

File No.: 04-1000-20-2024-445

August 7, 2024

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 July 18, 2024 under the *Freedom of Information and Protection of Privacy Act* for:

Record of notifications sent to neighbouring property owners in relation to the proposed development permit (#DP-2024-00058) for 823 Jackson Avenue, including all objections and any letters of support received in relation to the proposal. Date range: October 1, 2023 to July 17, 2024.

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.

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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2024-445); 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

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:kt

Project Report

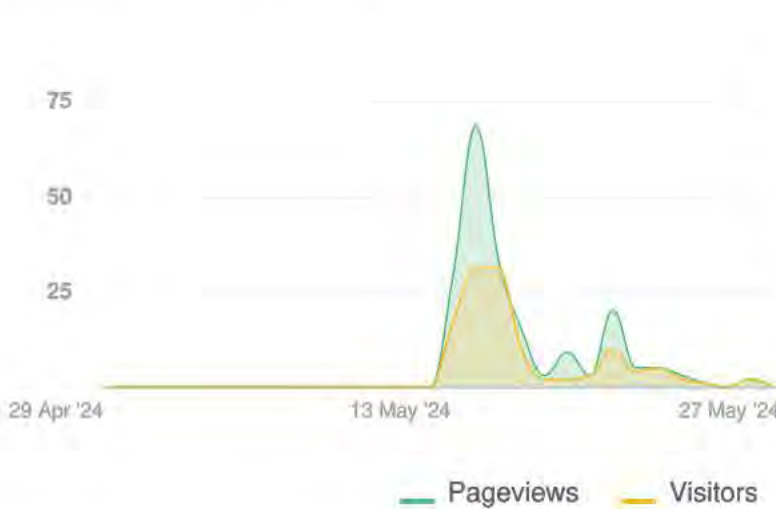
18 February 2020 - 28 May 2024

Shape Your City Vancouver

823 Jackson Ave (DP-2024-00058) development application



Visitors Summary

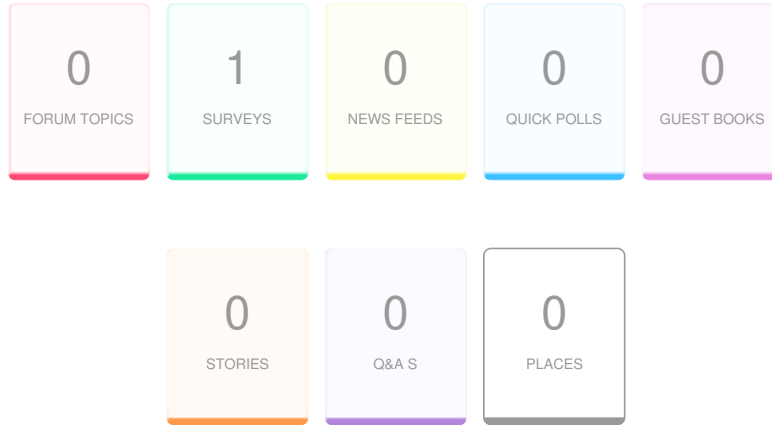


Highlights



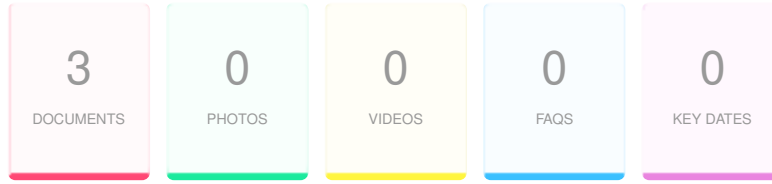
Aware Participants	113	Engaged Participants	0		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	113	Contributed on Forums	0	0	0
Informed Participants	20	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	19	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	14				
Contributed to a tool (engaged)	0				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	823 Jackson Ave development application comments	Published	1	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	14	18
Document	Picture of the bus	14	16
Document	Notification postcard	7	9
Key Dates	Key Date	0	0

s.22(1) [Redacted] Support inside
 s.22(1) [Redacted] Support outside
 s.22(1) [Redacted] Opposed inside
 s.22(1) [Redacted] Opposed inside
 s.22(1) [Redacted] Support inside

	Support	Opposed	Total
Inside	2	2	4
Outside	1	0	1
Total	3	2	5

NOTICE OF DEVELOPMENT APPLICATION

823 Jackson Avenue
DP-2024-00058



May 14, 2024

The City of Vancouver has received an application for permission to permit a Motor Vehicle (bus), to be parked in the front yard of the existing Church building with ancillary dwelling unit (Caretaker Unit), at the above-noted address, consisting of:

- 1951 Western Flyer C-40 bus
- Approximately 32 ft. X 8 ft.
- Proposed location in front yard (corner of Prior Street and Jackson Avenue)

Under the site's existing RT-3 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **May 30, 2024**.

For more information and updates, visit: shapeyourcity.ca/development or scan the attached QR code:



Contact **Claudia Hicks**, Project Coordinator at **604.871.6083** or claudia.hicks@vancouver.ca



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

आवश्यक जानकारी विरलध वरवे विवे वेन विम दए वुलंन वरवदरि



CLAUDIA HICKS
CITY OF VANCOUVER
453 W 12TH AVE
VANCOUVER BC V5Y 1V4

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 823 Jackson / DP 2024-00058
Date: Monday, May 27, 2024 7:12:54 AM
Attachments: [image001.png](#)

Hi Jennifer,
Good morning.
As below.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, May 26, 2024 7:05 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: 823 Jackson / DP 2024-00058

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Hi Claudia, I'm the owner of s.22(1) who received notice asking my opinion re this application.

I'm fine with it. Their fence is so high, I can barely see the bus and never even think about it. Church never causes any problems.

Also, I've never heard anyone in this area comment or complain about the church or their property.

My view: Go ahead and give them permission

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 823 Jackson Ave DP-2024-00058
Date: Tuesday, May 21, 2024 9:38:03 AM
Attachments: [image001.png](#)

Hi Jennifer,
Response as below.
With thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: Hicks, Claudia
Sent: Tuesday, May 21, 2024 9:37 AM
To: [s.22\(1\)](#)
Subject: RE: 823 Jackson Ave DP-2024-00058

Hi [s.22\(1\)](#)
Thank you for your comments. They will be considered as part of the application's review.
Please see our website for further information on the proposal, as provided below:

<https://www.shapeyourcity.ca/823-jackson-ave>

With thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: [s.22\(1\)](#)
Sent: Friday, May 17, 2024 11:26 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: 823 Jackson Ave DP-2024-00058

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Received this for permit s.22(1) [REDACTED] dated May 14 for written reply May 30/24

This is unreasonable:

- There is not enough parking with or without permit for residents.
- Was this bus that was towed onto Church property?
- Is it running condition?
- Is it just going to sit there?
- Is this Free parking for Church?
- Are they renovating this so people will be housing them
- Homes currently have Multiple Cars
- Already Eco & other car sharing vehicles taking spaces

There are numerous objections that I have & is upsetting.

I am an owner, why wasn't I sent this?

Please reply

s.22(1) [REDACTED]

Vancouver, B.C.

Sent from my iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Bus on Prior Street
Date: Tuesday, May 21, 2024 8:26:33 AM
Attachments: [image001.png](#)

Good morning Jennifer,

As below.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, May 17, 2024 9:49 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Bus on Prior Street

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Hello friendly city employees,

Please leave the bus alone on Prior Street in Strathcona. It is a unique and special part of the neighbourhood and city. It's certainly not causing any harm.

Thank you.

Warm regards,

s.22(1)

Strathcona Resident

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Bus on Prior Street
Date: Tuesday, May 21, 2024 9:37:44 AM
Attachments: [image001.png](#)

Hi Jennifer,
Address as provided below.
With thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Tuesday, May 21, 2024 9:16 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Re: Bus on Prior Street

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s.22(1)

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: Tuesday, May 21, 2024 8:26:13 AM
To: s.22(1)
Subject: RE: Bus on Prior Street

Hi s.22(1)

Thank you for your comments. Could you please include your address? All comments are confidential.

With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch

Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Friday, May 17, 2024 9:49 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Bus on Prior Street

Hello friendly city employees,

Please leave the bus alone on Prior Street in Strathcona. It is a unique and special part of the neighbourhood and city. It's certainly not causing any harm.

Thank you.

Warm regards,
s.22(1)
Strathcona Resident

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2024-00058 Bus to be parked at 823 Jackson Avenue
Date: Friday, May 24, 2024 2:50:57 PM
Attachments: [image001.png](#)

Good morning Jennifer,
As below.
Have a great weekend!
Thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, May 24, 2024 2:43 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: DP-2024-00058 Bus to be parked at 823 Jackson Avenue

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To Whom It May Concern,

I am writing to express my opposition to the proposal to permit a bus to be parked in the front yard of 823 Jackson Avenue.

Decades worth of efforts have gone towards improving and restoring the historic character and charm of the neighbourhood, and a 70+ year old decommissioned bus sitting in the *front yard* of a corner lot, on a busy arterial street is in complete opposition to all of these efforts.

I am also concerned about the living conditions that would be provided to the bus inhabitants, especially considering that these buses are not designed in a way that makes them suitable for our damp climate. I have sincere doubts that the bus corresponds to the correct requirements for insulation, vapour flow, air flow, and passive home requirements as set out by the city's building

department. This bus will inevitably be poorly insulated, damp, and mouldy; thus, a health hazard for its inhabitants.

I am perplexed as to how such a proposal could even be considered. If the owners of the aforementioned property would like to have an accessory dwelling, they should apply to have one built that conforms to all of the applicable building standards in our city. Allowing one of these buses to be accepted creates a dangerous loophole for slum lords to attempt to stack substandard mobile housing onto their own properties to take advantage of people in desperate need of housing.

Thank you for allowing me to voice my concerns.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2024-00058
Date: Tuesday, May 21, 2024 8:27:32 AM
Attachments: [image001.png](#)

Good morning Jennifer,
Address provided as below.
With thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Thursday, May 16, 2024 6:43 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Re: DP-2024-00058

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s.22(1)

On May 16, 2024, at 6:35 PM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your comments. They will be considered as part of the application's review. Could you please include your address? All comments are confidential.

With thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

<image001.png>

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From: s.22(1)

Sent: Thursday, May 16, 2024 6:11 PM

To: Hicks, Claudia <claudia.hicks@vancouver.ca>

Subject: DP-2024-00058

Just a note to express my support for the application for permission to permit a motor vehicle at 823 Jackson Avenue. I am a property owner nearby, and have no objection to this creative use of space.

s.22(1)

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: RE: DP-2024-00058
Date: Thursday, May 16, 2024 6:36:14 PM
Attachments: [image001.png](#)

Hi Jennifer,
Notification response as below.
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Thursday, May 16, 2024 6:11 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: DP-2024-00058

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Just a note to express my support for the application for permission to permit a motor vehicle at 823 Jackson Avenue. I am a property owner nearby, and have no objection to this creative use of space.

s.22(1)

RECOMMENDATION TO DOP

May 31, 2024

ACCEPT --- REFUSE --- X

ADDRESS: 823 Jackson Avenue

PERMIT NUMBER: DP-2024-00058

RECOMMENDATION TO: M. So/J. Bosnjak **FROM:** C. Hicks
 Manager/Supervisor Name Staff Initials

RECOMMENDATION SUMMARY:

I would recommend REFUSAL to permit a Motor Vehicle (bus) to be parked in the front yard of the existing in the Heritage 'C' Church building with ancillary dwelling use, (Caretaker Unit), on this site.

SPECIAL DEPARTMENTAL NOTES:

- 1. Cleared by Heritage – non-support
- 2. Cleared by Social Policy
- 3. Cleared by Urban Planning
- 4. Reviewed by E. Fredericksen (Public Art) Not considered Public Art – non-support
- 5. Engineering – no review required

NOTIFICATION SUMMARY:

Notification Area:



Site Sign: Yes Install Date: May 14, 2024

Postcards: Yes Send Date: May 14, 2024 Number: 112

Expiry Date: May 30, 2024

Results of Notification:

Responses: 5 (4 within notification area)

Objections: 2

In Favour: 3



Summary of Responses:

Objections:

- Not enough parking as it is
- Concerned people will live in it
- Is this parking for the Church?
- Trying to improve/restore historic character/charm of neighbourhood - 70+ year old decommissioned bus sitting in the front yard of a corner lot, on a busy arterial street is in complete opposition

Support:

- Bus is unique and special part of neighbourhood

- Not harming anyone
- No objection with creative use of space
- Fence is high don't see it

HISTORY:

DB429198 – issued Nov 28/08

Exterior and interior alterations to change the use of the main floor of the existing institutional building to provide a dwelling unit for caretaker as an ancillary use to the existing church. Scope of exterior work includes replacing the existing sliding door in the front of this Heritage C building with new wooden french doors.

TECHNICAL REVIEW:

Section 10.28:

Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts

10.28.1 No boat, boat trailer, truck, bus or similar vehicle may be placed or parked on any site in an R district except for the following:

- (a) 1 truck with a registered gross vehicle weight not exceeding 4,550 kg;
- (b) 1 boat not exceeding 4.9 m in length, together with its accessory boat trailer;
- (c) trucks temporarily involved in servicing the premises; or

(d) such boats or vehicles as may be approved by the Director of Planning, if the Director of Planning is satisfied that they will not have an unduly detrimental impact on the site or adjacent properties.





Site sign instructions sent Mar 20/24

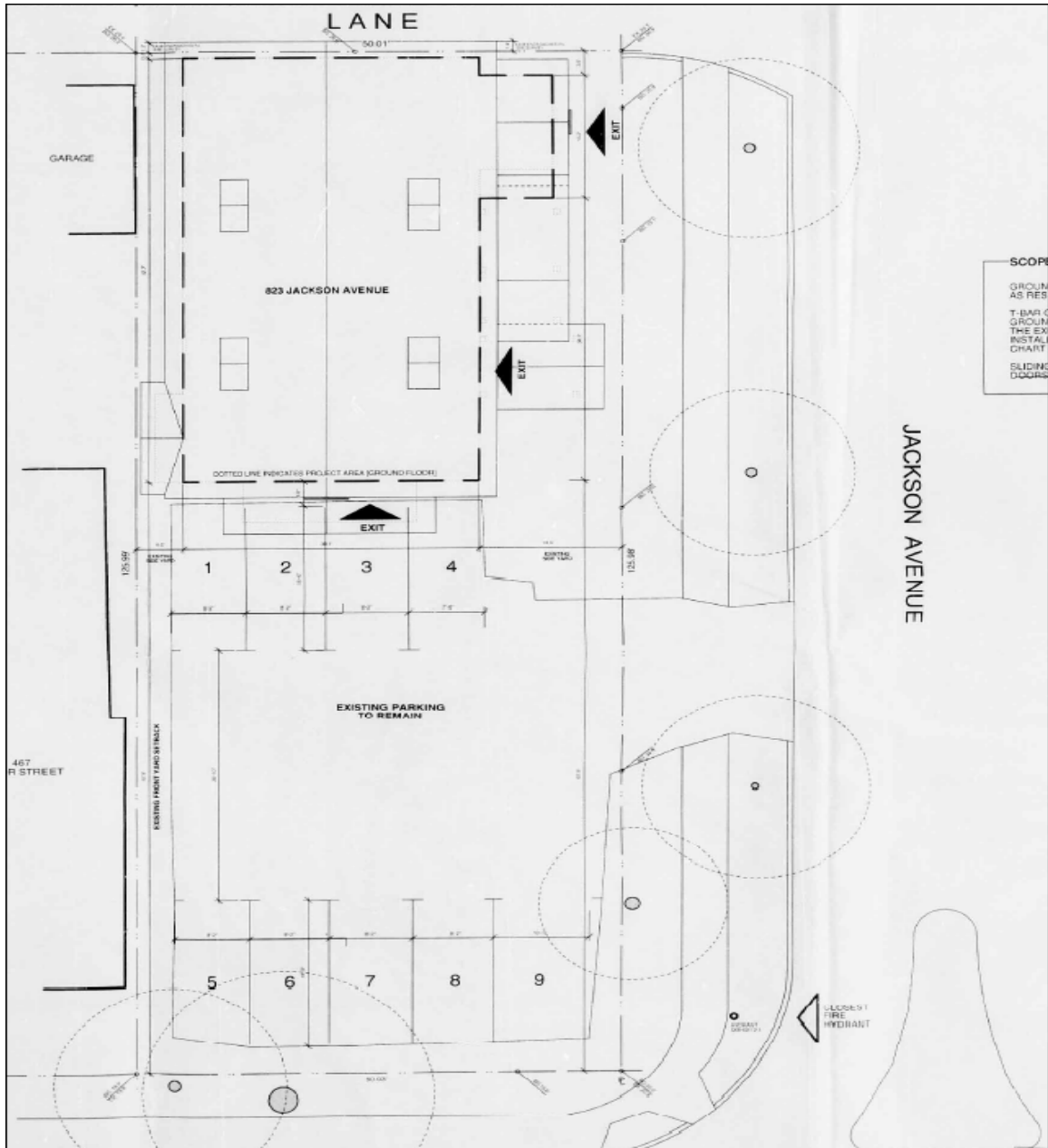
TECHNICAL CALCULATION DETAILS:

Parking requirements:

Church Assembly Area (86.2m2/9.3m2) = 9 spaces

Parking/Loadi...	Parking			9.00	0.00	Assembly
Institutional ...	Church			3,432.50	Sq. Feet	Plus ancillary Caretak...

The site is being used as a single family dwelling without permit. (There has been no change of use from Church with ancillary Caretaker Unit to Single Family Dwelling.) Where the bus is located was previously approved as a parking area for the Church.



Site has been under enforcement and as per PUI:

“Recheck July 25/23: 3 shipping containers including the roof deck have been removed from the premises. The spiral staircase remains in the rear yard. The containers have now been replaced with an old bus.”

As per Heritage: Do not see the public value of the installation, and not considered public art as per Public Art review group.

As per Applicant: s.22(1) purchased the property s.22(1) ago it has been used as a residence; s.22(1). Note that we are just applying under section 10.28.1(d) to keep a vehicle on a RT-3 zoned property.



Due to objections from neighbours and that the proposal does not meet Section 10.28.1, Recommend REFUSAL:

- **Refusal 1– Non-compliance – Regulations;** the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- **Refusal 2 - Objections Received;** objections have been received from neighbouring property owners;