

File No.: 04-1000-20-2017-316

September 6, 2017

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of August 23, 2017 for:

Copy of the comments submitted to City of Vancouver regarding Development Permit Application Number DP-2017-00533 from July 14, 2017 to August 14, 2017.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

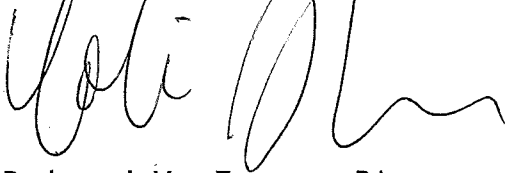
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-316); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written over the typed name.

**Barbara J. Van Fraassen, BA**  
**Director, Access to Information**

*[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)*  
*453 W. 12th Avenue Vancouver BC V5Y 1V4*  
*Phone: 604.873.7999*  
*Fax: 604.873.7419*

Encl.

:kt

From: s.22(1)

To: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>

Date: 7/25/2017 6:56:34 PM

Subject: Notice of Development Application DP-2017-0533

Notice of Development Application DP-2017-0533 for 1537 East 5Th Avenue

Attention: Project Coordinator Mr .Payam Fouladianpour

Dear Mr. Fouladianpour,

Thank you for welcoming comment on the Notice of Development Application for s.22(1) 1537 East 5Th Avenue.

I would like to comment at the outset on the "Design Rational" dated May 15, 2017 put forward by Regeneration Design Studio which bases its primary criteria on a pointed untruth and constitutes a self serving manipulation of the Grandview-Woodland Plan for greater density.

The rational put forward by Regeneration Design Studio for "challenges that prevent the proposed application to conform to the intent of the Grandview-Woodland Plan" states "inability to consolidate properties for multi unit development and "properties to the east are owner occupied and the residents are unwilling to sell". This is an egregious lie. s.22(1)

This falsification in the "Design Rational" alone should discredit the integrity of this company and its motives. No mention was made of any intention to build a duplex at 1537 East 5Th Ave. until s.22(1).

Building a duplex will not increase density or add rental units as there are 2 suites in the existing house at 1537 East 5Th Avenue. It will serve to eliminate the potential for land assembly with this property and the possible construction of a 6 storey rental housing structure or a structure that can offer the street and the community more than 4 housing units that are so urgently needed and are within the mandate of the Grandview Woodland Plan. Currently there are 6 people renting the 2 suites in this house. If this permit goes ahead our 6 neighbours will be evicted.

Aside from the loss of an opportunity for land assembly s.22(1)

s.22(1) The requested density of 1.0 SFR from the allowable .6 SFR is certainly a proviso of the Grandview Woodland Plan based on the achievement of social and community goals. A duplex replacing 2 units does not do this.

I urge you to disallow this development permit in consideration of dishonest manipulation of the Grandview Woodland Plan and the falsifying of criteria in their "design rational" to achieve a density of 1.0 SFR while adding no more housing units to the property than already exist.

Respectfully yours,

s.22(1)

Vancouver BC, V5N1L6

From: s.22(1)

To: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>

Date: 7/31/2017 2:30:50 PM

Subject: Re: Notice of Development Application 1537 East 5th Avenue DP-2017-00533

Hi Payam,

As tenants of 1515 East 5<sup>th</sup> Avenue, the property immediately West of the proposed development at 1537 East 5<sup>th</sup> Avenue, we have the following comments and concerns regarding the proposed development.

#### **AFFECTED TREES + LANDSCAPE**

- The majority of large trees are situated within 1515 East 5<sup>th</sup> property, however they are very close to the property line. The proposed construction will likely disrupt the roots of all trees and could possibly kill these large beautiful trees that provide shade and privacy form the lane and neighbouring buildings.
- We request that the arborist's report takes this into consideration to ensure protection of all existing trees along adjacent property lines

#### **BUILDING FOOTPRINT**

- The existing building on the property ay 1537 East 5<sup>th</sup> is significantly smaller than the proposed development, which will utilize roughly 75% of the site. Is this proposed development within the site coverage allowed for this type of property?

#### **NATURAL LIGHT + PRIVACY**

- There are 3 levels of units whose dining and Master Bedrooms look out onto the West side of 1537 East 5<sup>th</sup>. Presently there are no obstructions aside from beautiful trees and foliage. The new development will cut off all natural light to these units and the construction will surely disrupt privacy to these units.

#### **CONSTRUCTION NOISE**

- 1515 East 5<sup>th</sup> is a building with young professionals and young families. The disruption caused by construction is obviously a concern.

We look forward to your feedback on these issues.

Thank you,

s.22(1)

s.22(1)

s.22(1) 1515 East 5<sup>th</sup> Avenue

Vancouver, BC V5Z 4S7

On Tue, Jul 25, 2017 at 9:07 AM Fouladianpour, Payam <Payam.Fouladianpour@vancouver.ca> wrote:

Hello,

According to the arborist report, there is no planned tree removal.

Thanks.

Payam Fouladianpour | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. [604.873.7663](tel:604.873.7663)

**From:** s.22(1)

**Sent:** Monday, July 24, 2017 6:37 PM

**To:** Fouladianpour, Payam

**Subject:** Re: Notice of Development Application 1537 East 5th Avenue DP-2017-00533

Quick question, can you confirm my understanding that none of the trees on the western side (1515 lot) will be touched?

On Mon, Jul 24, 2017, 12:21 PM s.22(1) wrote:

Thanks, i'll collate and get back to you

On Mon, Jul 24, 2017 at 11:50 AM Fouladianpour, Payam  
<[Payam.Fouladianpour@vancouver.ca](mailto:Payam.Fouladianpour@vancouver.ca)> wrote:

Hi s.22(1)

All concerns/feedback can be sent to me in writing at this email address. Thanks.

Payam Fouladianpour | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. [604.873.7663](tel:604.873.7663)

**From:** s.22(1)

**Sent:** Monday, July 24, 2017 11:32 AM

**To:** Fouladianpour, Payam

**Subject:** Re: Notice of Development Application 1537 East 5th Avenue DP-2017-00533

Hi Payam,

Having seen the plans i would staunchly oppose this development. Can you let me know to whom i should address my more specific concerns?

Thanks,

s.22(1)

On Mon, Jul 24, 2017 at 11:06 AM Fouladianpour, Payam  
<[Payam.Fouladianpour@vancouver.ca](mailto:Payam.Fouladianpour@vancouver.ca)> wrote:

Hello s.22(1)

As indicated on the notification postcard, materials related to this development application have been posted on our website and can be found here:

<http://development.vancouver.ca/>

This will provide you with details regarding the proposed development.

Thanks.

Payam Fouladianpour | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. [604.873.7663](tel:604.873.7663)

**From:** s.22(1)

**Sent:** Monday, July 24, 2017 10:35 AM

**To:** Fouladianpour, Payam

**Subject:** Notice of Development Application 1537 East 5th Avenue DP-2017-00533

Hi,

My name is s.22(1) I live at 1515 East 5th on the s.22(1) I believe the proposed redevelopment is for the lot s.22(1) I have some issues with the proposal and would like to know more about it. My main questions would be around the size and shape of the proposed structure

- As things stand the only light my building receives are through the side windows that look out onto that lot. How far back would the proposed structure run? Would it block light out?
- Would there be a deck as per the current structure? The current structure has a deck that is 15 feet back s.22(1) and often a lot of noise comes through because of that. I wouldn't want a new deck that was any closer s.22(1).
- I'd be concerned about noise of any redevelopment. How long would it be expected to last?
- Have plans been submitted of what is being proposed?

Thanks,

s.22(1)

From: s.22(1)

To: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>

Date: 7/20/2017 9:26:08 PM

Subject: 1537 East 5th Ave.

Dear Mr. Fouladianpour;

Hi I've just had time to visit vancouver.ca/devapps and would like to add to my comments.

In the Design Rationale page a statement regarding consolidation reads "properties to the east are owner occupied and the residents are unwilling to sell"

s.22(1)

This development company is acting in bad faith I strongly protest this development company doing anything on this property. It is quite obvious they have a plan for this property and are trying to manipulate consent.

I'm not a big fan of all the windows s.22(1). What's the idea of that?

Thanks for the chance to respond

Best Regards

s.22(1)



From: s.22(1)

To: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>

Date: 7/18/2017 9:14:25 PM

Subject: 1537 East 5th Ave DP-2017-00533

Dear Mr. Fouladianpour;

Thank you for sending a Notice of the Development Application for 1537 East 5th Ave. and inviting comment.

I believe construction of a new 2 storey duplex will add nothing to the neighbourhood in general and the street in particular. It will not increase density, it will not increase rental units, it will not improve affordability it does not fit in the style or the character of the street. It will in fact substantially decrease affordability, it is pure developer profit scheme with no benefit to the community.

s.22(1)

The developer has never contacted me or told me their plans. s.22(1)

This experience really makes me think this developer is deceitful and has no integrity. If you look up the records for 1537 East 5th you will find a long history of unbelievable unpermitted attempts at development. That house has been under heavy construction / deconstruction for probably 10 years.

The neighbourhood doesn't need another deceitful developer building an unaffordable duplex kicking out renters for a building that adds nothing to the neighbourhood.

Best Regards

s.22(1)

From: s.22(1)

To: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>

Date: 7/31/2017 2:24:40 PM

Subject: 1537 East 5th Avenue DP-2017-00533

Dear Mr Fouladianpour,

I am a property developer in the Grandview Woodlands area and have been notified by my friends, s.22(1) about the above noted DP application.

I am writing to confirm that both s.22(1) have been in discussion with me many times over the past few years regarding s.22(1)

If 1537 develops as a duplex it positions itself as an orphan in the future, or will become a new build that will be demolished for an RM4 apartment in a matter of a few years. This is a very short sighted proposition intended to make fast cash. It appears that this investor did not do their homework when purchasing this property and are now hoping to get out of it with as much money as possible with no regard for the impact on those around them.

I am actually very surprised this has made it as far as it has through the City. I have been through this process many times and know it is not an easy task to argue for 'conditional' measures. The application for such a jump in FSR, regardless of the new GW Plan, comes with no justification that I can see. There is nothing that this duplex offers that is more than simply newer, bigger units intended for more profit for the developer.

As an aside, I think the City should be investigating s.22(1) for low cost housing. The site is a manageable size, is already flanked by apartment buildings and co-ops, and the City has the means to hold properties until they are ready for redevelopment, as came to light with the house on Victoria Drive recently purchased by the City.

The deception alone, in this application, should be grounds for refusal. I hope you come to the same conclusion.

Sincerely,

s.22(1)