

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 11:27 AM
To: Public Hearing
Subject: FW: comment on Item 4 of October 18, 2016 Public Hearing (Rezoning: 2395-2469 Kingsway)

From: Jeanette Jones s.22(1) Personal and Confidential
Sent: Sunday, October 16, 2016 8:15 PM
To: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Correspondence Group, City Clerk's Office
Cc: Uyesugi, Joyce Lee; Cheng, Paul
Subject: comment on Item 4 of October 18, 2016 Public Hearing (Rezoning: 2395-2469 Kingsway)

To: Mayor and Council

cc. Joyce Uyesugi, Rezoning Planner
Paul Cheng, Development Planner

COMMENT ON ITEM 4 OF OCTOBER 18, 2016 PUBLIC HEARING (REZONING: 2395-2469 KINGSWAY)

In general, we support this application. We find it consistent with the policy set out in the Norquay Plan for the Kingsway Rezoning Area. We strongly support these added conditions:

- Condition (b)1 (Urban Design) requiring design development to widen the proposed mid-block pedestrian mews and to include integrated permanent seating.
- Condition (b)4 (Urban Design) requiring design development to use more brick masonry.

We encourage staff to continue to address potential road congestion around the site.

We have the following concerns:

1. Public Benefits. The target CAC for the Kingsway Rezoning Area is currently set at \$11.08 per sq. ft. of additional density, by far the lowest rate for the five areas of the City of Vancouver that have target CACs. According to the Norquay Public Benefits Strategy, 50% of CACs generated in Norquay are to be allocated to affordable housing. That has been done in this case.

The other two categories that are eligible to receive CAC funding are "Childcare" and "Other Community Facilities." For this application, staff has allocated the remaining 50% of CACs to a combined category labeled "Childcare and Other Community Facilities." **These are two separate categories in the Public Benefits Policy, and they should receive separate allocations.** *To date, none of the CACs generated by the three applications in the Kingsway Rezoning Area has been specifically allocated to "Other Community Facilities." (See CAC Allocations Under the Norquay Plan copied below)*

The "Other Community Facility" designated by the Norquay Plan is the 15,000 sq. ft. of new community indoor space and the 20,000 sq. ft. of community outdoor space to be included in the redevelopment of the 2400 Motel site. The City of Vancouver is the owner of this property. We call on the City to move forward as quickly as possible to develop the 2400

Motel site so that Norquay can begin to enjoy the community facility that residents have rated as their most desired amenity.

2. Landscaping. Failure to maintain landscaping is presenting one of the greatest problems in the implementation of the Norquay Plan. Conditions need to be included for this application to specify that:

- (a) An irrigation system for the landscaping will be provided.
- (b) The development itself will be responsible for ongoing maintenance of the landscaping, including the mid-block pedestrian mews and the portion of the Kingsway sidewalk on private land.

3. Building Design. We object to the use of a “bridge” to connect the two buildings. The bridge impinges on the pedestrian mews and looms over and shadows what is supposed to be public open space. **This concern should outweigh the desire of the applicant to avoid the expense of providing a second elevator for the development.**

Jeanette and Joseph Jones
 October 16, 2016

CAC ALLOCATIONS UNDER THE NORQUAY PLAN

Specific Housing	Development Childcare	Affordable OCF	Other	Unallocated
2300 Kingsway * M	0	0	0	\$ 2.4
2689 Kingsway 105,846	0	0	0	\$ 0
2220 Kingsway 1,011,720**	\$ 3 M	0	0	0 \$
2395-2469 Kingsway *** □	0	\$ 439,765	0	\$ 439,765

* This development was approved as a site specific rezoning in 2006. Construction was completed after the adoption of the Norquay Plan in 2010. It is included here because it is contemporaneous with the Norquay Plan, and because it is a large development generating a significant amount of CACs.

** This amount was allocated to Transportation Infrastructure and to an on-site pocket park. (These categories do not relate to the Public Benefits Strategy.)

*** For both Childcare and OCF (Other Community Facilities)