

PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-03-06	11:17	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	Hello there, I am writing in support of the demands of the tenants at North Templeton and Oxford. It would be ignorant of me to act surprised that this is happening to a building down the street from mine but it somehow still amazes me that a developer can get away with robbery without any sort of actual guarantees or accountability to the current tenants of their property. As the city consistently chooses to rubber stamp these developments and undermine the human right to housing, it only incentivizes other landlords and developers near by to push there renovictions/ demovictions forward. Since this redevelopment sign has gone up, there have been many others in the neighborhood as well. The family home on the corner of Cambridge and Garden will surely be approved for the development of a 8-unit dwelling to help increase rent prices in the neighborhood and lead to further displacement. Even in my building we are starting to see the repercussions. In the past 6 months we've had countless memos about "problem" tenants and small scale renovations. When you look at the prices of suites similar to ours in other buildings they own, you know they are just looking for ways to evict people who have been here for a decade in order to up the rent. These are the obvious first steps in what will become the eventual redevelopment of all smaller walk-up apartments in this neighborhood. The City has the opportunity here to support the demands of the tenants at Oxford and Templeton and show that developers/ landlords are not the ones who make the rules. If they choose not to, the City is only continuing the policies of displacement and gentrification that run so rampant here.	Matt Thomson	Hastings-Sunrise	
2023-03-05	18:13	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	36 units and 16 parking spaces is not adequate for parking.	Andrea Godding	Grandview-Woodland	
2023-03-02	12:44	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	Please see my letter to Mayor and Council uploaded in the documents and photos section.	Stanley Macijauskas	Grandview-Woodland	Appendix A

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-02-27	13:02	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>This proposed construction is an eyesore & doesn't fit in with the community profile AT ALL. Six stories / 69 feet is too tall for this neighbourhood, and an increase from 8 residences to 36 units - with only 16 parking spaces - must be someone's idea of a joke. My building two blocks away has 36 units with 40 FILLED garage parking spaces PLUS an overflow of resident vehicles parked on the street. Finding available street parking in this area is a nightmare. In addition, the neighbourhood is already over-run by vehicles cutting through as a result of the roadwork done on the McGill-Nanaimo "upgrades" a few years ago, when the City engineers utterly failed to block side-streets from backed-up commuter traffic, thereby turning our once-quiet neighbourhood into a now-permanent, un-policed speeding-traffic shortcut between the North Shore and Downtown Vancouver. To top it off, our #4 bus route has one of the worst schedules in the city, WHEN it runs on time, making vehicle ownership almost a necessity, even though we're located so close to downtown Vancouver. But sure - squish 24 additional homes and all of those extra vehicles, onto the corner of Templeton & Oxford Streets.</p> <p>This proposed building also appears to not have a single balcony, meaning our already well-used, crowded parks will become backyards for the 50 - 100 new neighbours that the developers plan to squish into these shoebox condos. Let's hope they at least leash their dogs.</p> <p>Six-story buildings do NOT belong in the midst of residential neighbourhoods where every other building is maxed at four-stories. They belong on Hastings Street, or on a commercial section of Nanaimo Street. We all know this ugly monstrosity would NEVER be plonked down on a residential block in Point Grey or Shaughnessy - neither the City nor any developers would attempt to force rich people to live squished on top of one another in such an outrageously ugly building.</p> <p>The only way placing this horror in our neighbourhood makes ANY sense whatsoever, is if the City can guarantee that every unit will be sold to a private home-owner - with not a single unit sold to investors - and the sales price guaranteed by the developers to not exceed a profit of 10% over their total audited construction costs. THAT might make affordable homes for people otherwise unable to enter the housing market. But that will never happen. The City and the developers are apparently out to make as much \$\$\$\$\$\$\$\$ from our community as possible, and turn our neighbourhood into a commercial investment rental ghetto, without even bothering to pave our streets to the curb.</p> <p>I realize my concerns and complaints will fall on deaf ears - this is already a done deal and we'll just have to learn to live with even more overcrowding in our local parks and even more traffic on our narrow little streets. I, for one, am utterly disgusted by this proposal.</p>	Christine Hutchinson	Hastings-Sunrise	

PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-02-27	08:06	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	The proposed development is too tall for the location--it is two stories taller than any building in the neighbourhood. It will obscure views, add inappropriate density, and not fit with the architectural character of the area. This height of building is only appropriate on major roadways in the area such as Hastings, Nanaimo, or McGill. Furthermore, if council is going to approve an exceptional rezoning in this location, the developer should be devoting resources to the neighbourhood, such as secured, below market rent units. This proposal is just a cash grab at a cost to our existing community. I am in favour of either a four storey rental development in this location, or a six storey rental development where at least 1/3 of units (the additional two storeys) are secured below market units.	Cait McKinney	Hastings-Sunrise	
2023-02-25	21:10	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	I have questions about this project. 1) Why is the proposed building so tall? ^(\ feet for 6 floors,-- that is just under 12 feet per floor 2) 36 units and only16 parking spots means 20 units parking on the streets. How many of the 36 units will be 2bedroom, 1 bedroom, bachelor and penthouse? I thought the days were gone that allowed developers to boost their profits by dumping most of the cars onto the public streets. 71 bike spaces is laudible, but lets face facts. In the winter months in particular there will be a great shortage of automobile parking. If there are a lot of 2bedroom units this shortage will be even worse.	Reimar Kroecher	Grandview-Woodland	

PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-02-22	07:59	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I have commented on concerns about this development before and they are still the same.</p> <p>I oppose this development as proposed because of the following:</p> <p>First, the development proposed is way out of proportion, specifically in regard to height, with other buildings in the area; there are no buildings in the area with more than four storeys.</p> <p>Second, 16 parking spaces is inadequate for the proposed 36 units. It is very misguided to believe that residents will not own a vehicle of some sort besides a bicycle.</p> <p>Parking in the are is already tight and adding an minimum of 20 more vehicles to street parking will just congest the area even more. Moreover, Oxford and Cambridge street are very narrow and with more vehicles trying to navigate the streets, there most certainly will be some problems.</p> <p>Third, there needs to be some clarification an what exactly is meant by "secured market rental units" in regard to the actual amount of rent, or lease, to be paid by tenants.</p> <p>I certainly want to have more rental units in the city as we do need them, but this proposal as it stands does not, in my opinion suit the "look" of the area, provide enough required parking and clarify what secured market units means.</p>	Jeffery Beglaw	Grandview-Woodland	

Appendix A

Entered into PH
201000429348

March 2, 2023

Stanley K. Macijauskas
9 – 2249 Eton Street
Vancouver, BC V5L 1C9
stanleyk787@yahoo.com

Mayor & City Council of Vancouver
c/o The City Clerk's Office
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: PUBLIC HEARING ON MARCH 9, 2023
Re-zoning application for:

103 – 111 North Templeton Drive
and 2185 Oxford Street

Dear Mayor and City Councillors,

I have been a resident of the above address, two blocks from the proposed development, since July 1, 1999.

I am opposed to this re-zoning application based on the lack of adequate off-street parking in the proposal.

In the neighbourhood surrounding the development, the on-street parking is already crowded, and this proposed development will cause hardship for the existing residents for years to come.

This development will be the first six-storey building to be built in the Cedar Cove section of the Grandview-Woodland Community Plan area. It is the intent of this plan that many more buildings of this kind be built here. It would be in the best interests of the existing and future residents of the area that the vehicle parking requirements for this building be done right the first time out.

For this six-storey, 36 unit residential secured rental building, the developer has proposed 16 vehicle parking spaces for the tenants and 2 spaces for visitors for a total of 18 spaces, the smallest number allowed under the City of Vancouver Parking By-Law rules.

Appendix A

In the Grandview-Woodland Community Plan area, many other developments, both secured rental and strata, have proposed and had approved, a much higher number of vehicle parking spaces. In these proposals, there is an approximately 1-for-1 ratio of parking spaces to residential units.

A few examples of vehicle parking spaces are as follows:

2062 – 2092 E Broadway rezoning:

71 residential strata units

71 underground parking spaces

2037 – 2061 E. Broadway rezoning:

54 residential strata units

47 vehicle parking spaces

2060 E Hastings rezoning:

111 secured rental units

116 vehicle parking spaces

It appears that from the perspective of these developers, in order to rent their new residential units and sell the strata residential units, there needs to be one parking space for each residential unit.

In this proposed development the market rent for a 1 bedroom apartment will likely be between \$2,500 and \$3,000 per month. Using the 30% of gross income rule for rent outlay, the annual income of such a tenant household would have to be between \$100,000 and \$120,000. The number of cars owned by the tenants of the building will likely be closer to 36 or more rather than the 16 or 18 parking spaces for the proposed development.

This neighbourhood does not have the capacity to absorb an additional 18 cars onto its already crowded on-street parking.

In the re-zoning application documents under the Reports and Studies section, many investigations have been done—an arborist report, a rainwater management plan, a Shadow study, a Transportation demand management plan, a Tree management plan and a Sustainable design strategy.

Appendix A

I can find no evidence that any study has been done to evaluate what effect the proposed new six-storey building, and any other future six-storey buildings, would have on the on-street parking situation in our neighbourhood.

I urge the Mayor and the City Council to delay their decision on this re-zoning application until its impact on the on-street parking situation in the neighbourhood has been evaluated.

Sincerely yours,

Stanley Macijauskas

A handwritten signature in black ink, appearing to read 'Stanley Macijauskas', written in a cursive style.