

2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue - Other

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/18/2022	11:45	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	I'm not opposed to the project per se, but if it goes ahead, improvements to the Victoria / Stainsbury intersection are required. Unfortunately, I can't attend the hearing in person, so I'm submitting my comments on line. I'm a resident on the 3700 block Beatrice St. 5 years ago that intersection had a commercial building, a couple of houses and an empty lot. If this building is approved, there will be high / medium density multi-unit buildings on 3/4 corners of the Victoria / Stainsbury intersection. There is no light, no crosswalk or really anything at the intersection and it's very badly laid out. Stainsbury is not aligned and crosses Victoria at an odd angle that makes pedestrian crossing dangerous and sight lines very bad for drivers. The intersection should be redesigned with a traffic light / left turn lanes off Victoria, etc. If fact the whole stretch of Victoria from 22nd to 14th needs pedestrian improvements as there is no safe pedestrian crossing. 2nd issue is parking. It's already bad enough in our neighbourhood when the building on the SE corner is complete, I can't imagine how bad it will get. Please don't make neighbours fight to get resident only parking controls put in after the fact. When this kind of density is added, just add resident only parking to the immediate surrounding area.	Robert Boyle		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/04/2022	14:42	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	My first concern -- This development is titled social housing. According to your definition of social housing (see page 33 of By-Law ' link: hxxps //bylaws.vancouver.ca/zoning/zoning-by-law-section-2 pdf) 'Rental Housing: at least 30% of the dwelling units are occupied by households with incomes below housing income limits'" Page 10 of the rezoning application states under AFFORDABILITY: "-20% of homes will be offered at 'deep subsidy' rates; -50% of homes will be offered at rent-g geared-to-income rates, with an income maximum set at Housing Income Limits levels' Wouldn't it be better to state instead that: - 30% of homes will be offered at deep subsidy rates. Then this development application would be totally transparent and meeting the city's definition of 'social housing' and would increase the number of actual social housing units from 25 to 37.	Cylia Wong		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/04/2022	15:02	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	My second concern ' I live in the neighborhood. There are already many market rate rentals sitting vacant, so increasing the percentage of 'rent geared to income rates with an income maximum set at Housing Income Limits levels' is needed much more than current market rentals. My suggestion is to change the mix on the development proposal to: "- 30% of homes will be offered at deep subsidy rates. -50% of homes will be offered at rent-g geared-to-income rates, with an income maximum set at Housing Income Limits levels -20% of homes will be offered at market rents.' This will mean more truly affordable housing for those who need it.	Cylia Wong		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/04/2022	15:05	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	My last concern is that public benefits already at this site be kept. I agree that affordable, livable housing is needed in all parts of Vancouver. There has been no concrete discussion about the fate of the existing community garden. Community spaces such as this, hard earned and built by sweat equity by concerned citizens are needed, so support by City Council to retain what's left of the garden in its current site is appreciated. t sits under the skytrain guideway so does not interfere with city property. Thank you.	Cylia Wong		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2022	16:14	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	Please provide for the protection and retention of the Cedar Cottage historic Interurban replica shed, and as much of this established, and cherished, community garden and community space as possible. Although housing is urgently needed, and designated social housing especially so, this site is currently one of the most beautiful examples of community building, and food security, existing in our city. Please proceed with utmost respect, and allow for the current use to be maintained as much as possible. Strengthen the things that remain. Thank you.	Rudi Leibik	neighbour	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/05/2022	19:30	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	Please see attached document.	Yiman Jiang	Cedar Cottage Community Garden	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	Appendix A
07/15/2022	09:33	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	I in support in general of this project. My concern is about the increase of foot and bike traffic without appropriate safety considerations. I have big concerns about the intersection where the development is going in. The intersection of Stainsbury and Victoria Drive in East Van is a very popular (and dangerous) location. There are a number of residential buildings on the west side of Victoria and the residents cross Victoria to go to the Skytrain, Gladstone Highschool, the bike route, Trout Lake park etc. Many young children in the area east of Victoria Drive attend Lord Selkirk school and cross the street at Stainsbury as it is the quickest route. As well, the shops and cafes on Commercial St. are a big draw for many people in the area. It is chilling how many close calls there have been lately. A crosswalk or pedestrian crossing at this location would increase the walkability and the safety of the area. Additionally, there are already curbs that dip down to allow for bikes and strollers to cross with ease so it actually encourages people to cross here. I have seen SO many parents with strollers crossing here. As the area densifies with more residential buildings slated to be constructed in the next year or so, the increase in the number of pedestrians crossing at this intersection will increase greatly and if a pedestrian crossing is not installed, I fear that there will be an accident sooner than later. I live in The Victoria building and my young kids attend Lord Beaconsfield School. Every day we witness dangerous crossings. I really hope that something can be done before an accident occurs as I see no slow down in people crossing at this intersection. I understand that studies of this intersection have been done previously and the city has marked it as a priority area with a crosswalk scheduled to go in in 2024, but I am urging you to make this happen more quickly. I am happy to speak further about this. If there needs to be a letter signed by the community, I am happy to organize this as well. I know a lot of residents are very concerned about this intersection. Alexis Palmer-Fluevog	Alexis Palmer-Fluevog		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/19/2022	09:17	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Other	Hello, I am wondering if COV has, or could please provide residents, a map of the city showing where all (current and proposed) Social Housing buildings are located' I am all for Social Housing, but, I believe such housing projects should be uniformly distributed across all neighborhoods. t seems like a lot of these projects are concentrating on the East side, but I don't seem to see much happening in rich West Side neighborhoods (Kits, Shaughnessy, Dunbar) Hopefully I am wrong, and COV can show residents a clear map of ALL of Vancouver that shows social housing is a shared, and equal, responsibility of ALL Vancouver neighborhoods. Please advise, and thank you.	Jeff Thompson	none	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment
07/21/2022	08:05	PH2 - 2. CD-1 Rezoning: 2009-2037 Stainsbury Avenue	Oppose	<p>Hello City Councillors RE: losing quorum at the July 5 2022 Public Hearing for 2009-2037 Stainsbury Ave. We are the Cedar Cottage Area Neighbours, a resident's association. This note is addressed to those City Councillors who left the July 5 2022 Public Hearing meeting for 2009 to 2037 Stainsbury Avenue mid speaker. By doing this you left the meeting without a quorum. Your actions have now created a situation where the citizens of Cedar Cottage must prepare and re-send their notes to Council. And their speeches must be presented again to Council at a different Public Hearing on July 28 2022. Your action shows how arrogant you are and how disrespectful you are to our neighbourhood. Further, since you cancelled the July 5 2022 Public Hearing by losing quorum the City Clerk's office was forced to change this July 5 2022 Public Hearing first to July 21 and now to July 28 2022. This behaviour on The City's part is extremely disruptive to the people living in this neighbourhood. We can only hope you will show more respect toward us in the future. Yours sincerely Mr. B. Straten, CCAN secretary on behalf of our members</p>	Mr. B Straten	Ms Louise Garvin	Cedar Cottage Area Neighbours	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

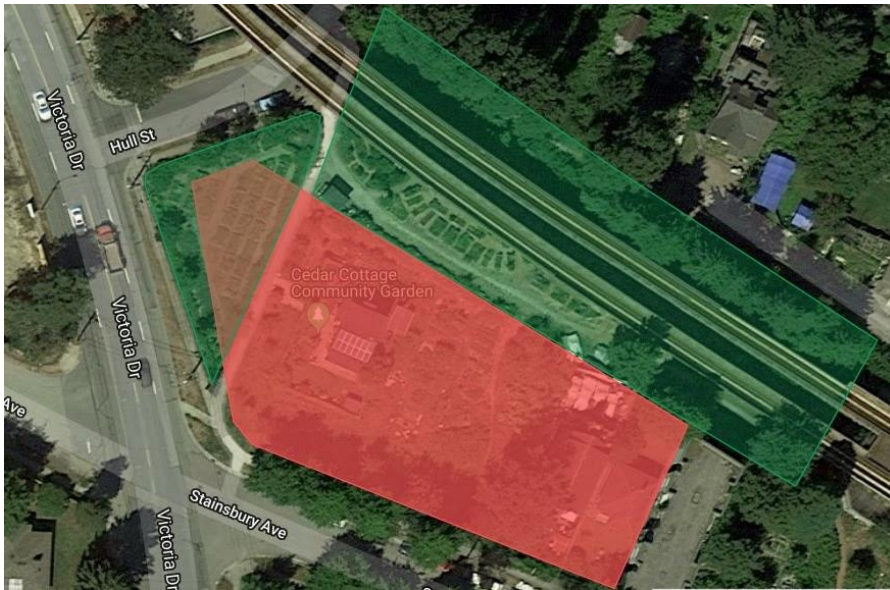
APPENDIX A

July 5, 2022

Dear Mayor and Councillors,

My name is Yiman Jiang, I am the current chair for Cedar Cottage Community Garden (CCCG).

I am speaking to you today in regards to July 5, public hearing agenda 5: CD-1 Rezoning: 2009-2037 Stainsbury Avenue, as shown below in red. The green area is the entirety of our current garden. CCCG is made up of two sections, part on Translink land and the other part on City land at 2009 Stainsbury Avenue.



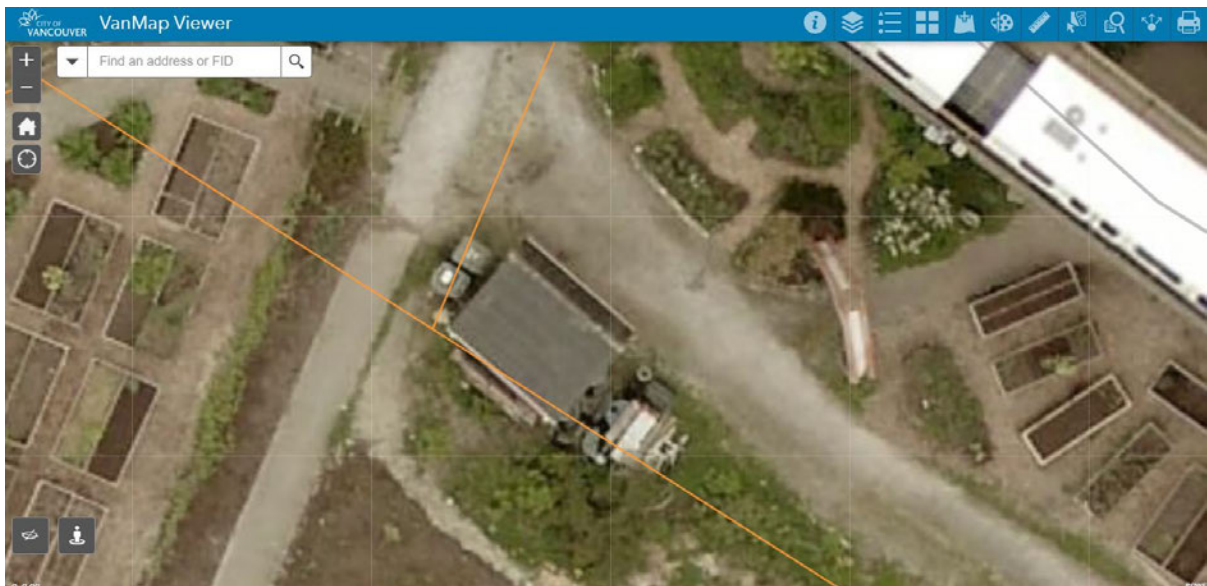
After our concerted effort for 4 years, we have not yet managed to secure an alternative site for our garden. While we remain hopeful and continue our effort with Parks Board, our members want to continue gardening in the space available to us on Translink land.

To facilitate that, I have 4 requests for you to consider as amendments to the rezoning bylaw enactment, which reflect our limited resources, both financially and operationally, as an entirely volunteer-run community organization.

1. Garden shed be allowed to remain on current location

As shown in the VanMap view below, our garden shed encroaches onto the city property by less than 0.5 meter in one corner.

Proposed motion #1: Be it resolved that CCCG's shed remains at its current location with the creation of the necessary easement or that the shed is moved only to the extent necessary to remove the current encroachment onto city property, with the associated cost borne by the registered owner / developer of 2009-2037 Stainsbury Avenue.



2. Minimize impact on the remaining garden during deconstruction and construction

There are plans to make use of the emergency access path on Translink land during the deconstruction and construction phases of the development. Our members have raised concerns that this would inevitably cause dust and contamination to fall onto the garden beds, where food is grown.

Proposed motion #2: Be it resolved that the owner / developer work in good faith with CCCG to minimize the impact of any and all development activities to CCCG's garden activity, during both the deconstruction and construction phase.



3. Removal of legal and financial burden of community garden licensing agreement

As a volunteer-run community organization which relies solely on membership fees of \$30 per year, we have limited financial and operational abilities. Our garden was built by hand by many volunteers over several years. We will do what we can to remove garden structures and plants, we have already begun conversations with other community gardens to reuse and replant. However, in the event that we are unable to restore the leased city land to the condition prior to our garden as the City demands in its licensing agreement, we ask you not to pursue us legally or financially.

Proposed motion #3: Be it resolved that no legal right or remedy will be sought by the City as a result of CCCG’s failure to comply with Section 15 b) of the Community Garden License Agreement 2009 Stainsbury Avenue (portion of) dated January 1, 2017.



4. Allow maximum temporary tenure for gardening activities on city land

A survey of VAHA recent projects under the SHORT (Social Housing Or Rental Tenure) program shows that the time span from council approval of rezoning to a development permit being issued is between 21 and 54 months: we would hate to see our garden sitting empty, fenced up, and collecting garbage for the next two years.

Proposed motion #4: Be it resolved that the owner / operator and the City work with CCCG to ensure the longest possible utilization of the land for community gardening.

	177 W. Pender St.	5085 McHardy St	3338 Sawmill Cres.	710 E 19th Ave.	55-79 and 87-115 SW Marine Dr.	46 West Hastings St.
VAHA Project Stages	Permitting	Permitting	Under Construction	Under Construction	Under Construction	Under Construction
Rezoning Approved by Council	2017-12-06	2019-10-01		2018-06-05	2017-12-12	2018-01-30
Development Application		2020-12-11	2018-03-21			
Development Permit (DP)	DP-2018-00077	DP-2020-00913	DP-2019-00363	DP-2018-00713	DP-2017-01241	DP-2018-00630
DP Application Date	2018-01-25	2020-12-11	2019-05-06	2018-08-10	2017-12-04	2018-07-11
DP issued or DP status	Response to Conditions	Response to Conditions	2021-08-03	2020-06-25	2019-09-06	2019-11-29
Elapsed time from rezoning to DP	54 months	32 months	41 months	24 months	21 months	22 months
City Housing Program	SHORT		SHORT	SHORT		SHORT



CCCG on 2009 Stainsbury Ave.

5085 McHardy Street –
a VAHA project under
permitting process



About Cedar Cottage Community Garden

CCCG began its existence on Translink land near Victoria Drive and Hull Street in 2008, and in 2010 CCCG was offered the adjacent vacant city lot on 2009 Stainsbury Avenue to expand the community garden, as part of the 2010 City goal of 2010 garden beds.

In July 2018, shortly after we were notified by the City that the land at 2009 Stainsbury Ave would be taken back for a social housing development, CCCG made a submission to Parks Board to create a similar community garden in Trout Lake Park. To date, we have not yet managed to secure an alternative site for our garden.

You can find more information on our website www.cedarcottagegarden.org, and our past projects under www.cedarcottagegarden.org/history.

We certainly recognize the importance of housing in our city, especially affordable housing. At the same time, we are also very sad to lose half of our garden and have the remaining section hugely impacted by the 7-story building: blocking almost all sunlight after the development. It can't be overstated the importance of community garden space in our increasingly densified neighbourhood.

“To plant a garden is to believe in tomorrow” -- Audrey Hepburn. One garden member sent me this quote today. I want to thank the City for allowing us to use this land for the last decade to grow a garden and grow our community. Community projects like our garden only exist, survive and thrive with the help from the City.

Yiman Jiang
CCCG Chair