

April 29, 2013

To the Vancouver City Council

re: 3002-3036 West Broadway development and zoning amendments

This letter is in regards to the proposed 3002-3036 West Broadway development and zoning amendments. As a resident of nearby West 8th Ave, I would like to voice several concerns listed below for the Council's consideration.

1. **Parking.** Parking on nearby blocks is already very congested for residents. Without a plan, the influx of residents and visitors for a new development of 83 rental units will worsen already terrible parking conditions in surrounding blocks. Even if one assumes that most of these new residents will use transit, not all will. Consider visitors to these new units, and a significant number of vehicles will be introduced to our neighbourhood. How does the developer propose to accommodate these vehicles? Having the neighbourhood absorb them is not the answer.

Likewise, should the zoning in this area be changed to CD-1, I expect further multi-family housing developments will be proposed along Broadway. Although transit is eco-friendly and accessible in Vancouver, there are situations where one needs to drive, and many families have vehicles. How will this zoning change affect parking in nearby blocks? Will future developments have parking garages, at the expense of maximum height?

2. **Character.** Kitsilano is a neighbourhood that fiercely values its heritage and the design of its buildings. How will the proposed building add to the neighbourhood, respect the character of Kitsilano, and be more than just another blocked apartment building?
3. **Small business.** How will changing the zoning from C-2C to CD-1 protect or impact the diverse small businesses along Broadway? These businesses add a tremendous amount of character to Kitsilano, are a main draw for many people to our neighbourhood, and should be protected.
4. **Traffic congestion.** Broadway is a main thoroughfare, and the anticipated influx of vehicles will add to traffic congestion along Broadway. I wonder if more sheltered streets such as West 10th are better suited to such proposed developments.

In closing, I support the affordable housing initiative, and am aware of the tremendous need within Vancouver. I question how we can assure the proposed development will meet this need without adversely impacting current residents in the Kitsilano area. A successful transition will result in more support from residents for future proposals. Thank you for considering the neighbourhood's needs and vision along with this proposal.

Regards,

s.22(1) Personal and Confidential

Alison McEachern

s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 06, 2013 11:08 AM
To: s.22(1) Personal and Confidential
Subject: FW: Rezoning of 3002 - 3036 West Broadway

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Patrick Caraher s.22(1) Personal and Confidential
Sent: Monday, May 06, 2013 10:03 AM
To: Miller, Grant; Correspondence Group, City Clerk's Office
Subject: Re: Rezoning of 3002 - 3036 West Broadway

And as an addendum to my earlier comments, I really question council's "densification before transit" theory (the Hong Kong model). Orr (the developer) claims that their residential parking allotment is sufficient, with their naive assertion that "most of the tenants will be transit users", while the City claims that this project (and the many others in the area being built or in the planning stage) will have no effect on either parking, traffic, or transit, which is laughable. Given that the proposed Broadway subway is looking more expensive with every passing month (and farther and farther away as the provincial NDP sink in the polls), this is a pretty reckless strategy.

Pat Caraher
Kitsilano

From: s.22(1) Personal and Confidential
Sent: Monday, May 06, 2013 9:30 AM
To: Grant Miller ; mayorandcouncil@vancouver.ca
Subject: Re: Rezoning of 3002 - 3036 West Broadway

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/3002wbroadway/index.htm>

The description of the above project in the Notice of Public Hearing as “affordable” is laughable. Check out some of the proposed rents in the document. It may actually be cheaper to buy a studio apartment in the current market than to rent one at this place! I would like to remind council that the CMHC definition of affordable housing is 30% of gross household income... I doubt many of the prospective tenants will meet this criteria. Also, given the density of the project (which zoning has “suggested” be reduced), the price per sq. ft. will be exorbitant. Council has hijacked the term affordable to describe a reality that is anything but.

One thing that is not mentioned in the document is a plan for demolition of the existing buildings, which are likely full of lead and asbestos, not to mention mercury in the fluorescent lighting, that will end up in the groundwater with no proper disposal/remediation plan in place. Area residents would like to see a demolition plan from the developer/City. Also, will an archaeological survey be completed? It’s not unlikely that there may have been Squamish settlements in the area.

I was pleased to read in the document that an amenity charge will be levied for the retail component of the structure. What provisions will be put in place to ensure that this ends up in the community, and not the City general coffers, as has been alleged with other projects?

It would be interesting to see how many of the people who approved of the project at the public hearing were actually from the neighbourhood, and not Vision moles.

Even if this project is approved by council, we can assure you that the developer and City feet will be held to the fire every step of the way... the many people opposed to the 5 storey option have plenty of time, money, and energy.

Pat Caraher
Kitsilano

April 29, 2013

To the Vancouver City Council
re: **3002-3036 West Broadway development and zoning amendments**

As a resident and owner on West 8th Ave, I am writing to you in regards to the proposed 3002-3036 West Broadway development and zoning amendments.

There are plenty of rental units within Kitsilano, well-incorporated suites within existing houses that maintain the character of our neighbourhoods. I am concerned that changing the zoning on Broadway and allowing an influx of rental suites will detract from our neighbourhoods' character, and result in decreased investment within Kitsilano. Other affordable housing initiatives that are more intergrative would be better suited to this neighbourhood, rather than creating large segregated apartment buildings. Rental subsidies and efforts to reduce discrimination when selecting tennants come to mind as possibilities, and that's just a start.

Additionally, I am a retiree who enjoys walking and shopping along Broadway. I worry that permitting these large, tall buildings will cause Broadway to be more shaded, and a less desirable place to walk and shop. This will have negative impact for the small businesses along Broadway that are such a vital part of our neighbourhoods' desirability.

Thank you for your time and consideration.

Sincerely,

s.22(1) Personal and Confidential

Angela Nagase

s.22(1) Personal and Confidential

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