

Mayor and Council Feedback

Case number: 101011439594

Case created: 2018-06-18, 10:09:00 PM

Incident Location

Address: s.22(1) Personal and Confidential

Address2:

Location name:

Contact Details

Name: HEIKO VAN EIJSBERGEN

Address: s.22(1) Personal and Confidential

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

Regarding the Arbutus Shopping Centre expansion application

Because of the 'housing crisis'!

Stats Canada shows BC's birth rate in 2014 at 1.41 births per woman and declining. That is three children for two couples, or six children for four couples. The six children can as three couples, occupy three residences. But when the four parent couples died, they freed up four residences. For many years, perhaps decades, for each four couples dying there was one extra residence freed up. Freed up for whom?

The one residence freed up by four dying couples is free because we don't have enough children to occupy it. (Considering grandchildren the housing surplus is even greater.) The free residence is free not for the children, but for people coming from

outside. The point is that densification is not, clearly not, doing any favours for us who live here, but for people from outside.

So, why is there a housing crisis? It is because ground space is becoming more valuable. That sounds like a tautology: obvious. But why is land more valuable? It is because by rezoning, the air space above it and, as the case may be, the lane space behind it is being given away for free! The notion that a free give-away of building space will make housing more affordable is severely undermined by the increased land value once the freebie has been factored in.

In fact, everything has a cost, a cost to someone. The cost of the 'free' give-away of building space is paid by existing residents. No, I mean residents as opposed to owners. These residents pay for the give-away by the loss of numerous amenities. Privacy, park space ratio, congestion, noise, being told to conserve water, lawn and garden space and many other amenities. A recent article has people living in density drastically lower on the 'happiness scale' than those with a reasonable amount of elbow room.

For a developer to use the 'crisis', which I suggest is artificial, as a 'reason' for the expansion application is arguably a grotesque display of opportunism, if not an outright bait and switch scheme from the outset.

I suggest that everyone will certainly not get used to the expansion. This is because the application is crass and wrong. If granted, it will be a wrong that cannot be righted. A deal was negotiated and is done. Now to override it is not a deal. The local residents will always have this fact stick in their craws: They will have been callously screwed over. It will be and remain a visible thorn, a

festering sore of resentment and bitterness at the plain injustice of it. Faith and trust in the deal, in the system, in the city, in the city's officers will be eviscerated. Resentment and cynicism will take the place of a sense of community, democracy and cooperation. We will feel robbed, disdainfully brutalized and entirely helpless. No, it is wrong, and the wrong will not go away.

Yours hopefully
 One of the perceived 'rich'; but that is another story.

2.	Type of feedback:	Negative
3.	Department:	Mayor and Council
4.	Were any other cases or service requests created as a result of this feedback?	No
6.	(Don't ask, just record - did caller indicate they want a call back?):	No
7.	Select category:	Planning, Zoning and Development
8.	Select topic:	Arbutus-Ridge
9.	Specific area of concern:	Arbutus Centre Rezoning
10.	Neighbourhood:	Arbutus-Ridge
11.	Original Client:	Heiko van Eijnsbergen
12.	Original Email address:	s.22(1) Personal and Confidential
13.	Original address:	

Additional Details

Map and Photo

- no picture -

July 2, 2018.

Re: Proposed Changes to Blocks C and D, Arbutus Centre Redevelopment

Dear City Councillors and John Chapman, City Planner

We are residents of s.22(1) Personal and Confidential and live directly to the northwest of Block D in the Arbutus Centre project.

On July 26, 2017 Larco Investments Ltd held an information meeting with respect to proposed design changes to Blocks C and D of their Arbutus Centre project. The notice for the meeting stated that the proposed change would add approximately 12,700 sq. metres of residential use to the project. These changes, among other things, would result in an increase in the height of Block D.

To the almost universal surprise and dismay of those who attended the meeting, as judged from conversations as well as the post-it note comments on the feedback board, it became clear that the proposal would substantially increase the height of Block D to twelve stories. This increased height was not revealed in the handout distributed in advance of the meeting and represents yet another increase in the proposed height of Block D. As initially proposed at Larco's November 2010 Open House, the four blocks would range in height from two to eight stories. As the project evolved the height of Block D was increased to six or seven stories in the current plan. Now Larco is requesting yet another, very significant, height increase.

We have several objections to this proposed increase:

- The proposed increased size of Block D is not built to a height that is consistent with the surrounding neighbourhood. There are many mid-rise multiples along Arbutus Street from King Edward Avenue south to 33rd Street as well as along Valley Drive and in the Arbutus Centre development. None of these multiples are higher than seven stories. Larco's proposal for Block D, if accepted, would set a negative precedent for more towers at that height or even higher in this neighbourhood.
- Larco established 57 metres as a "height guideline in the Policy Statement under which the majority of the building mass should occur."¹ This guideline has been met in Block A but would not be met in Block D. As more and more users of the Arbutus Greenway are beginning to notice and comment, the sightlines from the Greenway roughly west and north to English Bay are an unexpected and a glorious feature of this part of the Greenway. Tall towers will selectively block these views and diminish the value of this experience.

¹ Larco Investments Ltd. *Arbutus: A New Heart in the Arbutus Neighbourhood*. (Arbutus Open House

- The Arbutus Centre project will add considerably more car traffic to the area. We believe that the planning that has been done to date to address the increased traffic is inadequate. The City's traffic engineers apparently plan to use stop signs to create a 3-way stop at the intersection of Nanton and Yew Streets but this seems awkward and perhaps inadequate for the expected volume of traffic. Larco's proposed increase of the number of residential units in Blocks C and D, however, would add even more traffic burden to an already stressed street configuration and especially in the narrower streets behind the development. It will make it even more challenging for residents from throughout the area to access the streets and parking areas safely and easily.

To be more specific, Nanton Avenue west of Arbutus will experience an enormous volume of increased traffic under the existing proposal and even more so under the proposed increase. The proposed 3-way stop sign is an awkward and inadequate response. If there is even more traffic, such a traffic control will be totally inadequate. A traffic light is a possible solution but the width of the road will impose constraints. By contrast, one can look at 45th Street west of Cambie Boulevard leading into Oakridge. This entrance into Oakridge Mall is busy now: under the conditions proposed for the new Oakridge Centre, this road will be utterly inadequate but there are (or will be) many other entrances to Oakridge Centre from 41st Street and from Cambie that provide options. No such flexibility exists, as far as we can determine, with the proposed configuration for Arbutus Centre. If Nanton is blocked off to serve the needs of Arbutus Centre either as currently proposed or if amended to provide further density, then this affects access for other residents along Yew Street and traffic flow for the school, the seniors' facilities, and the condos in this area.

In recent years traffic volumes have increased noticeably in our neighbourhood. At peak times it is often difficult to exit or enter the Yew Street entrance from our complex to eastbound King Edward Avenue due to traffic from UBC and backups extending west from Granville Street due to school drop off and pick up volumes. The summer long closure of Marine Drive SW just exacerbated existing peak traffic volumes. The Arbutus Centre development will add even more traffic to the area and the proposed increase would even further add to the traffic burden.

In summary, the proposed increase in size to Block D of the Arbutus Centre development would be a significant modification to the project for no purpose other than to increase Larco's profits under the guise of addressing the City of Vancouver's objectives for affordability and access to social housing. The specific rationale proposed by Larco, namely adding perhaps up to 25 additional social housing units

in return for a substantial increase in market units, does not, according to some observers, actually accomplish any substantive policy objective.²

Proposals such as these are destructive of neighbourhood character. The neighbourhood along Arbutus between King Edward and 33rd and also along Valley Drive east and west of Arbutus is already dense to perhaps an unacknowledged and unrecognized degree with a good mix of rental and strata residential properties, seniors' care facilities, parks, schools, churches, mass transit, and roads. It is probable that there will be an even greater increase in density in the area as the result of the sale of older strata units to developers as has happened recently with the wind-up and sale of the McBain strata on the corner of Valley Drive and King Edward Boulevard. It is becoming denser as a result of the Arbutus Centre development without, as far as we can judge, improving either affordability or access to social housing beyond the addition of a few units allocated to the city.

We also wonder about the market need for requested increased density for Arbutus Centre project in light of the many very large residential developments that are either underway or proposed. On the west side of Vancouver alone there are the former Coast Mountain transit site on 41st, the Oakridge Centre development, the Langara Gardens and Pearson Dogwoods sites on Cambie, and, further into the future, the Heather and Jericho Lands projects. When these very large residential projects are combined with the rapid increase in smaller scale but numerous redevelopments along the transit corridors and the innumerable lot-by-lot developments (laneway houses, basement suites) it seems to us that the issue of residential supply (as opposed to affordability) is satisfactorily addressed. Allowing Larco's request for increased density may unnecessarily contribute to a glut of supply. As a private sector company Larco can make its own decisions about how best to maximize its profit in this environment but we feel that Larco should be held to its initial plan, which obviously met its internal metrics for profit within the approval of the City of Vancouver and the community following consultation. There is no need to revisit this approval. A deal is a deal.

It is time for the City of Vancouver to take a fresh look at this neighbourhood as a whole and place some reasonable limits on factors such as height, density, traffic volumes, traffic flow, and neighbourhood character. Such limits would flow back into land values and enable developers to adjust their plans accordingly. The City's privileging of residential density as a planning objective has not improved affordability in any material sense, as far as we can judge, and has markedly decreased the sense of a livable city for its inhabitants.

While our comments are specifically related to this particular project and our neighbourhood, they can just as readily be applied to other areas of the city. A

² Elizabeth Murphy. Opinion: Vancouver increases density bonusing for rentals. *Vancouver Sun*. August 5, 2017

recent walk through the evolving River District in southeast Vancouver demonstrated how good planning and a diverse array of residential building sizes over a large area can result in a dense yet attractive development in conjunction with other civic amenities such as parks and schools. We suggest that looking at our neighbourhood as a whole and thinking about the currently proposed Arbutus Centre project in this wider context can result in a fine addition to this City. The proposed increase in the size of Blocks C and D of the Arbutus Centre development does not achieve this result. We urge that the proposed modification to Blocks C and D be rejected.

Sincerely,

Diane and Frank Winter

Dragnea, Irina

From: Elizabeth Thomas s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 9:19 AM
To: Public Hearing
Subject: Re: Arbutus Centre Public Hearing July 18 2018

Follow Up Flag: Follow up
Flag Status: Flagged

I absolutely DO NOT support this proposal to increase heights of buildings. Elizabeth Thomas

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

TO: Council, City of Vancouver

RE: Public Hearing
2133 Nanton Avenue and 4189 Yew Street

Dear Council:

I am very sorry that I will be away from Vancouver on the dates of the above Public Hearings and request that you consider my, and, I believe, many of my neighbours' opinions on the Arbutus Centre proposed re-zoning:

1. The process of development zoning of the Arbutus Village site has been decades long (since 1984). Most in the neighbourhood community thought that 2011 was to be the final iteration. Leading up to that date Neighbours were included in a three-way conversation. With respect of this current 2017/18 rezoning proposal, there was the mandated public meeting at which written opinion was solicited (as detailed in Staff's submission) but there was no conversation. Neighbours' opinions were edited and, we can only assume, in private meetings of Staff and the Developer. This could only lead to a one-sided submission to Council which ignores the neighbourhood.
2. The main objection is the excessive height of Blocks C and D – especially D at 12 floors. In the 2011 conversation the maximum height agreed with neighbours was 6, 7 or 8 floors – 8 only in an extreme circumstance. Also of concern is the potential future development on Block A (page 9 of Staff Report)
3. Looking at what 6 stories represents, compare this to developments on the Cambie corridor which is above a sky train line – even at King Edward the maximum heights cap out at 6. So, why is a secondary corridor such as Arbutus allowed more?
4. To substantiate some of these opinions of the neighbourhood I attach copies of two ARCA Newsletter articles – Attachment 1 and Attachment 2. ARKS was mentioned in the Staff Report – ARCA (arguably more local and more important) was not. And ARKS was only mentioned with respect of 2011 which capped the development at 6, 7 or 8 – 8 only in an extreme circumstance. Other opinions, very predominantly against the currently proposed rezoning, if mentioned at all, were given a one line dismissive mention – at the very end of the 71 pages of the Staff submission, hoping maybe, that readers may not get that far.
5. Elsewhere, before, during and after commencing those development processes, this specific developer of Arbutus Village has earned a reputation which is decidedly negative to the neighbourhood surrounding those developments and to the community as a whole. The most polite word describing them is "pushy". Always coming back for more. The attached ARCA Newsletters are not so polite.
6. Great emphasis – returned to frequently in the Staff Submission – was given to the contributions to be made by the Developer. Please consider the hugely high profitability of the up-zoning to the Developer which allows for this "generosity". It is easy to understand why these up-zoning are proposed.

7. Given the long expressed opinion of neighbours as well as the conclusion to be drawn by the combination of 5 and 6 above I urge Council to avoid the appearance of a buy off at the expense of protecting the neighbourhood's long established best interests.
8. Please deny the rezoning, the up-zoning, the additional height, the additional square footage on, not only Blocks C and D but throughout the entire Development – they even try to sneak in “Area of potential future additional through Development Permit amendment” in two parts of Block A – see page 9 of Staff Report.

Respectfully Submitted /

s.22(1) Personal and Confidential

Walter Maughan

s.22(1) Personal and Confidential

ATTACHMENT
1

ARCA

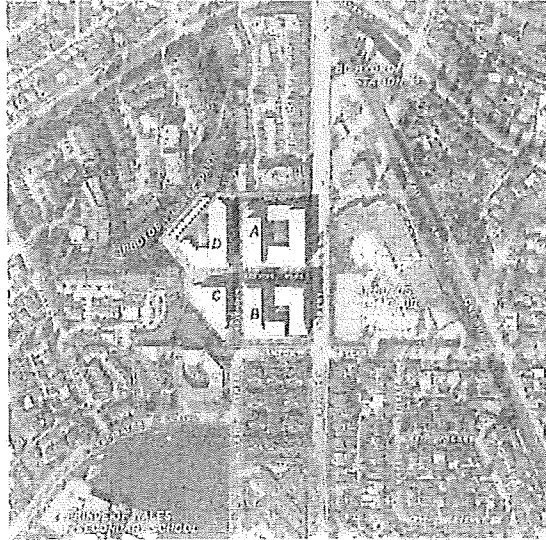
Arbutus Ridge Community Association

Summer 2017 Newsletter

Too Much-Way Too Much Larco! Again and Again!

TRANSPARENCY: The author lives near Larco's proposed development

So, back they come again (and again! and again!!). The first time was in 1984 - what a date with all its literary symbolism. Every time the various groups who form the Arbutus neighbourhood think that the scope and nature of Larco's re-development of Arbutus Mall is settled and finally approved by the City they come back for more - greedy fellows that they are. How many times is it now - over how many years - too much - always so self-serving. And now they are back to the excesses where they started the first time - and were turned down for.



Contact Plan

On July 26'17 Larco held the mandatory pre-rezoning public meeting at the Hellenic Centre. Ostensibly it was to gather public opinion before proceeding with a formal re-zoning application but the information on display was so inadequate as to be laughable. Hidden was the fact that, to accommodate 136,700 ADDITIONAL square feet, their Block "D" has to go from seven levels to 12 levels - five additional stories.

No model was on display to show this build spike stuck in the heart of our community. This all had to be interpreted from flat panel renditions (see Larco's illustration reproduced here). Previous Larco presentations have had models - why not now?

There was a lot of glib generic talk about Community Amenity Contribution which derives from increased density. There was nothing specific to our community or any increases from Larco's last go 'round. They were all applicable to any redevelopment and, while maybe valid for the re-development of a previously industrial site to a residential one with no neighbours (Olympic Village) where no one cares how high a building goes, our neighbourhood is different.

And let's make no bones about it, Larco is leveraging EVERYTHING to their own profit benefit - almost exclusively. The leverage of the pittance increase of both hard and soft costs of this new re-development proposal are enormous - incremental revenue increases over fixed and semi-fixed costs always yield this result. Their profits will increase while their neighbours' reduction in home values will pay for it - so we contribute to their bottom line. They also leverage the City by keeping the 20% proportion of City housing the same as previously when now they could easily afford an increase.

Also, while previous plans have specified, even emphasized, an all rental development, Larco now backs off this commitment and says that it is now not decided whether or not Blocks "C" and "D" may be rental or for sale or a combination. Insult would be greatly increased if a principal of Larco or a City employee bought the top floors of this spike building in the sky and was looking down on all of us - good neighbours; I think not

So please write City Council and John Chapman john.chapman@vancouver.ca who is the City Planner assigned to this re-zoning if Larco proceeds. The previous contact at the City, Wendy LeBreton, is no longer there. She has been hired away and now works for Larco. They got a good one - too bad for us. Keep us in the loop at updateARCA@gmail.com!

ATTACHMENT
2



Arbutus Ridge Community Association

Website: www.arbutusridgecommunity.org

Email: updates@ARCA@gmail.com

Twitter: @ARBUTUSRIDGECOM

Winter 2018 Newsletter

BOY !!!

Do you ever feel under attack in your own home. First, 12 storeys for Phase 2 of the redevelopment of Arbutus Village.

Arbutus Village

And so ugly. Just look up - way up! The 12 stories will be close to the height of the crane that's there now - but it will be permanent and it will be big and solid - not just a spindly little crane tower but enough building for a hundred or so MORE living units. Just move it a few meters west so it's really visible from its neighbours to the West, North and South - oh, by the way there is no one to the East. They'd only be moving it away from their own new build, none of us. Imposing but imposing/inflicting on whom?

How did we get here? Starting in 1984 there has been extensive consultation with us guys who live in the neighbourhood. Densities were set, maximum heights and sight lines were agreed - and with the City too. But that wouldn't yield enough profit for Larco so the unrelenting pressure continued. We all thought that the development was set - remember Blocks A, B, C, and D - all about the same height. That was only a couple of years ago.

A friend recently phoned Mr. Chapman, City Project Coordinator, to complain. My friend was asked what he proposed. WHY is it up to us to have to propose anything? It's all been agreed and years ago. We don't have a profit motive - it's only Larco who can go out and spend money to get a monetary return. We the folks who live here cannot continuously be expected to form groups and spend cash to propose alternatives. That's all been done and we aren't developers - just folks who don't know all that much about the process - and shouldn't be expected to.

So, the City's in cahoots with this developer - the same developer who hired away the last City Project Coordinator assigned to Arbutus Village. And what does the City get out of it? Glad you asked - more Fees! More Social Housing! In a neighbourhood which, traditionally, hasn't had any, or at least any increase in a very long time. Were we asked? By the way - if anyone knows of Social Housing in ARCA's geography please advise.

AND this overriding absurdity that the Arbutus Corridor is somehow equivalent to the Cambie, Oak and Granville Corridors and deserving of the same densification treatment by developers and their City Toadies could only have been concocted by people who knew nothing about the small neighbourhoods that it goes through.

Therefore NO!! to Arbutus Village - NO!! to Arbutus and 35th and - NO!! to the Hellenic Centre.

Dragnea, Irina

From: Agnes Watts s.22(1) Personal and Confidential
Sent: Thursday, July 05, 2018 2:56 AM
To: Public Hearing
Subject: Arbutus Centre

When this rebuilding project was originally proposed, several years ago, for the site of the then Arbutus Mall, concerns were raised at the time about the added population density in this neighbourhood. Concern was also raised about the impact on the neighbouring buildings, of both the added noise and the increased shade, and especially the blocking of the view in the surrounding area. Now adding more density and more height (as much as four additional floors!) to half of the buildings of this project will only exacerbate these problems. Increasing the number of social housing units, as well as below market rental housing, and enlarging the Neighbourhood House and Adult Day Centre (By how much? This is unspecified !) are of course good things, and should be required in any case, in keeping with the city and province's attempts to improve both the local homeless and real estate situations. Decreasing the office space is not good. More businesses are needed in the area.

I have mistrusted the motives and methods of the developers of this project from the beginning and this most recent ploy only confirms my original suspicions. This is a last minute devious maneuver intended to slip additional private revenue past the citizens, at the expense of the neighbourhood. I strenuously protest and object. The original plan was already too large. Don't make a bad situation worse.

Sincerely,
A. L. Watts



Mayor and Council Feedback

Case number: 101011531012

Case created: 2018-07-05, 02:17:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Barbara Gelfant

Address:

Address2:

Phone:

Alt. Phone:

Email: s.22(1) Personal and Confidential

Preferred contact method: Either

Request Details

- 1. Describe details (who, what, where, when, why): To the Mayor and Council,

I do not support this new proposal for the Arbutus Center Development. It is too high for the neighborhood , it negatively affects the view of the mountains and its way too dense of a project for this area.

I have seen countless car accidents on that strip of road and especially at Arbutus and 33rd. This project will create a nightmare for traffic.

Sincerely,

Barbara Gelfant
- 2. Type of feedback: Negative
- 3. Department: Mayor and Council
- 4. Were any other cases or service requests created as a result of this feedback? No
- 6. (Don't ask, just record - did caller indicate they want a call back?): No
- 7. Select category: Planning, Zoning and Development

8.	Select topic:	Arbutus-Ridge
9.	Specific area of concern:	Arbutus Centre Rezoning
10.	Neighbourhood:	Arbutus-Ridge
11.	Original Client:	Barbara Gelfant
12.	Original Email address:	s.22(1) Personal and Confidential

Additional Details

Map and Photo

- no picture -

EN

FYA to:

FYI to:

Dragnea, Irina

From: Gail Brown s.22(1) Personal and Confidential
Sent: Friday, July 06, 2018 6:33 AM
To: Public Hearing
Subject: Arbutus Centre Development - July 18 Public Hearing

Mayor and City Council

I strongly disagree with the proposal to allow and increased height for the Arbutus Centre Development.

The proposed height is out of character with the area and will protrude into the skyline to both overshadow the park, and block the views of the North Shore mountains from those homes to the east of the Arbutus Centre Development.

The proposal to increase the height should have been included in the initial plan. I suspect it is something they planned to do all along, but assumed that once the project was well underway it would be easier to attain than if they had included these proposals in the initial application. There is little point in the City approving a rezoning (2011) if developers are then able to ignore it and apply to build whatever they want. Arbutus Centre Development is taking a very "back door" approach with their application which will have a negative effect on the entire area.

I hope City Council denies this application

Gail Brown
s.22(1) Personal and Confidential

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Friday, July 06, 2018 9:28 AM
To: Public Hearing
Subject: CD1BlockC&DArbutus Viliage

To Whom it May Concern ... I moved into Arbutus Village 5 years ago ... at the time there was a wonderful plan in place (drawings, etc) for the future of the Arbutus mall ... this was to be finished by now (2018) ... instead we have no mall and continuing new plans as to how you will further wish to congest an area, which is already congested??? ... you have already shut down King Edward with bicycle lanes (there are no bicycles) and we can hardly get in and out ... now you want to bring more townhouses & apartments into the area and increase the amount of traffic??? ... this is hardly fair to the people who own & pay property taxes here so I am absolutely opposed to any further development to Arbutus Village ... the people of the present should not have their lives put on hold forever as the developers keep changing the playing field for more space so they can make more money ... this is exactly what is taking place and next week there will be a new plan???. It would seem that The City of Vancouver (where I have lived for 80 years) is only interested in making money, and not the least bit interested in protecting its citizens. Sincerely, Susan O'Bryan s.22(1) Personal and Confidential



Mayor and Council Feedback

Case number: 101011518495

Case created: 2018-07-03, 08:28:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Lisa Ross

Address:

Address2:

Phone:

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

- | | |
|---|---|
| 1. Describe details (who, what, where, when, why): | No to Arbutus Centre. Above height allowance, will negatively affect mountain view, too dense for area. |
| 2. Type of feedback: | Negative |
| 3. Department: | Mayor and Council |
| 4. Were any other cases or service requests created as a result of this feedback? | No |
| 6. (Don't ask, just record - did caller indicate they want a call back?): | No |
| 7. Select category: | Planning, Zoning and Development |
| 8. Select topic: | Arbutus-Ridge |
| 9. Specific area of concern: | Arbutus Centre Rezoning |
| 10. Neighbourhood: | Arbutus-Ridge |
| 11. Original Client: | Lisa Ross |
| 12. Original Email address: | s.22(1) Personal and Confidential |

Additional Details

Map and Photo

- no picture -



Mayor and Council Feedback

Case number: 101011518750

Case created: 2018-07-03, 10:01:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Rosalvnd Ross
s.22(1) Personal and Confidential

Address: [Redacted]

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|--|---|
| 1. | Describe details (who, what, where, when, why): | I do not support the Arbutus centre development proposal. |
| 2. | Type of feedback: | Negative |
| 3. | Department: | Mayor and Council |
| 4. | Were any other cases or service requests created as a result of this feedback? | No |
| 6. | (Don't ask, just record - did caller indicate they want a call back?): | No |
| 7. | Select category: | Planning, Zoning and Development |
| 8. | Select topic: | Arbutus-Ridge |
| 9. | Specific area of concern: | Arbutus Centre Rezoning |
| 10. | Neighbourhood: | Arbutus-Ridge |
| 12. | Original Email address: | s.22(1) Personal and Confidential |

Additional Details

Map and Photo

- no picture -

Dragnea, Irina

From: Josh Pekarsky s.22(1) Personal and Confidential
Sent: Friday, July 06, 2018 2:46 PM
To: Public Hearing
Subject: Rezoning Application for 2133 Nanton Avenue (Arbutus Centre)

Mayor and Members of City Council,

I am writing as a generally pro-development Shaughnessy homeowner to express my strong opposition to the proposal before council to approve an increase to the building heights in the Arbutus Centre Development at 2133 Nanton Avenue.

As is, the proposed development seems too dense for the site and out of scale for the neighbourhood. Please do the responsible thing and keep this project in line with interests of the city and neighbourhood; fear not, the developer will be just fine.

Being that I'm not generally a letter writer, and to validate my opposition as more than just NIMBY-ism, I also think tearing down 525 Great Northern Way would be a travesty. Vancouver is an amazing city that does so many things right, but blocking views and tearing down rare and vital cultural institutions is a bad look that risks turning the city into a boring and soul-less condoscape.

Let's be better than that. Ok?

Thank you for considering my views.

.....
Josh Pekarsky

s.22(1) Personal and Confidential



Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Friday, July 06, 2018 6:30 PM
To: Public Hearing
Subject: Rezoning Application for 2133 Nanton Avenue (Arbutus Centre)

I am owner of the townhouse shown below.

I am the vice president of the Arbutus West Townhouse community directly impacted by any change in the Arbutus Mall Development.

I will be present at the July 18th Council Meeting to support those who have strong arguments to the 2018 proposed amendments to the 2011 approved rezoning application.

I will express some of my own objections in a follow-up e-mail.

Looking forward to a constructive meeting on the 18th.

Peter Mey

s.22(1) Personal and Confidential



Dragnea, Irina

From: Tamara McCardle s.22(1) Personal and Confidential
Sent: Monday, July 09, 2018 10:48 AM
To: Public Hearing
Subject: Larco Development at 2133 Nanton Ave

Mayor and Councilors,

I am totally opposed to increasing density in Larco development at Arbutus Street and Nanton Avenue.

The building permit was issued more than two years ago and company must adhere to it.

Larco Development does not have any respect for the neighbors, citizens of Vancouver or the city laws.

As for the city zoning or rezoning – who make the decisions?? Whose opinion is considered? Developers' only?

Tamara McCardle

s.22(1) Personal and Confidential

Dragnea, Irina

From: Lesley Bentley s.22(1) Personal and Confidential
Sent: Monday, July 09, 2018 8:23 PM
To: Public Hearing
Subject: Arbutus Centre

Dear Mayor and Council,

I am writing to express the strongest possible objection to the proposed amendment to the rezoning of the Arbutus Village shopping area.

I have lived in the neighbourhood (2 blocks from the site) for 20 years. I was a regular participant in the process leading up to the 2011 plan and a strong supporter of the plan and the increased density.

I do not, however, support the proposed amendment to increase the density by adding an additional 113,519 sq feet and additional height from 8 to 12 stories. In fact, I barely understand how the change could be called an 'amendment' to the plan. It amounts to a whole-sale re do of the plan with absolutely no additional consultation. Just the massing on the plans comparing the 2011 agreement with the new 2017 application visibly shows how vastly different the two plans are. The height will definitely change the view from Quilchena Park, a view that interestingly the city seems to value in another city report on the development of the greenway, where that particular view is highlighted as a benefit of the greenway and a consideration in the Woodland zone of the greenway plan.

In a push to increase density in the city it is not prudent to just throw density at existing development sites. It is prudent to develop the density out under a sensible plan and more broadly across the neighbourhood. To that end I would strongly favour developments of the same scale as the 2011 plan all along Arbutus, on both the west and east side of the street from 33rd to 12th. It would be a very pretty, bright, light filled corridor and could add thousands of housing units. I would also encourage the city to do row houses along East Boulevard between 16th and King Ed. If you rezoned the actual street along there there would be plenty of room. Further, i would encourage you to allow redevelopment in Shaughnessy to allow row housing on existing properties, particularly those within 2 blocks of Arbutus, King Ed, Granville and other major arteries.

What I do not want to see is one development as a very high density island in the middle of the neighbourhood.

Very few additional truly affordable units will be added under the proposed change. Light will be limited by building heights and the entire project will be out of context and an eye sore.

Please do not let this happen!

Sincerely,

Lesley Bentley

s.22(1) Personal and Confidential



Dragnea, Irina

From: Elizabeth s.22(1) Personal and Confidential
Sent: Wednesday, July 11, 2018 4:35 PM
To: Public Hearing
Subject: Arbutus Centre (2133 Nanton Avenue and 4189 Yew Street)

I wish to register my vehement OPPOSITION to any changes to the development permit for this project. Specifically, one that would allow additional units and increased density on the site.

In my opinion, this is nothing but a cynical ploy on the part of the developer to side-step the permitting process. The news that an amendment was going to be requested *came almost as soon as the project had started*. To my way of thinking, that shows clearly that the developer had already decided to try and sneak through a change. Rather than being honest and presenting what they *really* wanted (and risk getting it scaled back or outright rejected), it feels like they decided to take the dishonest route: get a permit for a smaller project; then apply for an amendment, hoping that the city is gullible enough to “buy” their arguments (“shovels are in the ground; cranes on site – what’s the big deal?”). It is a BIG DEAL; particularly as public transportation is minimal in this area.

Given that there are to be “social housing units” and given Vancouver’s desire to be the “Greenest City in the World” by deterring private cars, it makes sense for the increased density to be focused on the Cambie Corridor, which is well served by the Canada Line.

Arbutus has the #16 bus, and it’s a trolley bus. This means it cannot be made into a double bus and that on icy and snowy days it often doesn’t run at all. I’ve frequently seen a line-up of 5 or 6 buses stuck at 33rd Avenue, unable to get up the hill to go southbound. And this is the bus that the city presumably wants everyone to use!

This process reminds me forcibly of the building of the “Canada Line” down Cambie. Remember that? The company was selected specifically because it WASN’T going to use a “cut and cover” method; it was going to charge more to tunnel through leaving the stores untouched. Right! Surprise, surprise, the other method “turned out to be too expensive – oops, our mistake”, and local store owners were put out of business.

There feels to be the same kind of contempt in the air: the developers “go through the motions”, but really have a very different agenda and a scorn for the “rules”. I have spoken to many local residents, who feel disillusioned and betrayed. They feel that, if you throw enough money at it, anything goes – who cares about getting the proper permit? – and that the city is more interested in making money than preserving neighbourhoods.

I urge you to reject any change in development permits for the Arbutus Centre.

R. Elizabeth Demner

s.22(1) Personal and Confidential

Dragnea, Irina

From: Stephen Rees s.22(1) Personal and Confidential
Sent: Wednesday, July 11, 2018 5:28 PM
To: Public Hearing
Subject: Arbutus Centre

Rezoning Application 2133 Yew Street by Larco

I am unable to attend the Public Hearing on Wednesday July 18

I am a resident of s.22(1) Personal and Confidential in Arbutus Village and thus directly impacted by this development. While the staff report universal condemnation of this proposal at the Open House, they are also recommending approval with conditions attached on the grounds that the proposal is in accordance with City policy.

This is a travesty of public consultation.

It is also a misstatement since City Policy now requires large developments to include 30% social housing. Larco's proposal to increase the size of part of its permitted development still only contains 20%.

It also ignores the conclusions of the Urban Design Panel which also recommended acceptance of the expansion but noted

There was a panel consensus that the original concept was the preferred choice. The second concept was a big change from the original. The original application was a better fit and blended in smoother. The current concept is too bulky especially with building D.

Then panel agreed there was a very significant addition of height and density being absorbed mostly on the western parcels which created a misbalance. The original concept was lost because the additional density has been dropped on one block, and should have been better distributed. A consequence was a large parcel created that is out of context.

A panelist noted there were fundamental issues with planning and massing of the entire space. If massing is properly planned in the first phase there would be better relation. There is a loss in transition down to the lower scale units. A panelist noted the site is in a real bowl which could be to the applicant's advantage.

Moving forward with the architectural expression the strong parti concept has been diluted as well. In the earlier models the parti was cleaner and simpler. A panel member suggested looking at the elevations to determine if they want to be closer or completely different from what is across the street. The elevations should be revisited to be a lot cleaner without losing elevation and height.

7 to 12 storeys created significant shadowing on the park, open space, and street. Yew Street will be completely shaded in the afternoon. The impacts are also significant on the view. Viewpoint is important and cannot be ignored. A big bulky building has a lot of negative effects on the neighborhood; in this case Main Street is too over shadowed. There are intrusions to public views in the City of Vancouver all the time however these issues are on the whole block.

Building C, on the west façade has so many different fenestrations and proportions. In general a calmer and boulder contemporary expression would be more successful. A panelist noted public views can be better distributed back to building C.

It is fundamentally contradictory to reach these conclusions but also permit the increase in development to proceed, since there is no way to ensure that the proponent will actually comply with the conditions. There are far too many examples in this city of developments which have proceeded on this basis where a developer has ignored some or all of the conditions and suffered no penalty.

If the developer is allowed to build at 12 storeys on this site there are at least six other sites in Arbutus Village which will then be subject to similar development proposals of equal or greater magnitude. Three sites adjacent to this development have recently been acquired for redevelopment. If council permits this development it will set a precedent for overdevelopment of this area which is utterly contrary to the policies set out in the documents cited by the City Report.

The design panel refers to a “parti concept”: this refers to the idea that a development must fit into its surroundings. It must respect the overall outline of the buildings and their arrangement. If planning as an urban activity is to have any meaning at all, allowing such an out of scale development cannot be allowed to proceed.

Stephen Rees MSc (Econ) BA
retired regional planner

s.22(1) Personal and Confidential



Dragnea, Irina

From: Geoff Gates s.22(1) Personal and Confidential
Sent: Wednesday, July 11, 2018 9:35 PM
To: Public Hearing
Subject: Arbutus Centre Development Rezoning (2133 Nanton Ave)

Dear Mayor and Council

Regarding the public hearing which is to be held on July 18th for the Arbutus Centre Development Rezoning (2133 Nanton Ave), I wanted to send my comments because I will be unable to attend.

I live in the neighbourhood of the Arbutus Centre and used the mall frequently before renovations began.

I am opposed to the rezoning of the Arbutus Centre Mall at 2133 Nanton Ave. which proposes to significantly increase the size of the development.

The larger proposed development would loom over the area and ruin beautiful mountain and ocean views from Quilchena Park and the Arbutus Greenway.

Council needs to send a message to developers that they can't bait and switch once a development is approved. The developer should stick to the original development plan.

Regards

Geoff Gates

Dragnea, Irina

From: Michael Bentley s.22(1) Personal and Confidential
Sent: Thursday, July 12, 2018 12:46 PM
To: Public Hearing
Subject: Notice of Public Hearing 2133 Nanton & 4189 Yew St

Dear City of Vancouver

I would like to attend the above public hearing on July 18 and would welcome the opportunity to have my thoughts heard or otherwise entered into the record for Councillors consideration.

I am an owner of a condominium at s.22(1) Personal and Confidential (where my mother-in-law lives) and my wife and I live near by on s.22(1) Personal and Confidential (since 2001).

We are regular users of Quilchena Park and the Arbutus Greenway and work and volunteer our time in Vancouver.

I am supportive, in the broad context, of increased density, including in my neighbourhood. I was supportive of the initial Larco application for buildings A and B at Arbutus Village, despite finding the presented architecture to be not only uninspired, but ugly and without character that fits with the area.

With regards to the amendments that give rise to the public hearing, I must register my opposition. The massing and scale as shared in the limited information that is available, are significant variations that should require consultation with neighbours, including sharing of architectural drawings and a model, so it can be visualized. Until such process is completed, I will be adamantly opposed, despite my support of the project as previously presented.

Michael Bentley

s.22(1) Personal and Confidential

Dragnea, Irina

From: Heiko van Eijnsbergen s.22(1) Personal and Confidential
Sent: Thursday, July 12, 2018 11:07 PM
To: Public Hearing
Subject: Nanton Yew Rezoning
Attachments: Nanton Yew Public Hearing1.doc

Dear Sirs,

I would like to speak at the public hearing scheduled for July 18, 2018 with respect to the rezoning application for Nanton Avenue and Yew Street. My name is Heiko van Eijnsbergen and I live at s.22(1) Personal and Confidential I attach a written submission which I intend to follow in substance.

Thank you,

Heiko van Eijnsbergen.

Submission by Heiko van Eijnsbergen to the Public Hearing scheduled July 18, 2018 of the rezoning application at Nanton Avenue and Yew Street.

We all know that 'we' have a serious housing crisis. What does this even mean?

Statistics Canada shows BC's birth rate in 2014 to be 1.41 births per couple and steadily declining. This means it takes two couples to have three children, four couples to have six children. These six children can form only three younger couples. When the original four couples die, these three younger couples can occupy only three of their parents' four residences. This leaves one of the four residences for someone else. Clearly it is not 'we' who have a housing crisis. Every generation 'we' make available 25% of our housing to others.

Obviously it is buyers from elsewhere who drive up prices here. And now to lower prices we want to zone more housing. For whom? So that more buyers from elsewhere can come and continue to drive up prices here. Some newspaper may pick this up and it could go viral.

Vancouver has been a nice place to live; so land prices are naturally high. But recently the prices have skyrocketed. Why? The airspace above us and the back yards behind us are being rezoned away to outsiders for a tidy fee to the city and a tidy profit to the developers. Of course that zoning give-away will drive up land prices. But why complain, we could all redevelop and get on the density gravy train.

I heard the city is getting up to \$17m for perhaps 100 units = up to \$170K ea. According to a Landcor Data Corp study, in Mission a 1,000 square foot condo sells for \$200,000. The same in Vancouver's West side is \$650,000. <https://www.rew.ca/news/2-bedroom-condo-prices-biggest-bang-for-buck-1.1341716> That looks like a \$400,000 profit, which the city of Vancouver and the developer share. Where does this free money come from?

Those of us who would like to continue to live here, both owners and tenants, pay heavily: We lose privacy, park space ratio, lawn and garden space, views, access to services and other amenities. We are subjected to permanent congestion, noise, and increasing threat of water rationing. Tenants are subject to having to move; and now even strata lot owners may be turfed out if a special majority wants to redevelop. 'We' are happily changing our peaceful neighbourhoods, which coexist with clusters of reasonable density, into a blanket of urban warrens. Yet, numerous studies including a recent one in Canada,

<https://www.cbc.ca/news/canada/british-columbia/the-happiest-people-live-in-rural-areas-study-finds-1.4671580>

show that people living in density are "significantly" lower on the 'happiness scale' than those with a reasonable amount of elbow room.

We who have lived here and would like to stay, owners and tenants, we are the suckers in this density game, sacrificing our amenities for nothing. Owners and tenants alike get no

compensation at all for the adverse consequences I listed. Instead we get to pay more on top of it all. Rents go up; property taxes go up, and new taxes are being invented.

Densification is not a panacea but a blight.

If developers were asked to pay for all of the so far uncompensated effects of increased density the profit would be much reduced, if not eliminated. That part of land value which consists of cheap development potential would be reduced towards near zero. Housing prices could return to their natural market value. As well, perfectly functional existing residences would not be torn down. There would be less incentive to replace perfectly good and spacious units by brand new accommodation which is either much reduced in space or at higher prices or rents. Stop the near free giveaway to developers, and the quick cash grab by the city; and there is no crisis.

I suggest that the crisis is manufactured opportunistic hype. It is a mantra to get on with massive rezoning. And the permits, the pressure to hurry, hurry is of panic proportions. Get those permits out; never mind looking at what you are really doing.

Heiko van Eijnsbergen

s.22(1) Personal and Confidential

Dragnea, Irina

From: David Cunningham s.22(1) Personal and Confidential
Sent: Thursday, July 12, 2018 9:22 PM
To: Public Hearing
Subject: Rezoning Application - 2133 Nanton Avenue (Arbutus Centre)

I would like to provide my comments on the subject rezoning application.

No.

This Larco development has already been through the process and the approved building is too tall for the area.

To add further height would be ridiculous and block sightlines from the Arbutus Greenway. Not to mention that it makes a complete mockery of the city's rezoning process.

Let them build what has already been approved, but no more.

Thank you,
David Cunningham

July 13, 2018

City of Vancouver, City Clerk's Office,
453 West 12th Avenue, Third Floor,
Vancouver, B.C. V5Y 1V4

Attention: Mayor, Council and
Planning and Development Services

Re: Rezoning Application to Amend CD-(642)
2133 Nanton Avenue (Arbutus Centre)
Vancouver, B.C. V6L3O4

I live at s.22(1) Personal and Confidential Vancouver, B.C., a building which is located immediately adjacent to the southwest of Arbutus Centre.

My concern is the impact on the residences in s.22(1) Personal and Confidential particularly on the east and north side of our building, that the proposed 8-storey building on the southwest edge of Block D, would have.

In the Arbutus Village Centre Policy Statement, there are several guidelines for development of the southwest edge of Block D that should be considered with regard to this residential building.

From 2.4 "Provide a built form that **respects adjacent sites**, Arbutus Village Park and view from public spaces."

"Building Heights and Transitions

Site redevelopment should include a variety of residential building forms including mid-rise and **rowhouse/townhouse** forms in appropriate areas of the site. Building heights **should not generally exceed 6 storeys**. However, with appropriate terracing, responses to potential view impacts and the existing grade changes on the site, 7 and 8 storey buildings could be located **centrally** within the development. **Seven and 8-storey forms** may be considered in **three locations: the eastern edge of Block D and the western and southern edges of Block A.**

Along with a **central** concentration of massing, **terracing** of the massing should occur along the north, south, northwest and **southwest edges** to create a **transition** to the surrounding community, the park and **adjacent residential developments**. The terracing stepping down toward the edges of the site should be **generous in scale** and bring **massing down to a 2 and 3 storey scale.**"

In Larco's Rezoning Application to Amend CD-(642), under their heading: 'Housing Rationale', they state:

*"Through careful redesign, the architectural team has been able to provide an **increase** in the overall residential space located to the **West of Yew Street**. The overall **layout of the buildings remains consistent with its original plans** but it does represent an, increase of approximately 9,200 square metres of residential use."*

And under their heading: 'Neighbourhood Need', they state:

*“It should be noted that with the proposed plan, the **layout of the buildings** remains **consistent** with the **original rezoning** of the property”*

However, this does not appear to be the case. The architectural model which was on display at the Open House held in February, 2018 and the photos of the proposed Amendment show that the layout of the buildings are **not consistent** with the original plans or with the original rezoning of the property. They show an 8-storey tower on the southwest edge of Block D. **This location is not included** as one of the locations in the Arbutus Centre Policy Statement. Also, the 8-storey building is **not stepped** in the application for amendment and has been **oriented to the southwest to face directly at the building at** s.22(1) Personal and Confidential

The Arbutus Centre Policy Statement states under 'Relationship to Adjacent Developments',
“**Block D**

This Block is bounded by Arbutus Village Park along its north and northwest edges and **private** development along the **southwest edge**. The siting and massing along the **southwest edge** of Block D should provide a public greenway connection to the park. A **setback of 13 metres** is recommended to not only provide sufficient room for pathway and tree planting, but also in **consideration for outlook and relationship with the existing 6-storey residential building to the southwest**. Along the north and northwest edges, a setback of about 6 metres should be provided to allow for the path width, planting and retention of trees, and to allow for private outdoor spaces and a comfortable relationship of dwellings to public space.

These setbacks are subject to **increases** required for emergency response purposes.

To enhance the interface with Arbutus Village Park, the building design should have generous terraces stepping down to the Park.

Townhouses of 2 – 3 storeys with front door leading to a publicly accessible path are recommended along the northwest and **southwest edges**, with the **bulk of the massing located along the new street edges of the development.**”

The Larco Application to Amend CD-(642) states under 'Design Rationale',

*“The building forms vary from **4 storeys** where located **near neighbours** and Arbutus Village Park, rising in a **stepped form** to 8 storeys on Block C and 12 storeys on Block D. These new forms, although higher than approved in the 2011 zoning are compatible with that of the **apartment buildings** on sites **immediately adjacent** to Arbutus Centre. The buildings that are located on the **edges** of the Arbutus site have been terraced in order to reduce their scale and to ensure adequate light penetrates into adjacent properties. The higher building forms of 8 and 12 storeys have been carefully located towards the extreme portions of the site along **Yew Street extension** so as to minimize overshadowing on neighbourhood sites.*

In addition to normal balconies, large terraces will be included in the buildings of Blocks C and D in response to the stepping of the buildings near the edges of the site.”

Once again, this is not consistent with the Arbutus Centre Policy Statement nor is it true. There are no townhouses proposed on the southwest edge of Block D, the building form is not 4 storeys near

the existing 6-storey building to the southwest, s.22(1) Personal and Confidential nor is it compatible with this building which is located immediately adjacent to Arbutus Centre. The building which is proposed, is **not rising** in a stepped form to 8 storeys and **has not been located along the Yew Street extension or has been terraced**. The only terrace is on its roof.

It is also noted that in Larco's Rezoning Application to Amend CD-(642), Section 12, 'Site Plan Setbacks', for the southwest side of Block D, they propose a setback of **just 6 metres**. The Arbutus Centre Policy Statement requires a setback of **13 metres**, subject to increases. The Amendment proposes to bring the 8-storey tower **7 metres closer** to the existing apartment building at s.22(1) Personal and Confidential

In summary, the Arbutus Centre Policy Statement stipulates that development of the Arbutus Centre should respect adjacent sites, should not generally exceed 6 storeys, there should be a setback of 13 metres and 8-storey buildings should be centrally located. The southwest edge of Block D is not suggested as one of the locations. It recommends terracing and townhouses along the southwest of Block D to create a transition to adjacent residential development and bring the massing down to a 2 – 3 storey scale and a 13 metre setback in consideration of the 6-storey residential building to the southwest.

In the Rezoning Application to Amend CD-(642), which included the proposed 8-storey building on the southwest edge of Block D, these guidelines have not at all been considered with regard to the existing residential building to the southwest, s.22(1) Personal and Confidential

The 8-storey building is not compatible with the apartment building to the southwest, s.22(1) Person s.22(1) Personal and Confidential which is immediately adjacent to Arbutus Centre. It is 7 metres closer, the layout and new form of the building is not consistent with the original zoning, it is not centrally located, nor is it terraced to the southwest and **is oriented at an angle to the southwest** which would allow its occupants to look directly into the residences, including bedrooms, of the s.22(1) Personal and Confidential building. This would result in an unacceptable invasion of privacy of the residents who would have to have their windows covered 24 hours a day; diminish the real estate value of the suites; greatly impact the enjoyment of living in their homes and cause an unhealthy level of stress. The majority of the owners in s.22(1) Personal and Confidential are seniors and have lived here for many years.

Larco's Application to Amend CD-(642) shows a blatant disregard for the Arbutus Centre Policy Statement guidelines and a total lack of consideration for the residents of 2101 McMullen Avenue and should not be approved.

Yours sincerely,

Dorothy F. Dolphin,
Owner,

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Craig Wilkinson s.22(1) Personal and Confidential
Sent: Friday, July 13, 2018 4:56 PM
To: Public Hearing
Subject: 2133 Nanton Ave and 4189 Yew St

I oppose the amendment to CD-1 (642). I live in the building right next door to the development. The increased height will cast our building in shadows the first half of every day, year-round. Nothing in this neighborhood comes close to the height of the proposed development.

The increased density will have a negative effect on this very quiet neighborhood.

Please vote NO to the requested amendment.

Thank you.

Craig Wilkinson

Kennett, Bonnie

From: Colette Cada (FKA Ward) s.22(1) Personal and Confidential
Sent: Saturday, July 14, 2018 3:11 PM
To: Public Hearing
Subject: 2133 Nanton Ave and 6189 Yew Street - Arbutus Centre

I am a resident and owner who lives directly beside the proposed development. I'd like to express my concerns to the current application in question.

I believe the increase in density to a maximum of seven stories is acceptable, however this proposal of 12 stories, pushes the limits for the current neighbourhood based on the following factors:

- insufficient parking for the current community with the increased density
- traffic flow will be compromised
- the proposed height restricts view and increases the shadow percentage
- lack of amenities that is proportionate to the original approved development plan
- approval of this application sets the precedence for future developments and creates a new standard of density that is unacceptable for the community
- decreases property value as the community is changing to mass density

For these reasons, I protest the application being considered under the Arbutus Centre Policy Statement, the re zoning policy for sustainable large developments and the City's Housing Vancouver Strategy.

Please maintain the original development plan that the neighbourhood has been lead to believe will be developed. Do not allow the rezoning.

Thank you for your attention.

Sincerely,

Colette Cada
s.22(1) Personal and Confidential

Kennett, Bonnie

From: Margaret Hanson
Sent: Saturday, July 14, 2018 9:02 PM
To: Public Hearing
Subject: Rezoning Application - 2133 Nanton Avenue (Arbutus Centre)

s.22(1) Personal and Confidential

I'm writing to express my opposition to the application by the developer (Larco) to amend the existing CD-1 By-law for the site at 2133 Nanton Avenue (Arbutus Centre).

I oppose this amendment for the following reasons and respectfully request that you reject it when it is brought to you for approval.

- The increase in height to 12 stories and the increase in the building mass will intrude significantly into the view from Quilchena Park. The fact that the building mass will not intrude above the highest mountain ridge lines doesn't make it acceptable.
- The increase in built form as shown in Appendix D of the staff report is significant and makes the new development appear absolutely massive. It will be far more out of character with the surrounding neighbourhood than it was before.
- The increase in height and massing as currently proposed will have significant shading impacts. The staff report contains vague statements about "reducing the impact", but really, this impact needs to be eliminated altogether in order to ensure that the new development remains a pleasant and inviting place to live.
- The significant reduction in office space will further reduce the opportunity for people to live close to where they work.
- The increase in the number of units will result in additional traffic and in additional cars being parked on the surrounding streets, as the number of parking spaces provided in the development is unlikely to accommodate the number of cars that the new residents will bring to the neighbourhood.

In addition, the developer's attempt to create a sense of urgency for the review and approval of this application by including a request to increase the height of buildings that are already under construction is both specious and self-serving.

Regards
Margaret Hanson

Kennett, Bonnie

From: boo byrom s.22(1) Personal and Confidential
Sent: Sunday, July 15, 2018 11:05 AM
To: Public Hearing
Subject: Arbutus village

Mayor and City Council; I am totally opposed to the changes for the Arbutus village Development. It was agreed to by the city council of a specific height and density in 2011.

In raising the height of the proposed buildings it will overshadow the park and other buildings to the west.

As to the densification there has been no infrastructure developed along with the hundreds of buildings going up in our city. Have you driven through the city lately the traffic is unbelievably congested. What about schools, hospitals, and recreation centres for these people.

You say there will be more low cost housing, at what price? Most young people on two incomes can't afford what is out there now. Are these places being offered to off shore people who will leave them empty as they don't want anyone in their spaces before they sell them. What about the money laundering that has been going on in our city.

You all should be ashamed of selling out our city for your GREED.

What has happened to the values that we once held in this city.

I am totally against this increase in the Larco development.

Boo Byrom

s.22(1) Personal and Confidential

Kennett, Bonnie

From: aoi sakaya s.22(1) Personal and Confidential
Sent: Sunday, July 15, 2018 11:13 AM
To: Public Hearing
Cc: Aoi
Subject: Larco's non-respect of the City approved plan

To the Mayor and City Council:

I understand that Larco Development has requested to change the ALREADY AGREED UPON development plan of the Arbutus Centre. Now they want to increase the height and the size of the 4 buildings.

We, the affected residents, and the City Council members, have spent more than enough time to review Larco's applications over the years, and Larco received the City permit, and the construction has been going on. The APPROVED plan should be adhered to. You should not GO BACK to what the developer wanted in the beginning. The City must not WASTE all the time and efforts of us, the residents, to reach the City's Approval given the developer.

I hope our current City Council will not disappoint us by SIDING YET ANOTHER DEVELOPER, ignoring the fair process we, the citizens, and you have taken. I hope you are not the same old government FOR DEVELOPERS and IGNORING US.

Respectfully submitted,

(Ms.) Aoi Sakaya

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Farhat Khan s.22(1) Personal and Confidential
Sent: Monday, July 16, 2018 9:55 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Arbutus Centre Devt Public Hearing July 18

Please note that I do not support the proposed 6 amendments (as listed on the postcard) to CD-1(642) (Comprehensive Development) District to increase the height of building blocks C and D.

There has already been significant public consultation on this development. Further, arranging a public hearing at the height of summer when many residents most affected are away seems very calculated.

Again, I do not support any of these amendments.

Regards,
Farhat
Arbutus Village Resident

Kennett, Bonnie

From: Richard Bereti **s.22(1) Personal and Confidential**
Sent: Monday, July 16, 2018 9:58 AM
To: Public Hearing
Subject: Arbutus Centre

I am opposed to the rezoning of the Arbutus Centre Mall at 2133 Nanton Ave., which proposes to significantly increase the size of the development.

Please inform me of all avenues for providing my input, now and in future.

Regards,

Richard E. Bereti
s.22(1) Personal and Confidential

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