

File No.: 04-1000-20-2023-291

June 22, 2023

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 May 15, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Record of neighbourhood comments and responses from the neighbourhood notification process for Development Permit DP-2021-00083, 644 Woodland Drive. Date Range: April 25, 2021 to June 3, 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 (#04-1000-20-2023-291); 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,

Kevin Tuerlings, FOI Case Manager, for

*[Signed by Kevin Tuerlings]*

**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. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:dl

**From:** s.22(1)  
**To:** [Sneddon, Giselle](#)  
**Cc:** s.22(1)  
**Subject:** [EXT] Re: [EXT] s.22(1) Concerns - DP-2021-00083  
**Date:** April 23, 2021 12:26:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

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---

Hello Giselle,

Thank you for the response to our email.  
We have a couple of follow-up questions.

s.22(1)

Thank you for your assistance.

Sincerely,

s.22(1)

Ph: s.22(1)

On Fri, Apr 23, 2021 at 10:06 AM Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your e-mail and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

I understand your concern and I can assure you that your comments aren't ineffectual. Our process for review and approval is based on RM-4 zoning and other applicable by-laws and guidelines; that our authority for any particular item, or aspect of the proposal depends whether it (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted. Therefore some aspects of the approval fall under outright, while others are conditional pending results of your comments and our analysis.

I have forwarded your comments to the Planner assigned to review this application and s.22(1) is not a required document for this type of development in RM-4, as there are other regulations in the zoning and development by-law to assess the impact of the development on views. However, the Director of Planning may ask for more documentation at any time during the application process.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISSELLE SNEDDON | Project Coordinator | Development Review Branch**

Development, Buildings & Licensing

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

Vancouver | BC V5Y 1V4

[giselle.sneddon@vancouver.ca](mailto:giselle.sneddon@vancouver.ca)



## COVID-19 in Vancouver

**Wearing a mask is expected if you need to visit City, Park Board, and library facilities.**

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

**Sent:** April 22, 2021 1:13 PM

**To:** Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)>

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

**Subject:** [EXT] s.22(1) Concerns - DP-2021-00083

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Hello Giselle,

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s.22(1)



s.22(1)



s.22(1)



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We look forward to speaking to you about this application soon.

Sincerely,

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**To:** [Sneddon, Giselle](#)  
**Cc:** s.22(1)  
**Subject:** [EXT] Re: [EXT] Re: [EXT] s.22(1) Concerns - DP-2021-00083  
**Date:** May 7, 2021 8:27:51 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Letter Re- The development application relating to 644 Woodland Drive \(DP-2021-00083\).pdf](#)

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Good Morning Giselle,

Further to my previous emails regarding our input on DP-2021-00083 at 644 Woodland Drive, I've attached a letter that elaborates on the concerns I set out in my previous emails as well as illustrates them by including pictures.

Please include it in your summary for review for the relevant people to see.

Thank you again,

s.22(1)

On Mon, Apr 26, 2021 at 8:57 AM Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Hi s.22(1)

Thank you again for your e-mail.

The Director of Planning decision is scheduled for May 19<sup>th</sup> so please send me any additional comments or letters prior-to that date so I can ensure that your comment be included in my summary for review.

I am the main point of contact for this application, so I will be able to pass on your comments and concerns to other staff when necessary.

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Regardless, both myself and the planner is aware of your concerns, and will be informing the Director of Planning for their decision.

Thank you!

Kind regards,

**GISELLE SNEDDON** | Project Coordinator | Development Review Branch



Development, Buildings & Licensing

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

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**Cc:** s.22(1)  
**Subject:** [EXT] Re: [EXT] s.22(1) - DP-2021-00083

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**Cc:** s.22(1)  
**Subject:** [EXT] s.22(1) Concerns - DP-2021-00083

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Hello Giselle,

s.22(1) 644  
Woodland Drive, which has applied for a development permit. We were advised that you are the city planner assigned to this application.

s.22(1) [REDACTED] we have some serious concerns about the impact that this development, as it is proposed, s.22(1) [REDACTED]

s.22(1) [REDACTED]

Our concerns are as follows:

s.22(1) [REDACTED]

s.22(1) [REDACTED]

s.22(1) [REDACTED]

s.22(1) [REDACTED]

We have reviewed the BRITANNIA/WOODLAND RM-4 AND RM-4N GUIDELINES, and we strongly feel that the following guidelines have not been sufficiently addressed:

s.22(1) [REDACTED]

s.22(1)



s.22(1)



s.22(1)



s.22(1)



s.22(1)

We look forward to speaking to you about this application soon.

Sincerely,

s.22(1)

Ph: s.22(1)

May 6, 2021

**Re: The development application relating to 644 Woodland Drive (DP-2021-00083)**

To: The City of Vancouver

s.22(1)

We are writing to express our concerns with this development application.

s.22(1)

we have some serious concerns about the impact that this development, as it is proposed, s.22(1)

We are not opposed to the owner/architect of 644 Woodland Drive re-developing his property and adding density. However, increasing density should not be done to the detriment of existing multi-family dwellings, s.22(1) There are many potential designs that would realize the City of Vancouver's goals with respect to housing affordability and the 'missing middle' housing type, that would not be unduly detrimental to the use, enjoyment, and value s.22(1) s.22(1)

s.22(1)

Our concerns are as follows:

s.22(1)

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### **GUIDELINES**

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s.22(1)



s.22(1)



Figure 7. s.22(1)



s.22(1)



s.22(1)



s.22(1) but it seems clear to us based on the guidelines that steps could and should be taken to minimize the impact such as:

s.22(1)



We would like to re-iterate that we are not opposed to reasonable development and densification of this property. Based on the plans for this development however, we felt we had no choice to voice our objections in the strongest possible terms.

s.22(1)

We hope that this letter has adequately expressed our serious concerns with the proposed development.

Sincerely,

s.22(1)

Phone: s.22(1)

Email: s.22(1)

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




**Picture 2:** s.22(1)

s.22(1)



**Photo 3:** s.22(1)

s.22(1)



Picture 4a: s.22(1)

s.22(1)



Picture 4(b): s.22(1)

s.22(1)



Picture 5(a): s.22(1)

s.22(1)



Picture 5(b): s.22(1)

s.22(1)





Picture 6: s.22(1)

s.22(1)



**From:** [Sheddon, Giselle](#)  
**To:** s.22(1)  
**Cc:** s.22(1)  
**Subject:** RE: [EXT] s.22(1) Concerns - DP-2021-00083  
**Date:** April 23, 2021 10:05:59 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Good morning s.22(1)

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Kind regards,

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Subject: [EXT] s.22(1) Concerns - DP-2021-00083

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Figure 7. New Development Respects Rear Yards



s.22(1)

We look forward to speaking to you about this application soon.

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**To:** s.22(1)  
**Cc:** s.22(1)  
**Subject:** RE: [EXT] Re: [EXT] s.22(1) Concerns - DP-2021-00083  
**Date:** April 26, 2021 8:57:40 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi s.22(1)

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Thank you!

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**To:** Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>

Cc: s.22(1)

Subject: [EXT] Re: [EXT] s.22(1) Concerns - DP-2021-00083

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Development,  
Buildings & Licensing

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**Subject:** RE: [EXT] Re: [EXT] Re: [EXT] s.22(1) - DP-2021-00083  
**Date:** May 7, 2021 2:12:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Thank you s.22(1)

I have forwarded this letter to our Planning department for full review, and will of course include it in my summary to the Director of Planning.

Regardless, I'll be notifying you of the outcome of the decision.

Thank you.

Kind regards,

**GISELLE SNEDDON** | Project Coordinator | Development Review Branch  
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**To:** Sneddon, Giselle <Giselle.Sneddon@vancouver.ca>  
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**Subject:** [EXT] Re: [EXT] Re: [EXT] s.22(1) Concerns - DP-2021-00083

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Ph: s.22(1)

On Fri, Apr 23, 2021 at 10:06 AM Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)> wrote:

Good morning s.22(1)

Thank you for your comments, I have received your e-mail and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

I understand your concern and I can assure you that your comments aren't ineffectual. Our process for review and approval is based on RM-4 zoning and other applicable by-laws and guidelines; that our authority for any particular item, or aspect of the proposal depends whether is it (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted. Therefore some aspects of the approval fall under outright, while others are conditional pending results of your comments and our analysis.

I have forwarded your comments to the Planner assigned to review this application and s.22(1) is not a required document for this type of development in RM-4, as there are other regulations in the zoning and development by-law to assess the impact of the development on views. However, the Director of Planning may ask for more documentation at any time during the application process.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Kind regards,

**GISELLE SNEDDON** | Project Coordinator | Development Review Branch



## COVID-19 in Vancouver

**Wearing a mask is expected if you need to visit City, Park Board, and library facilities.**

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**From:** s.22(1)  
**Sent:** April 22, 2021 1:13 PM  
**To:** Sneddon, Giselle <[Giselle.Sneddon@vancouver.ca](mailto:Giselle.Sneddon@vancouver.ca)>  
**Cc:** s.22(1)  
**Subject:** [EXT] s.22(1) Concerns - DP-2021-00083

**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.

Hello Giselle,

s.22(1) 644

Woodland Drive, which has applied for a development permit. We were advised that you are the city planner assigned to this application.

s.22(1) we have some serious concerns about the impact that this development, as it is proposed, s.22(1)

s.22(1)

Our concerns are as follows:

s.22(1)

s.22(1)



s.22(1)



s.22(1)



We have reviewed the BRITANNIA/WOODLAND RM-4 AND RM-4N GUIDELINES, and we strongly feel that the following guidelines have not been sufficiently addressed:

s.22(1)



s.22(1)



s.22(1)



s.22(1)



We look forward to speaking to you about this application soon.

Sincerely,

s.22(1)

Ph: s.22(1)

# Project Report

18 February 2020 - 15 June 2021

## Shape Your City Vancouver

### 644 Woodland Dr (DP-2021-00083) development application



#### Visitors Summary



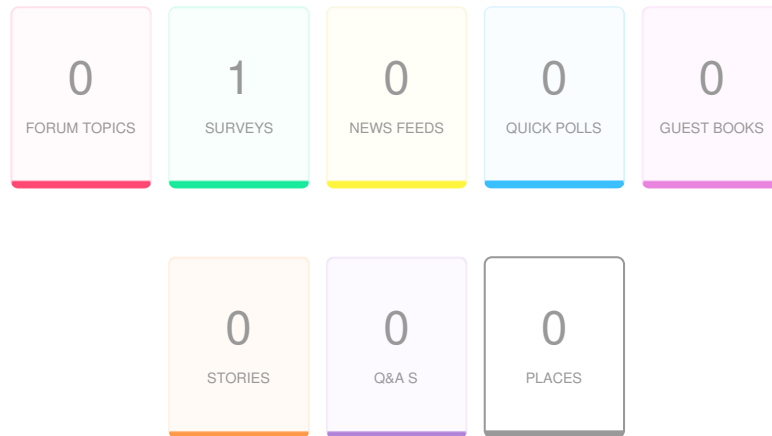
#### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
236	33	
NEW REGISTRATIONS		
4		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
12	81	167

Aware Participants		167	Engaged Participants		12	
Aware Actions Performed		Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page		167				
Informed Participants		81	Contributed on Forums	0	0	0
Informed Actions Performed		Participants	Participated in Surveys	4	8	0
Viewed a video		0	Contributed to Newsfeeds	0	0	0
Viewed a photo		0	Participated in Quick Polls	0	0	0
Downloaded a document		62	Posted on Guestbooks	0	0	0
Visited the Key Dates page		4	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		63	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)		12				

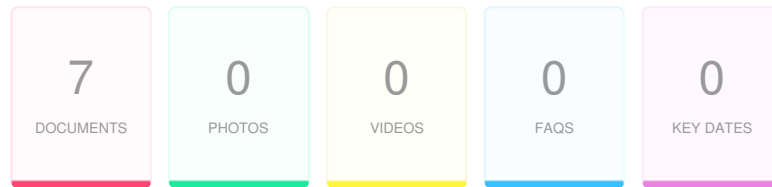


## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	644 Woodland Dr development application comments	Published	24	4	8	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Design rationale	39	45
Document	Elevations	39	41
Document	Site plan	37	38
Document	Renderings	15	15
Document	Notification postcard	12	14
Document	Landscape plan	10	10
Document	deleted document from	8	13
Document	Cover sheet	7	7
Document	deleted document from	6	9
Document	deleted document from	5	5
Key Dates	Key Date	4	4

## ENGAGEMENT TOOL: SURVEY TOOL

### 644 Woodland Dr development application comments

Visitors <b>24</b>	Contributors <b>12</b>	CONTRIBUTIONS <b>12</b>
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Your overall position about the application:



#### Question options

- Support

Optional question (12 response(s), 0 skipped)

Question type: Dropdown Question

## Survey Responses

18 February 2020 - 15 June 2021

# 644 Woodland Dr development application comments

## Shape Your City Vancouver

Project: 644 Woodland Dr (DP-2021-00083) development application



VISITORS					
24					
CONTRIBUTORS			RESPONSES		
12			12		
4	8	0	4	8	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** [REDACTED]

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

**Responded At:** Apr 21, 2021 22:27:31 pm

**Last Seen:** Apr 21, 2021 22:27:31 pm

**IP Address:** n/a

**Q1. Your comments:**

To whom it may concern, We support this project and think it is a nice use of the space. We appreciate that the development would keep longtime community members in the neighbourhood. The proposal shows consideration for the environment, neighbours and those who frequent the park. I believe having three homes facing Woodland Drive could help improve the safety of the street and the park with its additional presence of community members.

**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:** s.22(1)

**Responded At:** Apr 23, 2021 14:15:26 pm

**Last Seen:** Apr 23, 2021 14:15:26 pm

**IP Address:** n/a

**Q1. Your comments:**

This project looks great and has our full support.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 3

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

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

**Responded At:** Apr 23, 2021 14:34:23 pm

**Last Seen:** Apr 23, 2021 14:34:23 pm

**IP Address:** n/a

**Q1. Your comments:**

I think the development makes great use of the land and would improve the neighborhood. The proposed designs look great.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 4

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

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

**Responded At:** Apr 27, 2021 13:36:28 pm

**Last Seen:** Apr 27, 2021 13:36:28 pm

**IP Address:** n/a

**Q1. Your comments:**

Highly supportive of this application.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support





**Respondent No:** 5

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

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

**Responded At:** Apr 27, 2021 18:04:50 pm

**Last Seen:** Apr 27, 2021 18:04:50 pm

**IP Address:** n/a

**Q1. Your comments:**

I am ok with this and think it adds to the evolving neighborhood

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 6

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

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

**Responded At:** Apr 28, 2021 09:28:40 am

**Last Seen:** Apr 28, 2021 17:28:42 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Building looks great. Would make a nice addition to our neighborhood without too much density.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 7

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

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

**Responded At:** May 01, 2021 10:43:03 am

**Last Seen:** May 01, 2021 19:42:29 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I think this would be a positive developement for this family oriented neighbourhood. s.22(1) affected by the construction, but I think Mike has done a lot of work on making this design a positive addition to the park area, and I love that he is making this a passive house development as well. There needs to be more passive housing built if the city wants to hit their climate targets. There also needs to be more housing built, period. This plan will add an extra family unit on top of what is there already. The city of Vancouver has become notorious for denying building permits, and this has to stop. We need more family housing, not just rentals, and not just condos. It would also be great if it had a garage area for parking and storage. Especially since the the city of Vancouver plans on installing permit parking only on the streets. I support this project. Let him build it!!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 8

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

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

**Responded At:** May 02, 2021 15:30:16 pm

**Last Seen:** May 02, 2021 15:30:16 pm

**IP Address:** n/a

**Q1. Your comments:**

Seems like a step in the right direction for missing middle density housing in this city. That block and neighboring blocks have larger apartment buildings and comparable duplex/triplex homes. It's well suited for the busy Commercial drive neighborhood and being across from a public maintains an open and airy character to the block. I have no problem with the modern design, there are at least two other modern houses on the same block, plus the theatre at the end of the street.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 9

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

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

**Responded At:** May 04, 2021 21:39:43 pm

**Last Seen:** May 05, 2021 04:44:56 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I support this innovative project that is creating more sustainable housing in this neighbourhood.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 10

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

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

**Responded At:** May 05, 2021 07:16:19 am

**Last Seen:** May 05, 2021 07:16:19 am

**IP Address:** n/a

**Q1. Your comments:**

I strongly support this development. Its scale and character are compatible with the surrounding community. This development meets the city's objective of sensitive densification in the Grandview Woodlands neighborhood. The City should support more of this type of infill development. I have no concerns about this application.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support



**Respondent No:** 11

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

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

**Responded At:** May 06, 2021 10:55:25 am

**Last Seen:** May 06, 2021 10:55:25 am

**IP Address:** n/a

**Q1. Your comments:**

This is a really wonderful use of the property and an excellent contribution to the neighbourhood. One feature that I find most important is that it is providing more connection to the park and more passive surveillance to keep the park safe. It is a very subtle way to provide additional housing to the community and provide more family housing which is so badly needed in the city. It's too bad that there isn't a fourth unit over the parking, especially with the townhouses having access to outdoor space with the roof top patios and the park across the street. I would like to see more developments like this especially on corner sites like these. I really like the look of the building, it is contemporary and fits in to the community well.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

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

Support





Respondent No: 12

Login: s.22(1)

Email:

Responded At: May 06, 2021 15:38:32 pm

Last Seen: May 21, 2021 18:59:36 pm

IP Address: s.22(1)

Q1. Your comments:

Disclaimer: s.22(1) in favour of this proposal. Being that said, I think I also have a valuable perspective, s.22(1) s.22(1) into the foreseeable future. s.22(1)

and we care very much about this neighbourhood. As a resident of this neighbourhood, here are my comments: I feel the proposed triplex fits very well into the immediate surroundings. The contemporary use of the the gable roof form, and the "framing" of each of the 3 units breaks the overall building into smaller parts, which reflects other residences along Woodland Drive. I am also very much in support of the concept of the "missing middle" scale of development. I appreciate that it adds density without overwhelming the surroundings. In addition to be a very reasonable scale, I also value the that the future units will be family size. This is something solely lacking in most current developments in Vancouver. I also support the energy efficiency component. Projects like this are leading the way to a more sustainable city - something important today, but increasingly critical in the years to come. I would love to see more small developments like this in our city - projects that fill the gap of the missing middle, provide family housing, and show a commitment to sustainability.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support