

File No.: 04-1000-20-2022-120

April 7, 2022

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 March 8, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

**Neighbourhood comments regarding DP 2021-00160. Date range: March 1 to June 30, 2021.**

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, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2022-120); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:ku

**From:** s.22(1)  
**To:** "Choi, Nicole" <Nicole.Choi@vancouver.ca>  
**Date:** 4/19/2021 11:09:10 AM  
**Subject:** [EXT] 828 Keefer Street DP-2021-00160 comments

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Hi Nicole,

I am a s.22(1)  
s.22(1)

I support the development 100%. The neighbourhood needs more opportunities for owners to have mortgage helpers and I think it is important to incentivise owners to restore heritage homes in the neighbourhood.

Feel free to contact me if you have any questions - s.22(1)

s.22(1)

**From:** "Graham Elvidge" s.22(1)  
**To:** "Choi, Nicole" <Nicole.Choi@vancouver.ca>  
**Date:** 6/24/2021 9:45:50 AM  
**Subject:** [EXT] Re: [EXT] Re: 828 Keefer Street - DP-2021-00160  
**Attachments:** 2021-06-23 828 Keefer - DP-2021-00160 SRA ZC.pdf

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Hi Nicole,

Please see our response attached,

Regards,

**Graham Elvidge**, Architect AIBC, MRAIC

s.22(1)

*Please consider this message and any attachments to it confidential and do not distribute in any form unless authorized to do so by the sender. If you receive this message in error, please advise the sender and your address will be removed from the distribution list immediately.*

On Thursday, June 17, 2021, 11:55:16 a.m. PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Hi Graham,

Thank you for your response, I know this is a bit of a last minute request but could you please provide comments by Wednesday June 23<sup>rd</sup>?

**Nicole Choi | Project Coordinator**

**Development Review Branch**

Development, Buildings, & Licensing

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**From:** Graham Elvidge s.22(1)  
**Sent:** Thursday, June 17, 2021 11:46 AM  
**To:** Choi, Nicole <Nicole.Choi@vancouver.ca>  
**Subject:** [EXT] Re: 828 Keefer Street - DP-2021-00160

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Hi Nicole,

I have not yet received a postcard in the mail, so thanks for advising. I will circulate to our group for review and comment.

Regards,

**Graham Elvidge, Architect AIBC, MRAIC**

s.22(1)

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On Wednesday, June 16, 2021, 09:59:26 a.m. PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Hello s.22(1)

I just wanted to notify you that we have a development application for a project located at the addressed noted above within the Strathcona – Kiwassa area, and I was hoping to see if you had any comments?

Please visit: <https://shapeyourcity.ca/828-keefe-st> [shapeyourcity.ca] for more information on the project.

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8



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# Strathcona RESIDENTS ASSOCIATION

[www.strathcona-residents.org](http://www.strathcona-residents.org)

June 23, 2021

Attn: Nicole Choi, Project Coordinator,  
Housing Renovation Centre, Development Services,  
City of Vancouver, 515 W10th Avenue, Vancouver, BC V5Z 4A8  
[nicole.choi@vancouver.ca](mailto:nicole.choi@vancouver.ca)

**Re: 828 Keefer Street - DP-2021-00160777.**

Thank you for providing the Strathcona Residents Association Zoning Committee (SRA) with the Notification for the above referenced address, received June 17, 2021. Members have reviewed the Proposal as provided by the City of Vancouver (CoV) on its website and provide the following responses to the Proposal and the Process:

Comments re the Proposal:

- The proposed FSR and proposed height increase are supportable.
- The proposed Retention and attention to detail are good.
- The proposed Street Elevation shows an awkward resolution at the basement level where the entrance is in conflict with the stairs. Whereas the Street Elevation is the most important expression of 'historic building identity' and entrances provide a critical connection to the public realm, this would benefit from rework.
- With adjustments as described herein, we would support this Proposal.

Thank you for your consideration of this submission.

Yours sincerely,



Graham Elvidge, Architect AIBC, MRAIC  
Strathcona Residents Association  
Zoning Committee Chair



# Project Report

18 February 2020 - 29 June 2021

## Shape Your City Vancouver

### 828 Keefer St (DP-2021-00160) development application



#### Visitors Summary



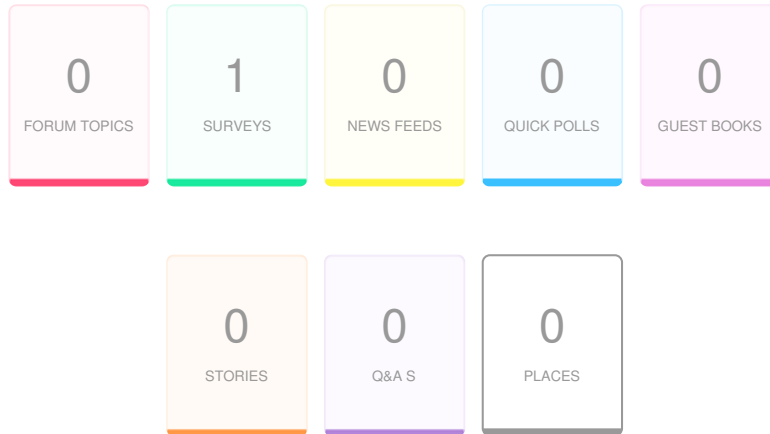
#### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
103	17	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	33	95

Aware Participants	95	Engaged Participants	2		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	95				
Informed Participants	33	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	2	0
Viewed a video	0	Contributed to Newseeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	29	Posted on Guestbooks	0	0	0
Visited the Key Dates page	1	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	30	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	2				

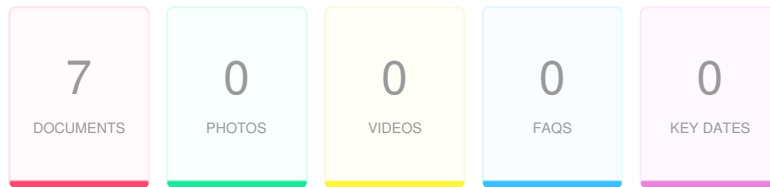


## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	828 Keefer St development application comments	Published	11	0	2	0

## INFORMATION WIDGET SUMMARY



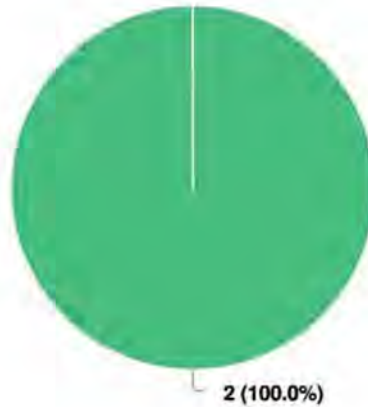
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	17	17
Document	Project rationale	16	16
Document	Elevations	12	12
Document	Notification postcard	5	5
Document	Proposed garage	2	2
Document	Landscape plan	2	2
Document	Cover page	1	2
Key Dates	Key Date	1	1

## ENGAGEMENT TOOL: SURVEY TOOL

### 828 Keefer St development application comments

Visitors <b>11</b>	Contributors <b>2</b>	CONTRIBUTIONS <b>2</b>
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Your overall position about the application:



#### Question options

- Support

Optional question (2 response(s), 0 skipped)

Question type: Dropdown Question

# Survey Responses

18 February 2020 - 29 June 2021

## 828 Keefer St development application comments

# Shape Your City Vancouver

Project: 828 Keefer St (DP-2021-00160) development application



VISITORS					
11					
CONTRIBUTORS			RESPONSES		
2			2		
0	2	0	0	2	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

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

**Email:**

**Responded At:** Apr 01, 2021 19:05:38 pm

**Last Seen:** Apr 01, 2021 19:05:38 pm

**IP Address:** n/a

**Q1. Your comments:**

Our neighbourhood needs more housing! I think this is a solid project that maintains character while making good use of space.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 2

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

**Email:**

**Responded At:** Apr 05, 2021 11:55:43 am

**Last Seen:** Apr 05, 2021 11:55:43 am

**IP Address:** n/a

**Q1. Your comments:**

Sure fine. I'm only really commenting to say that such an absolutely minor development should be allowed outright and no real commentary from neighbours is warranted.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support