

**From:** Rosalind  
**To:** [Public Hearing](#)  
**Subject:** Arbutus rezoning development amendment July 18/18  
**Date:** Wednesday, July 18, 2018 3:24:09 PM

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Enough is enough. City Council is elected by the citizens of Vancouver **not by** Larco Development. Larco has substantially increased their density since the project was initiated, with each application for change, to date, being approved by City Council in spite of wide spread opposition by the residents of the Arbutus Corridor.

Enough is enough. It is time for City Council to be respectful of ordinary citizens' concerns, all of which have been well documented in response to previous applications by Larco.

Enough is enough. Listen to the community and defeat this amendment.

Thank you,  
Rosalind Karby

s.22(1) Personal and Confidential .

**From:** Adrienne Clark  
**To:** [Public Hearing](#)  
**Subject:** Arbutus shopping center amendment  
**Date:** Wednesday, July 18, 2018 3:26:15 PM

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This has been presented extensively over the last forty years. No way will this development amendment comply with undertaking of preservation of public views from Quilchena Park. Low cost will never be achieved in this development. The demolition of older buildings, traditionally inhabited by lower income residents as the building ages, will inevitably lead to higher costing rebuilds.

Amendment of this permit will be a shameful abuse of process and entirely predictable underhanded &\$\$\*!

Adrienne Clark

Sent from my iPad

**From:** Ted Upward  
**To:** [Public Hearing](#)  
**Subject:** Proposed Rezoning of Arbutus Centre  
**Date:** Wednesday, July 18, 2018 3:59:11 PM

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The recent request by Larco Investments to amend the previously approved project and increase the allowable floor area and corresponding height of the Arbutus Center is absolutely unacceptable

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It violates the trust that we (the neighborhood) have had in the consultation process for changes in our neighborhood.

Previously there was an arduous original planning process that arrived at a consensus of total floor area, and most importantly an acceptable maximum building height.

The existing tallest buildings in the immediate area are all maximum 6 floors, with one exception of a 7 floor building located at Arbutus and 33rd Ave.

Proposing to Increase the new building heights to 197 ft (Block C), and 236 ft (Block D) is an outrageous intrusion into the general character of the neighborhood, and particularly disturbing as it is now proposed at the last minute, to override the previous consultation and project approval.


I have no objection to the original approved project that included a modest increase in maximum building height to 7 floors, and certainly endorsed the addition of affordable rental accommodation, but, not at the cost of this renewed zoning application, to **"significantly" extend the vertical building height to 12 floors !!**.

Please reject this amendment. The **original project was approved !!, with due process.** and must be sustained.

Thank you for your consideration.

Ted Upward

s.22(1) Personal and  
Confidential



**From:** Howard Karby  
**To:** [Public Hearing](#)  
**Subject:** Arbutus rezoning development amendment July 18/18  
**Date:** Wednesday, July 18, 2018 4:15:57 PM

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Surely there comes a time when the City of Vancouver listens to their residents (the community) in priority to the developers who operate here. In the case of this proposed amendment requested by Larco to increase the number of residential units on their site from 200 to 250 (after getting it amended to 200 from 150), it is time for the City of Vancouver to say no.

I know that we are desperately short of all kinds of housing and in particular rental housing. I think that the agreement by the City of Vancouver to allow 150 residential units a few years ago recognized that fact. Many of us, residents of the neighbourhood, listened closely to Larco's presentations at that time and many of us essentially supported that many residential units not because we need 300 – 400 new neighbours but in recognition that even though that increase in the density of the neighbourhood was important to our City even at our own sacrifice. The community was induced to approve the agreement for the construction of 150 residential units in negotiations among Larco, the City of Vancouver and the community and was a part of the bargain made among Larco, the City of Vancouver and the community.

Notwithstanding that fact Larco is back for another change, the last two times against the reasonable desires of the community and breaching the undertakings made in the negotiations among Larco, the City and the community. It is time for the City to show some integrity in addition to showing some respect for the community. If not why not approve 750 residential units. After all, that would be three times as effective at combatting the shortage of rental residential housing as their present application provides. There is a balance and Larco has tipped the balance. Don't be a part of their lack of integrity just to be a partner in an increase their profit.

**Howard M. Karby**

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Confidential

[Redacted]

[Redacted]

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**From:** Nancy's Private  
**To:** [Public Hearing](#)  
**Subject:** Re: Proposed Rezoning of Arbutus Centre  
**Date:** Wednesday, July 18, 2018 4:39:52 PM

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I am a resident affected by the rezoning proposal. I am greatly opposed and concerned to the increased building height requests and how the density will affect the roads and community transit. This area is not set up to support this number of people. The congestion on King ed . and Arbutus is already Bad !!!

Nancy

> On Jul 18, 2018, at 4:35 PM, Nancy's Private s.22(1) Personal and Confidential wrote:  
>  
> Hi I am a resident  
>  
> Nancy

**From:** Thomas Chan  
**To:** [Public Hearing](#)  
**Subject:** Proposed Rezoning of Arbutus Centre  
**Date:** Wednesday, July 18, 2018 6:22:32 PM  
**Attachments:** [image001.gif](#)

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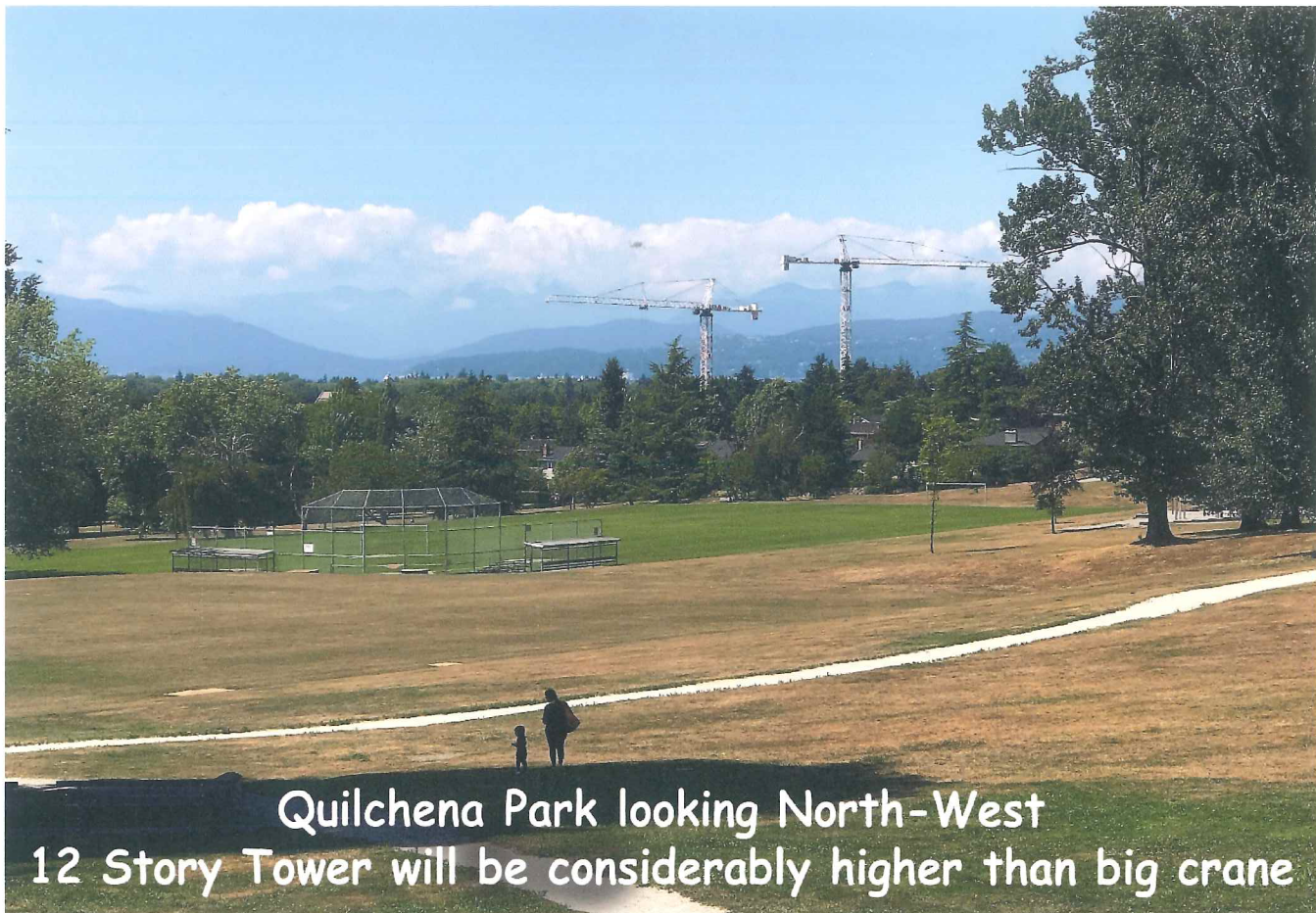
Dear Sir/Madam,

I am a s.22(1) Personal and Confidential owner, and I would like to state that I oppose to the proposed rezoning. The reasons are as stated in the presentation by Mr. Tom Hughes in the Public Hearing tonight at Arbutus Centre. It is the 5<sup>th</sup> item on the agenda. Please consider all the points made carefully for the benefit of the residents of Arbutus Village and of the City of Vancouver. Thank you.

Regards,

Thomas Chan

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## **CD-1 text Amendment: 2133 Nanton Avenue and 41 Yew Street (Arbutus Centre)**

My name is **Peter MEY**, and I am Vice President of the Arbutus West Strata Council. The 40-home Arbutus West Complex is located just south of the planned Arbutus Mall. I, together with many of our residents in our complex, am against the subject proposed amendment.

### **My main concerns are the following:**

- The newly proposed height and mass of the 4-tower complex is in total disequilibrium with the current neighborhood of school ground, townhomes and single residential dwellings (see provided pictures).
- A twelve-story tower will set the standard for any potential future developments in the neighboring areas, currently occupied by townhomes and condos, with the risk of becoming a sterile Metro-Town type suburb.
- Increased floor space does not fully incorporate adequate parking facilities, which are very much insufficient in the current plan, resulting in cars flooding Yew Street and Eddington and possibly beyond. Cars left out in the streets overnight will invite vandalism.
- There will be too much residential space for the minimal commercial development, including restaurants.
- The 2-lane Yew Street extension will be flanked by very high vertical building walls, creating a dark, windy and life-less semi-tunnel, totally unattractive for any foot or bicycle traffic. The same arguments go for the E-W Public Plaza and the walkway between towers A&B

**CONCLUSION:** The 2011 development plan was an acceptable compromise between the need for more rental residents without unduly destroying the current calm and airy neighborhood. Adding considerable more height and mass to the agreed 2011 4-tower complex will be a thorn in everybody's eyes and will destroy the living quality for the current long-time residents in the area.

I, and many of our residents in the Arbutus West complex, recommend abandoning the proposed amendment of higher and more massive towers C & D.

**Peter MEY,**

Vancouver, July 18<sup>th</sup>, 2018

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