

June 30, 2018

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

Re: Proposed Amendment to CD-1 (652) (Comprehensive Development) District – Arbutus Center

To Vancouver City Council,

We the undersigned residents and taxpayers living in the Quilchena neighbourhood adjacent to the development known as Arbutus Center ("the Mall") at 2133 Nanton Avenue and 4189 Yew Street Vancouver wish to voice *our opposition* to any further amendments to increase the height and density of the Mall.

Specifically we object to increasing the height of Block C and Block D. The proposal for Block D proposes to add about five stories to the height of the current plan. It is extremely unlikely that any of these units will be social housing. A walk around our neighbourhood shows that the current building heights, at a maximum of 7 stories, blend in well with the tree canopy and keep our family neighborhood green and the concrete jungle at bay. The North Shore mountains and views to the west of our beautiful city, will be forever destroyed by higher concrete buildings. This amendment will further erode the peace, quiet, security and general livability of our neighbourhood. The traffic and noise from Arbutus Street is already intrusive at current levels of traffic volume, this will increase with the current development, and then again if this amendment is passed.

We recognize that additional density will have to be accommodated in all neighbourhoods of Vancouver as the city changes and grows and demands on housing ebb and flow, local residents and our neighbourhood organizations (i.e. ARKS) have worked diligently with the City and developer to arrive at the agreement that is the current development proposal today. The explanations provided by the developer for increased density appear disingenuous and hide behind current hot button issues like providing more social housing and below-market housing. One of the supposed aims of this project originally was to address the demand for homes by local residents who are downsizing and wish to remain in the neighbourhood, and yet all the units being built are rental. How does this make any sense? We believe it is another example of "speculation"; the main reason for this amendment proposal is that the developer has determined that market conditions are such that they can make more money. It is as simple as that.

The new transit line along the Broadway corridor is sure to provide more opportunities to address our affordable housing shortage, without raising the same issues we have here.

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It is our view that the current existing development permit is a good compromise worked out by the residents who live here, the City, and the developer . Requesting further changes after the project is well on its way is an egregious betrayal of the original agreement and extremely unfair. If one were cynical, one might suggest the only reason is greed and profit.

To be clear, we do not want any further changes to the height and density of this project, and we think that the reasons given for the amendment are duplicitous.

We appeal to City Council to hear our voices, the concerns of the citizens and taxpayers who live in this neighbourhood, and to defeat this proposed amendment.

Sincerely,

NAME

ADDRESS

SIGNATURE

Tom Jung
 VIOLET JUNG
~~Harriet~~
 Ann Gluck
 Jack Gohby
 Mogra Dhaliwal
 Reg Dhaliwal
 John MacLachlan
 Marwen MacLachlan
 LARION GEROS
 Jim Geros
 CLIFF KEARNS
 David Tisza
 Dimitri Butten
 C. Permac
 Helen Katalan

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June 30, 2018 letter to city of Vancouver opposing amendment to CD-1 (652) Arbutus Center

Pauline Lee
Shirley Baines
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Brian Stone

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and

VICENTE + MARIA PACHA

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Wendy Yoshida

RICHARD HOLDAWAY

Heather Holdaway

MARTHA IRWIN

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