

**Item 1. CD-1 REZONING: 1515 WEST 49TH AVENUE - Other**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/11/2022	13:37	PH1 - 1. CD-1 Rezoning: 1515 West 49th Avenue	Other	See attached letter to Members of Council re: 1515 West 49th Avenue Rezoning - Public Hearing	Geoffrey Druker	none	s.22(1) Personal and Confidential	Kerrisdale	<a href="#">Appendix A</a>

# Appendix A

June 10, 2022

**Members of Council, City of Vancouver:** To be presented to members of Council at the Public Hearing June 14, 2022

Re: Rezoning Application, 1515 West 49<sup>th</sup> Avenue, Vancouver

Dear Members of Council;

I would like to state that I fully understand the need for rental housing and density on major intersections in our city.

As an impacted resident of the above rezoning application, I also want to bring to your attention serious concerns that impact all residents between Churchill Street and Granville Street and our contiguous property in particular.

1. **No Transportation, Staging and Site Operations Plan** has been required.

My concern is how the Proposed Development site will be serviced **during construction** (deliveries and storage of materials), **and post construction** (garbage/recycling; move-in/outs; deliveries) in that the rear lane is unconstructed and non-conforming. To my knowledge these issues have **not been addressed**.

Why is this important:

i. The City does **not allow stopping /parking or queuing on Granville Street** (bus lane and major artery), **or on 49<sup>th</sup> Ave** much of the day. This means **there is no secured offsite parking** for us and the other residents from 49<sup>th</sup> Ave to Churchill St.

ii. The **only site access** for staging, deliveries/storage of materials is **off** the existing non-conforming rear lane between Granville St. to Churchill St.

iii. This lane is unconstructed and too narrow to **accommodate** construction vehicles, deliveries of materials, or garbage /recycling trucks

iv. Queuing of trucks in the rear lane would **BLOCK ALL resident CARS** between Granville and Churchill resulting in **unsafe and unreliable access/egress** to our homes at the back due to **restricted bus lane and parking hours** on 49th Ave.

Proposed Solution:

As part of rezoning, DP & BP approvals, **we request an acceptable Transportation, Staging and Operations Plan be negotiated** between the Applicant, the Residents and the City to ensure that Residents will have safe and reliable ease of access/egress through the non-conforming lane during and post construction.

2. The Contiguous Single-Family property located at 1525 West 49th Ave is impacted as follows:

The **RS-3 Single Family zoning requires** a 6' setback on both sides of the property line, which would result in **12' overall**.

- i. The existing house is 100 years old (1½ storey Craftsman design).
- ii. When the current Owner/Applicant subdivided the lot and sold the house, they did NOT create a side-yard for the house, but rather created a private easement for the existing house wall and overhang, to encroach by ~4-5' onto their vacant lot.
- iii. The same Owner/Applicant has now applied for a CD-1 zoning for a **change of use, density and height to Multi-family**, providing a minimal side yard of ~4-5' on their property, with an Encroachment Agreement, but **no side yard** for our house. The OVER 40' in proposed height for the **2 multi-family buildings** will loom over our yards with a **4'-5' setback from the 1½ story house**.

Why is this important:

- i. ARCs and other **city policies require a 'sensitive approach'** be adhered to in **'Changes of Use and Transitions'** as it relates to height and setbacks.
- ii. The proposed rezoning application changes the use from single family to multi-family **without a sensitive approach** to the impacts on the single family home as it relates to heights and setbacks.
- iii. The proposed 2 x multi-family building patios, facing West, loom over and directly into the single-family front and rear yards, **eliminating all privacy**.

Proposed Solutions:

1. Provide a **building setback more reflective of the proposed change** of use, heights and density.
2. Consider reducing the overall height of the 2 multi-family buildings.
3. **Relocate all West facing outdoor patio/balconies** to face the Central Courtyard vs. looming over and looking directly into the single-family house front/rear yards.
4. Provide a **6' full height privacy fence** and shrubs **along the entire PL and Easement Areas** vs. the proposed 'drop down' fence to 4' at the north and south of the site.

Thank you for your consideration in addressing our concerns.

Respectfully yours,

Geoffrey Druker

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