & 6 of the referral report to council dated October 5, 2021 states that *“While the rezoning site does not contain an old stream, the adjacent property to the east contains a north-south underground stream”* is inaccurate. We have referenced historical records from UBC, Vancouver Aquarium and Vancouver archive document PAM 1978-33 - Vancouver's old streams and have first hand knowledge of this site (from people who lived on the property, from the owners of the adjacent property and from my own experience having lived 2 doors down for 20 years) and there are obvious signs of the underground stream. This is shown in historical records (Please see attached Maps – Vancouver Archives old streams and Vancouver Archives old streams W.26th and Columbia). I have also attached photos of the property where you can see an obvious depression in the front yard that follows the path of the creek shown in the documents of old streams of Vancouver. You can also see the sidewalk is broken and depressed in the same pathway. There have been no signs of a stream running in the adjacent property as the referral report indicates.

On at least two separate occasions the depression in the front yard has been backfilled with soil to even out the front lawn. Within a year the depression develops again. Currently there is a hydrology monitoring device in place on the property, however that is placed more than 20 feet away from the obvious depression where the waterway would flow.

We would ask that the city diligently explore this site for to confirm the locations of this historical waterway, to protect it as necessary and to ensure any rezoning would not lead to the diversion of the waterway in question to the adjacent properties.



OLD STREAMS

This map shows the natural drainage of Vancouver, as it was before the city was built. Based on old maps, archival records and interviews with pioneers, it continually changes as additional sources of information emerge or as people dig new holes in the ground.

Original stream line
Restored stream
Estimated path of watercourse

WATERS

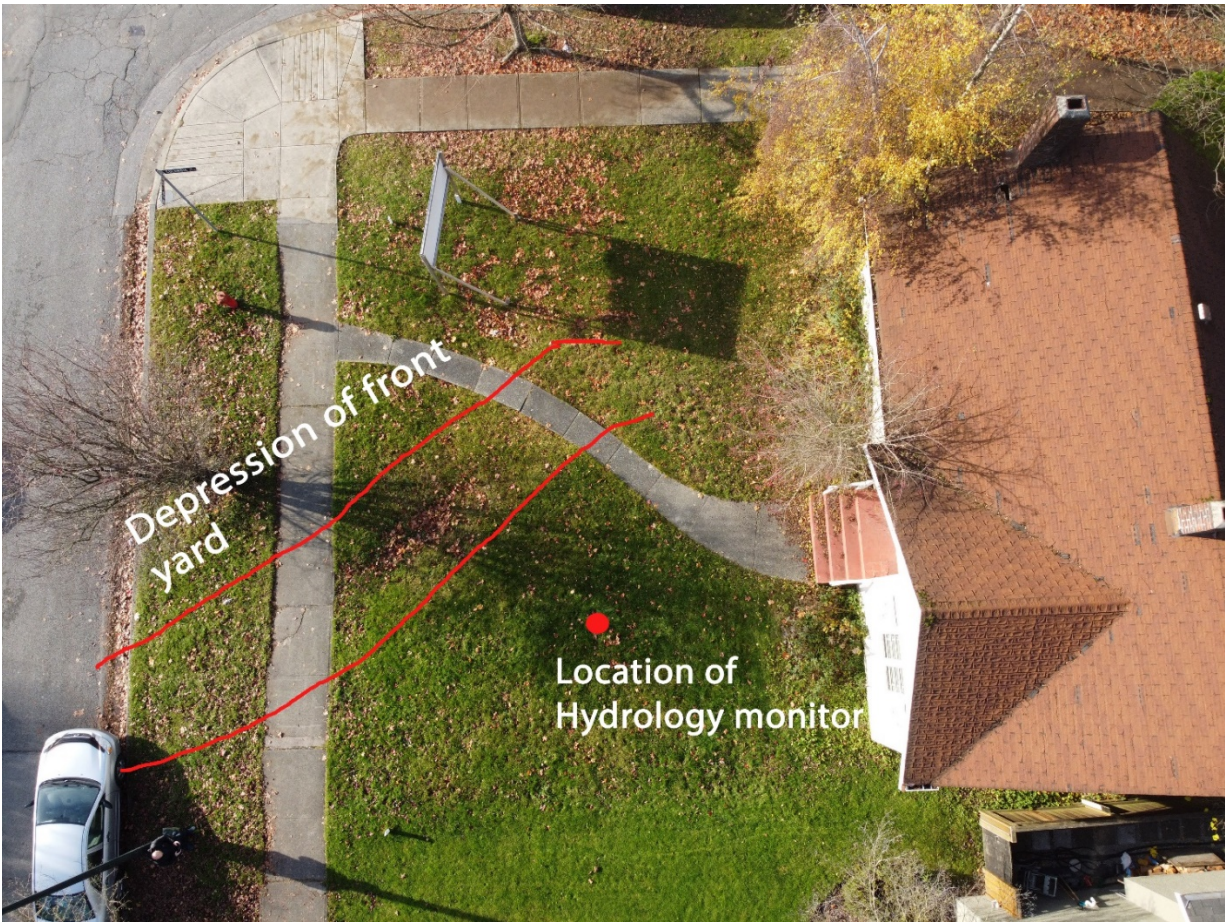
VANCOUVER PUBLIC
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Vancouver archives

<https://searcharchives.vancouver.ca/uploads/r/null/1/6/1649355/1215917f-3da8-4962-abad-bdb5f4f572c4-A72913.jpg?token=5ca9f2de16a52c5f1c2eb267e8b8040b26813bd4fad2b26c8dcfa821f04684c7>



Zoomed in from above Vancouver archives map showing the 197 W.26th property in more detail



Sincerely,
Brent Nichols 177 West 26th ave.