

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 06, 2014 1:33 PM
To: Public Hearing
Subject: FW: Request for submitted comments to be Included On line - before May 13 Council Meeting
Attachments: 2014 May 6 Letter to Coouncil - hearing re Amendments.pdf

-----Original Message-----

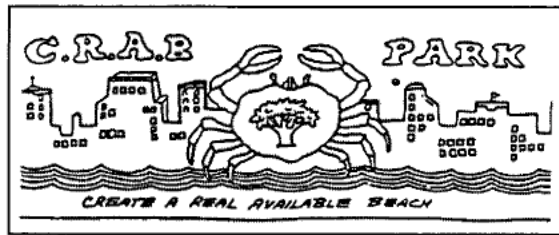
From: Noumena s. 22(1) Personal and Confidential
Sent: Tuesday, May 06, 2014 12:09 PM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Cc: Ronalds, Lil; Jasper, Aaron
Subject: Request for submitted comments to be Included On line - before May 13 Council Meeting

Mayor, Council and Chairperson Jasper:

Please find attached a letter on Crab - Water for Life Society letterhead my comments regarding the proposed amendments to the recently adopted Marpole Plan.

I have requested formally to be added to the speakers list at this public hearing email and am asking to have the attached comments posted on the city website.

Regards
Don Larson



Crab - Water for Life Society
Celebrating the 27th Anniversary of Crab Park

May 6, 2014

Att: Mayor and Council; Vancouver Park Board
Re: Marpole Community Plan Zoning Amendments
To be addressed at Council meeting May 13th 2014

Mayor Robertson and Aaron Jasper:

Please consider the following when you review the Marpole Plan Zoning Amendments that will address town house and four storey apartment rezoning [as indicated on your Public Hearing mailout dated April 28,2014].

- After approving the Marpole Plan adopting zoning for high rise and midrise development on the main arterials and connecting Avenues i.e. 70th, once again, do City Council and planners have the **actual approval** for the amendments from the **existing homeowners who live on these streets?**
- Further we reassert, due to ever increasing proposed density in Marpole, that the creation of a new **ten acre Fraser riverfront park** at the foot of Cambie Street needs to be completed within two years. The four to five thousand new residents deserve and require ample, simple, natural, open riverfront green space. We also reassert the need for the immediate formation of a committee to address the creation of this park and continuous riverfront trail. Crab-Water for Life Society wishes to be included as a member of this committee.
- Further we support a children's sprinkler / water park at the bottom field of Winona Park and a second one at the Marpole Midden Park [Triangle Park].
- And that sufficient CAC monies be provided for proper day care and family / community space, to include a proper community kitchen / dining space, in the three story building at the North West corner project at Cambie and SW Marine Drive.

Due to the densification of the arterials in the 30 Year Marpole Plan, Marpole will pay for this densification with increased traffic volume, pressure on the few existing social services and amenities, and likely more crime.

Don Larson,
Crab - Water for Life President
And Lifelong Marpole resident

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 29, 2014 3:00 PM
To: Public Hearing
Subject: FW: Comments on Marpole Community Plan Amendments for public hearing
Attachments: Marpole Community Plan Page 47.pdf

From: madhu gupta s. 22(1) Personal and Confidential
Sent: Tuesday, April 29, 2014 2:46 PM
To: Correspondence Group, City Clerk's Office
Subject: Comments on Marpole Community Plan Amendments for public hearing

Hi

We attended the Marpole Rezoning learning session earlier this year.

We were very pleased to see the proposed FSR increase to 0.85 -0.90 to the **existing** RT-2 duplex lots, which were immediately behind the proposed apartments of 6 storeys for obvious reasons of to deal with the higher density congestion for these properties. We were told that all the existing RT-2 lots which are immediately affected by the proposed apartments will be allowed to have an infill house and a larger FSR for smoother transition. This was fair to the immediately affected properties. The community members who were present at the information centre were in favour of this amendment.

This concept provides an alternative housing option for the families and encourage them to live close by for mutual benefits. This also encourages the care of the elderly parents by the family members while providing them the privacy of their own. As a young professional who is starting a family, I am surely looking forward to this. Larger FSR will allow the elderly parents to have a comfortable floor space rather than living in a smaller cramped space which is currently allowed in the RT-2 zoning. With the huge increase in the property values in the Marpole area, smaller FSR allowed in RT-2 zoning does not justify the land values of the area. Currently even the single family zoning RS1 is allowed close to 0.85 FSR with the laneway house.

Our property is situated behind the proposed apartment buildings of 6 storeys and is sharing the lane. We are hoping that as per the information given by the city staff at the information sessions, our property along with all the RT-2 duplex lots behind the high density apartment buildings who are sharing the lane will be allowed a larger FSR of 0.85-0.90. It will provide a smoother transition (FSR of 2.5+ to 0.85) to the area rather than 0.60 which is currently allowed. I along with the owners of two next door properties, who are also affected by the proposed changes, discussed these properties with the city staff at the learning session. The staff agreed with our understanding of the higher FSR to 0.85-0.90 for these properties.

After recent enquiry with the planning department, we have been directed to the attached Marpole Community Plan, page 47 showing the Existing Two-Family Zone (RT-2) north of West 70th Avenue to be higher density which are sharing the lane with the 6 storey Apartment buildings. This change to the affected properties, though shown on page 47 in section of the Marpole Community Plan, is not clearly written.

We are hoping that this change will be written and implemented clearly in the Marpole Community Plan Zoning Amendments for a smoother processing of the applications.

Thank you

Sincerely

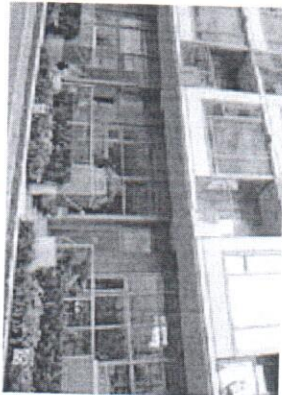
P Gupta
s. 22(1) Personal and Confidential

6.2.5 Apartment (up to 6 storeys)

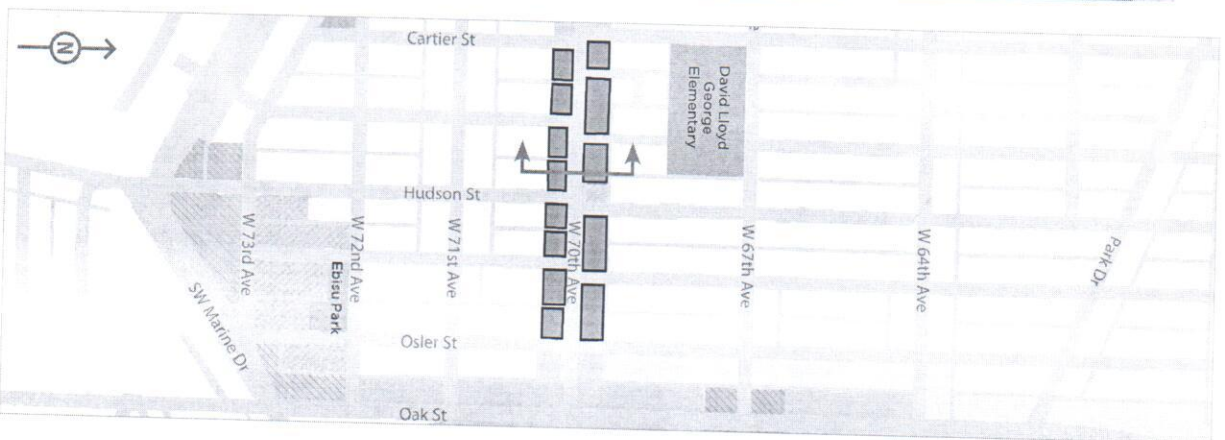
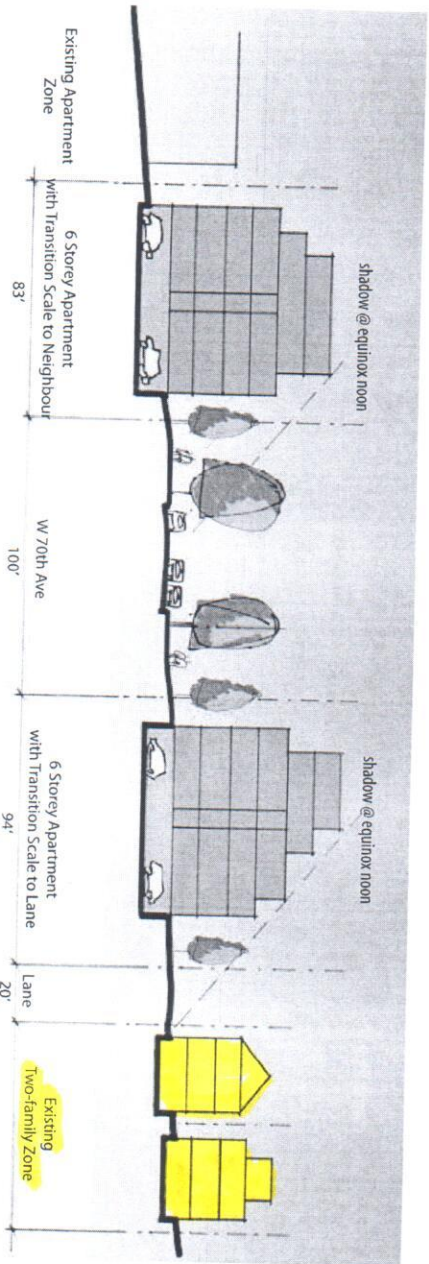
- Height: up to 6 storeys.
- FSR: up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in **8.0 Housing**).
- Provide 2 and 3 bedroom units for families (see policies in **8.0 Housing**).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.
- *The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.*



Example of 6 storey apartment building



Example of residential access from the street



CAMBIE

OAK

HUDSON

GRANVILLE

POLICY DIRECTIONS

Provide a Diversity of Housing Options in the Neighbourhood

- Offer a variety of housing choices and community facilities to attract and retain a vibrant workforce, including young families.
- Locate new housing close to services, amenities and transit.
- Increase opportunities for affordable home ownership options by encouraging additional ground oriented housing (e.g. stacked townhouses, row houses) and new apartments to meet the needs of the diverse population.
 - Amend and expand the existing duplex zone area (RT-2) to accommodate lock-off suites and infill housing.
 - Introduce new townhouse zones in designated areas.
 - Allow rezoning for new apartments in designated areas.
- Require that new multi-family developments have 2 and 3 bedroom units for families (25% in market developments, 50% in non-market developments).
- Apply principles of universal design in new buildings to consider mobility and sensory limitations of individuals as well as "aging in place".

Provide a Range of Affordability in the Neighbourhood

Increase Housing for Vulnerable Community Residents

- Increase housing for vulnerable residents including the homeless, those with mental illness and addictions, persons with disabilities and seniors to reflect needs.
- Work with community partners to address homelessness by improving provision of support services for the homeless.
- Identify appropriate opportunities for supportive housing, including new supportive housing developments or the use of a "scattered sites" approach where supportive housing units are integrated into rental housing developments.

Increase the Amount of Non-Market Rental Housing (Social Housing)

- Ensure that new social housing is designed to meet the needs of the community (50% family, 25% seniors, and 25% singles).
- Ensure that older social housing buildings can be renewed if needed over the life of the plan, with the goal of increasing the number of social housing units and maintaining or improving the level of affordability being provided.

Youth Agree!

Encourage Protection of Existing Market Rental Buildings and Provide Opportunities to Increase the Rental Stock

- Continue to prioritize retention of existing purpose-built rental housing through the "Rate-of-Change" regulations recognizing the value of the stock as a critical source of housing for low to moderate income households in the neighbourhood and the city.
- In areas protected by rate-of-change, provide opportunities in key locations for gradual renewal and expansion of the existing rental stock (i.e. 1% of units per year to be redeveloped as 100% rental buildings).
- Provide opportunities for expansion of the rental stock in key locations (e.g. areas identified for new apartment and townhouse developments).
- Allow lock-off rental suites in new ground oriented housing forms (e.g. duplex, townhouse, row house).

