

Good Evening Mayor and Council,

My name is Octavian Cadabeschi, and I am here representing UNITE HERE Local 40, the union for hospitality workers in British Columbia. We represent thousands of hotel and food service workers throughout Metro Vancouver, many of whom work in downtown hotels and other local establishments.

Affordable housing is an important issue for our members. Though our union has done much to transform the hospitality industry into good jobs that our members can rely on to raise their families, the speed at which the cost of housing has increased over the past decade has made it increasingly difficult for our members to keep up. Many downtown hotel workers, like many other working people across the city, increasingly feel the pressure to move to places like Surrey, Burnaby and beyond, in search of more affordable housing. Ironically, many hotel owners in Vancouver are also major developers, and Larco is no exception.

We have taken a closer look at this rezoning amendment for 2133 Nanton Avenue , and we are critical of the way that Larco seems to be using the housing crisis as an excuse to ask for more height and density for the Arbutus project so that they can include more space for market units.

We do not believe that the developer's proposed rezoning amendment for Arbutus Centre constitutes a significant offer of affordable housing for working families. Moreover, the developer's proposal backtracks on an agreement with local residents and we believe that the city may be undermining its own planning process if Council were to approve it.

In 2011, Larco received approval of their original rezoning proposal after years of consultation with the community. This allows them to build 500 residential units, 400 of which are strata units and 100 units set aside for social housing. Larco now says they see an opportunity for more rentals at this project, and with that we agree. Yet, in exchange for more height and square footage, the developer is only committing to 91 secured units - a fraction of the project's total units. Larco's proposal will leave up to 401 units as strata housing – in other words, more condos - that do little to relieve the City's housing crisis.

We commend the city for having reset their housing policy in order to prioritize affordable housing for

lower and middle income residents. City staff recognize that the city has been producing too much high end investment property and not enough housing for lower and middle income residents. We appreciate that City Staff and Council are prioritizing the creation of affordable housing options for residents, rather than simply expanding supply.

Last month, for example, the City amended their large development site policy to call for 30% of the units to be set aside for social and below market housing. Yet, even with additional units added to Larco's new proposal, the entire project's social and below-market housing contribution will remain at only 22%. The Arbutus development is a major development project. Why isn't the City urging the developer to raise the entire project's social and affordable housing contribution to 30%?

The need for more social housing units in this development is particularly pressing because of the way social housing is currently defined by the city: Only 30% of the 125 social housing units that would be given over to the City are required to be rented to low income residents. The remaining 70% will remain out of reach for many hospitality workers, working families, or for working class seniors.

The amendment does include a proposed 1049 Square meters of below-market rentals, but the city should insist that a minimum of 10 percent of the entire project should include below-market rentals.

As it stands, we do not believe that Larco has offered enough to warrant approval of an unpopular rezoning amendment. Furthermore, we expect that few hospitality workers – some of whom work for Larco and some we represent - will be able to afford to live in this development as currently proposed.

Too many working people have been squeezed out of Vancouver as a result of a largely market-driven approach to housing development. Vancouver's affordability crisis is still raging. We want Council to demand that developers produce housing affordable for working families.

Mayor and Council, if you allow this rezoning as it stands, you will be giving this developer a pass.

As I stated previously, Larco appears to be using the housing crisis as a pretext to obtain approval on added height for market units, while adding too few affordable units. It is clear how the developer would benefit from this arrangement, but it is harder to see the benefit for the City's embattled residents who struggle to find affordable housing.

By allowing the amendment, you would also be giving Larco permission to go back on a negotiated agreement with local residents that came after years of community consultation. The benefits of making that decision is not worth the cost, as it will further erode residents' trust in the planning process. You will likely hear that complaint from a number of the residents who have come to make their statements before you today.

Mayor and Council, we call on you to stand with residents instead of developers. Please demonstrate that, you are willing, as recent housing policy suggests, to make substantial affordability demands from this developer. Do not allow them to increase their property's density and generate more profit in exchange for only a token number of rentals and affordable units.

Instead, we ask Mayor and Council to vote NO to Larco's current proposal, to press for more negotiation with local residents, and to demand a more significant affordable housing contribution from Larco. We urge the city to consider a higher number of secured rentals, and that the social housing and below-market housing component of the entire development be brought up to the 30% standard that Council recently approved for large projects.

-THANK YOU-

City of Vancouver – Public Hearing

July 18, 2018 – Item 5

**Text Amendment: 2133 Nanton Ave & 4189 Yew St
(Arbutus Centre)**

Speaker Number 4

Name: Tom Hughes

Organization: Strata Plan VR 222
Arbutus Village - Phase 3
Vine St, West King Edward Ave & Yew St

Position: Reject - Strongly Opposed

Acknowledgement

I would like to start by acknowledging that the land that Arbutus Ridge is located on, including **Arbutus Centre, Arbutus Village Park and the 6 adjacent strata communities known as Arbutus Village, are on the unceded traditional territory of the Musqueam First Nation (x^wməθk^wəy̓əm).** They are our nearby neighbours.

Introduction

- Many documents have been generated including Council approved 2005 ARKS Community Vision & 2008 Arbutus Centre Policy Statement, as well as subsequent zoning applications – all with extensive involvement by City Planners.
- A thank you to all those citizens that care – including City staff and leaders.
- My only request is that our City leaders keep an open mind.
 - **Arbutus Centre will be here a long time.**

History of Arbutus Village

In 1886 CPR was given 5300 acres in Vancouver by the Provincial Government in exchange for the development of the transcontinental railway stretching to Vancouver.

By 1968, Marathon Realty, the development arm of the CPR, was poised to develop this swampy 40 acre site as one of Western Canada's largest shopping centres.

This plan for a \$20 million centre was immediately opposed by a local group, the Arbutus-Quilchena Homeowners' Association, which was specifically formed to fight Marathon's plans. Lawyer **Jack Volrich**, later Vancouver's Mayor, was the leading spokesperson for the group and attributed the controversy as the impetus for his political career.

The development controversy lasted for four years and resulted in a much scaled down shopping centre, mixed housing and the dedication by the developer of parkland at a cost of \$100,000 which was turned over to the Park Board in 1977.

<https://covapp.vancouver.ca/ParkFinder/parkdetail.aspx?inparkid=1>

What are the issues?



- In 2010 Larco said the development would be “a new **heart** in the Arbutus neighbourhood”.
- We want a vibrant heart that works well with the rest of the **body** – the Arbutus Ridge community.
- The “heart” approved by the City in 2011 was a good one – Larco’s proposed new heart is not. It’s real purpose is to make much more money for Larco. It is not about more housing.
- What is being proposed and how it is being proposed are of great concern.

Arbutus Centre Policy Statement

- The Policy was central to 2008-2011 zoning efforts for entire site.
 - 2009 – application withdrawn – exceeded policy
 - 2010 – application more in tune with policy
 - 2010/2011 – *significant engagement between Larco, Planning Department and concerned citizens*
 - 2011 – approval of new zoning for entire site
- 2017 zoning application for smaller western portion of site.
 - Proposes tall & bulky buildings – completely contrary to policy & implied agreement with Arbutus Ridge citizens.
 - Proposes much more than withdrawn 2009 application.

Arbutus Centre Policy Statement

The basis for zoning approved in 2011.

REZONING APPLICATION Larco Nov. 2010

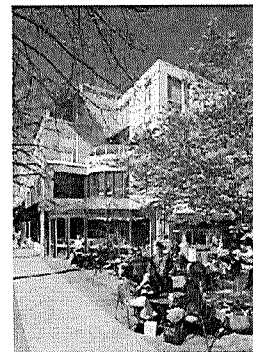


HISTORY OF THE SITE

- 1970s Arbutus Village planned and built with an integration of housing, commercial retail, office and parkland.
- 2008 Shopping Centre has reached the conclusion of its useful life. Land is far better to higher and better use.

POLICY STATEMENT

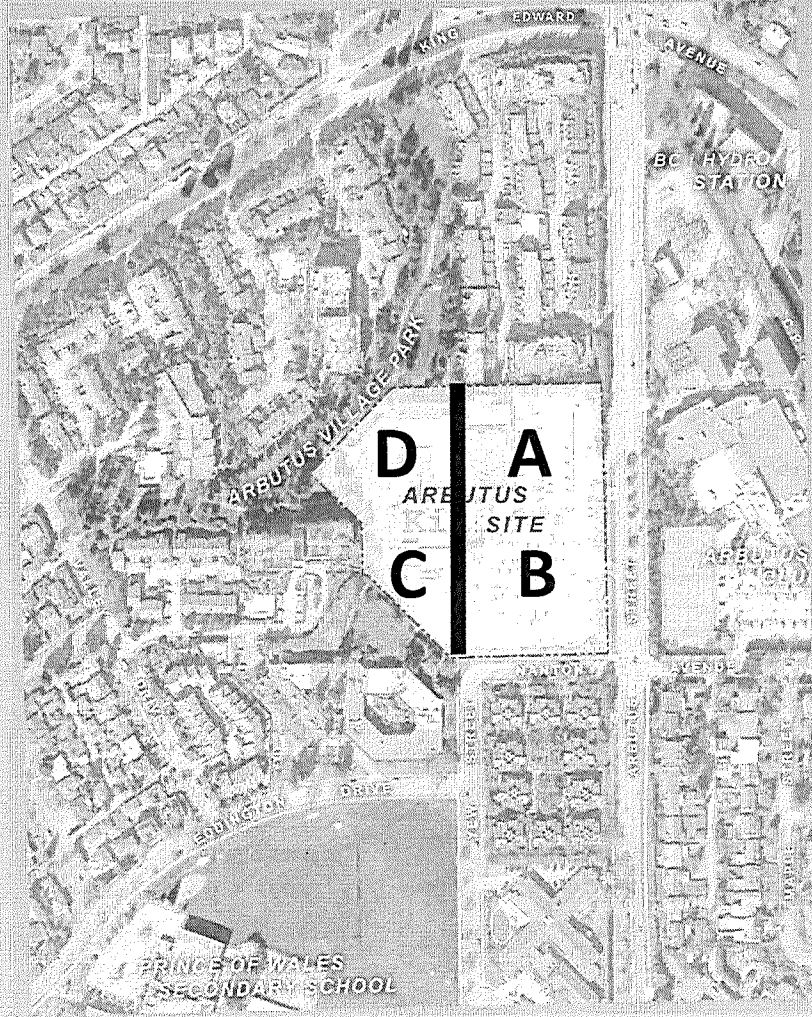
- 2008 Larco Investments Ltd. in collaboration with the City of Vancouver undertook a policy review establishing overall goals for the project, its general form and massing. The result was the Policy Statement approved by Vancouver City Council. This process readied the site for this rezoning application.



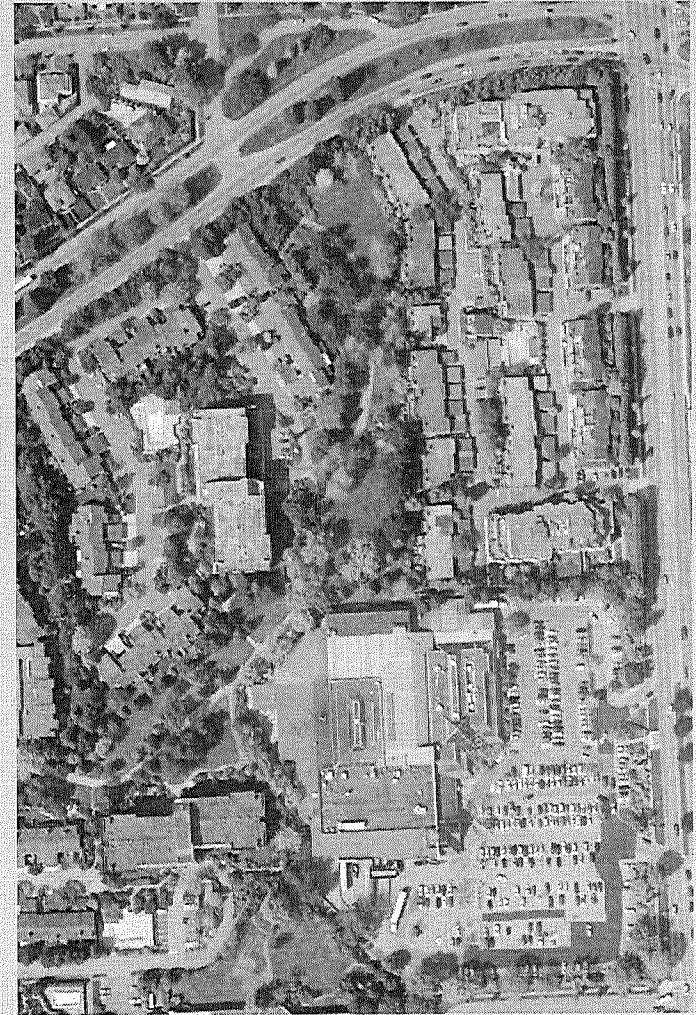
A Comparison - 2011 to 2018

- Current zoning is for entire site – Policy Report to Council dated May 31, 2011.
- Proposed zoning is for small portion of site – Policy Report to Council dated June 11, 2018.
- Both reports “read” like a very well-written sales document – written by 2 parties: Planning & Larco.
- BUT there is a major difference between 2011 & 2018 requirements.
 - 2011 rezoning was a must – after all Arbutus Mall was one of the most expensive surface parking lots in Canada.
 - 2018 rezoning is not a must – a much more critical approach is required and the whole site should be considered.

Where?

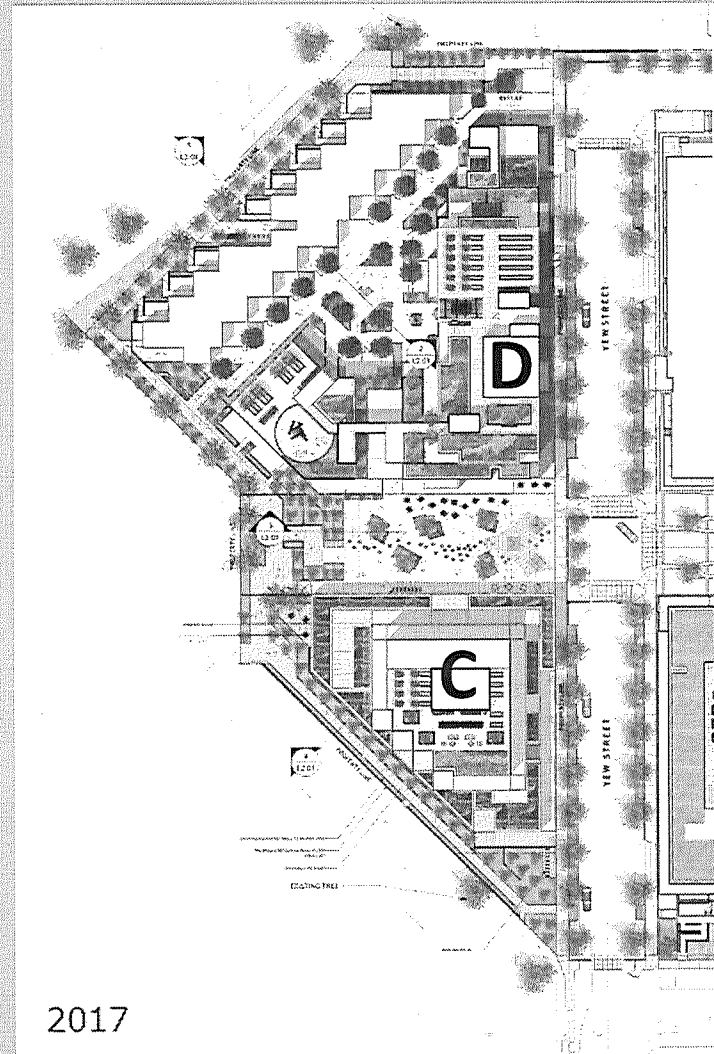
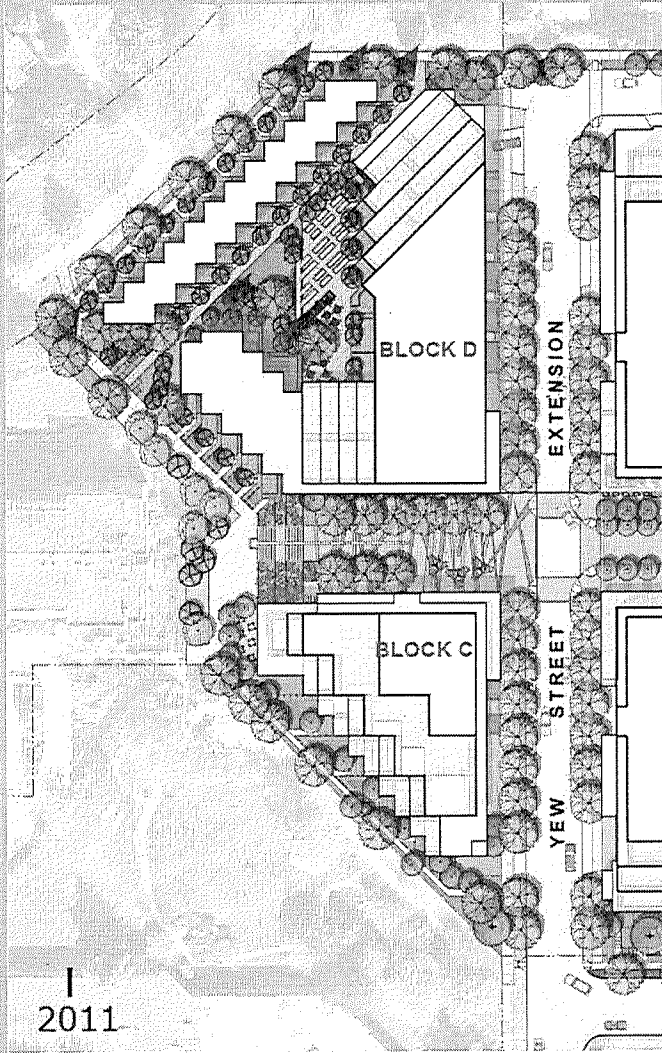


West King Edward Ave



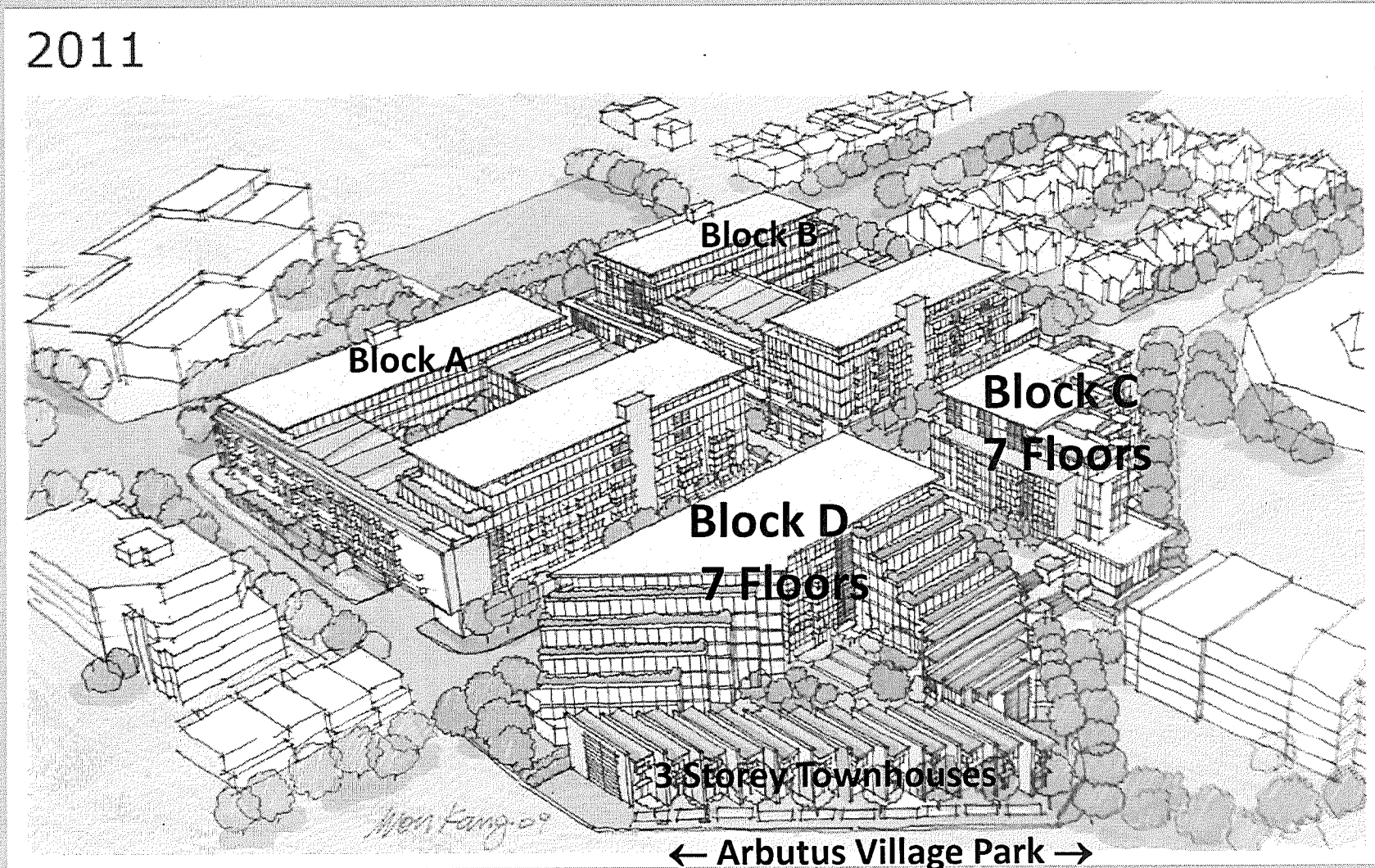
Arbutus Street

Blocks C & D – smaller part of 1 site



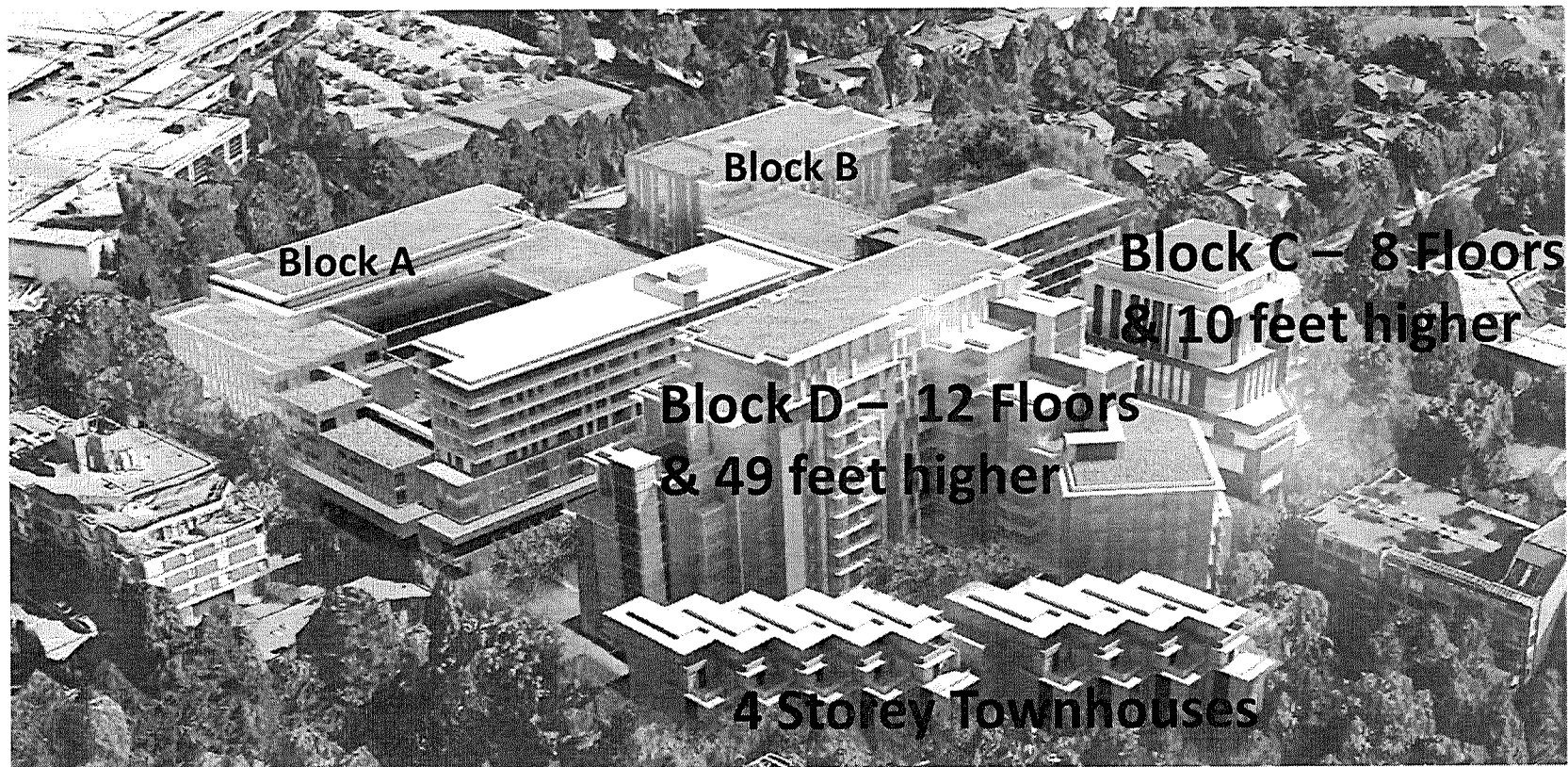
Looking SE – 2011 Zoning

2011



Looking SE – Proposed Big Buildings

2017



← Arbutus Village Park →

Block D – View from Park (2011 Zoning)

Looking East

7 floors with 3 storey Townhouses in front



← Arbutus Village Park →

Block D – View from Park (Proposed Zoning)

Looking East

12 floors with 4 storey Townhouses in front



← Arbutus Village Park →

Block D – View from Yew (2011 Zoning)

Looking West



Block D – View from Yew (Proposed Zoning)

Looking West



Inside Arbutus Centre with Block A behind - in the Shadow almost all day

Arbutus Mall & Arbutus Village Park



Park greenspace along western side will be seriously affected by 12 & 8 storey buildings.

Building Heights

- **Arbutus Centre Policy Statement:**
 - “Building heights should generally not 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.”
- **Proposed Block D is 12 storeys and it is NOT centrally located.**
- **To have the best site design. Blocks C & D should never have been considered on their own.**
 - **Would you zone the front & back of a house separately?**

Urban Design Panel Review

Reference: February 26, Meeting Minutes

UDP was very critical of proposed design:

- original concept preferred choice
- original application better fit & blended in smoother
- current concept too bulky especially Building D
- very significant addition of height & density
- original concept ... lost ... additional density ...
dropped on one block
- fundamental issues with planning & massing of entire space

Urban Design Panel Review – cont'd

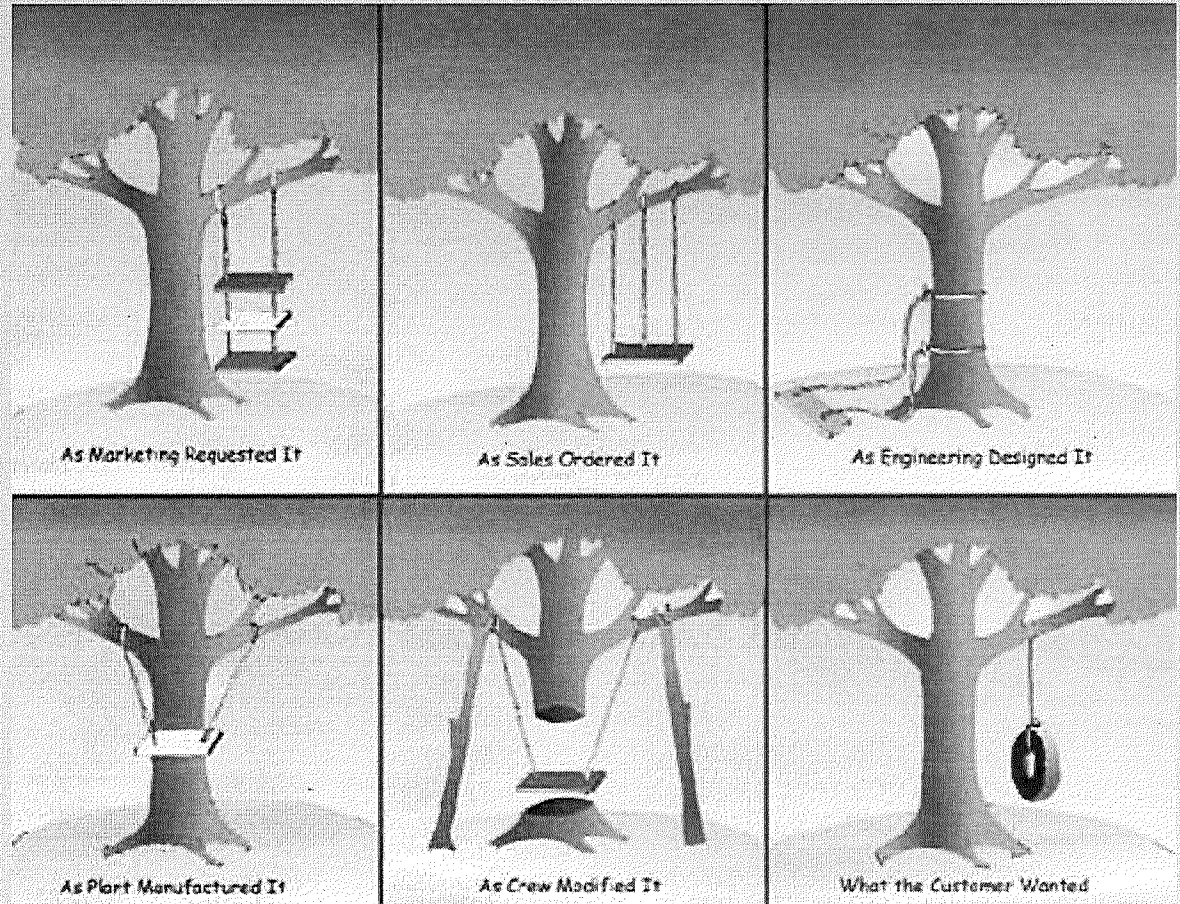
- 7 to 12 storeys created significant shadowing on the park, open space & street
- **Yew Street will be completely shaded in afternoon** (Note: Street between Buildings A-B and C-D)
- **Impacts are also significant on the view**
- **Viewpoint is important and cannot be ignored.**
- **Big bulky building has a lot of negative effects on the neighbourhood**
- **architectural expression ... strong parti concept has been diluted.**

How Not To Design?

Start with a concept for Blocks A to D.

Plan, consult, compromise & design Blocks A to D.

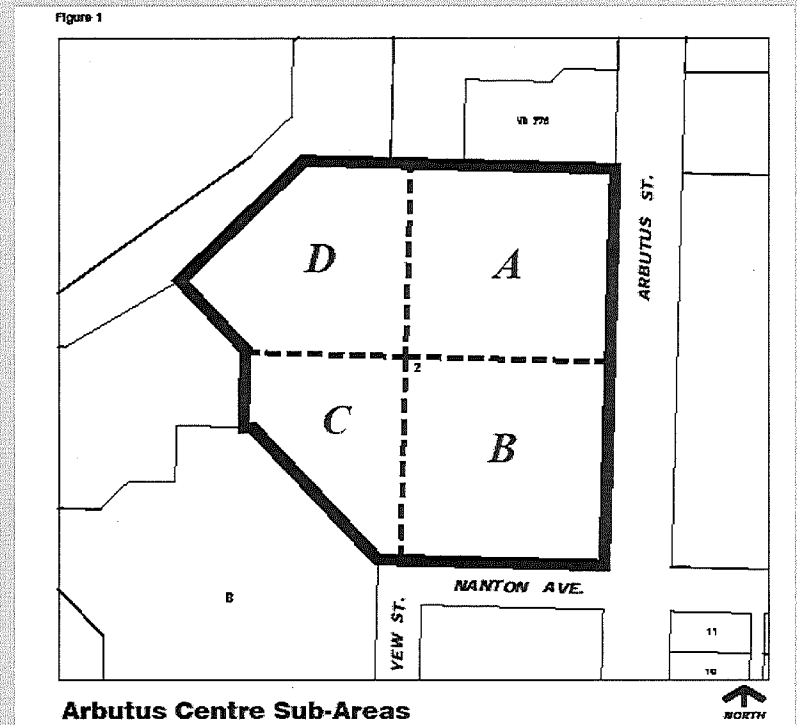
Redesign only Block's C & D.



By-law No. 11658

- Sets out CD-1 (642) zoning for all of Arbutus Centre (everything within large solid lines)
- Section 6 of the By-law states “The site is to consist of 4 sub-areas approximately as illustrated in Figure 1, solely for the purpose of height calculation.”

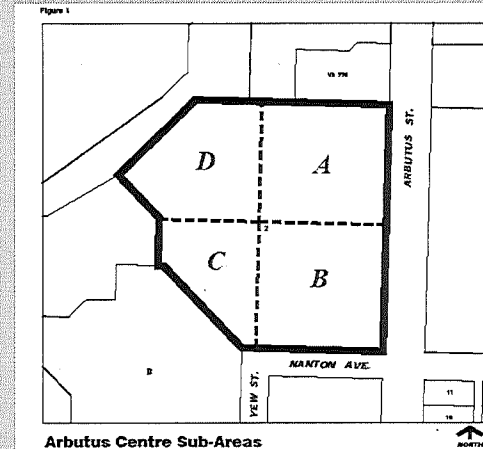
(underlining added)



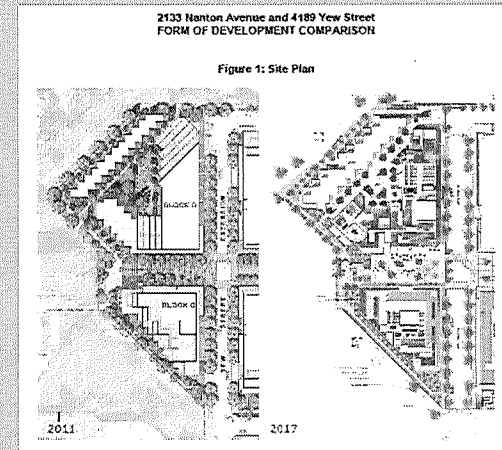
It is not possible to rezone “part” of Site based on By-law.

By-law No. 11658

- Because of By-law restriction, Larco and Planning Department should only consider rezoning of entire site, not Blocks C & D by themselves.
- The public was told to only review Blocks C & D.
- On July 16, 2018 I was advised by a City Planner that the Site was subdivided as shown on VanMaps! By-law 11658???



Current By-law



Current Application

Benefits

- **Larco – more and more profits** (site was purchased in 1992 so profits must be very large indeed).
- **City** is currently receiving approximately **\$50.6 million** in benefits from Larco for existing zoning. Proposed rezoning would add approximately \$13 million for new total of **\$63.6 million** – an increase of over 25%. **Yes, a bit more social housing is great, but not part of a poorly conceived last minute plan.**
- **Arbutus Ridge Residents & Visitors – very little.** Arbutus Centre will be less appealing, as will adjacent areas including the Park.

Public Benefits

"PUBLIC BENEFITS" - City Analysis	Current	Change	Revised
<u>Required</u>			
DCL (City-wide)	\$3,887,896	\$1,044,088	\$4,931,984
Public Art	\$492,832	\$132,349	\$625,181
Sub-Total:	\$4,380,728	\$1,176,437	\$5,557,165
<u>Offered (Community Amenity Contributions)</u>			
Neighbourhood House & Adult Day Centre	\$9,700,000	\$1,419,000	\$11,119,000
Upgrades to Arbutus Village Park	\$1,000,000	\$0	\$1,000,000
Other Public Benefits	\$6,500,000	\$0	\$6,500,000
Social Housing	\$29,000,000	\$8,361,000	\$37,361,000
Green Transportation / Greenway	\$0	\$2,000,000	\$2,000,000
Sub-Total:	\$46,200,000	\$11,780,000	\$57,980,000
TOTAL:	\$50,580,728	\$12,956,437	\$63,537,165
% CHANGE in PUBLIC BENEFITS			25.6%
Social & Affordable Rental Dwellings:	100	35	135
Market Dwellings (91 rental added):	400	92	492
TOTAL Dwellings:	500	127	627
COST / Market Dwelling:	\$126,451.82		\$129,140.58

NOTE: The increase of 127 dwellings is in smaller Blocks C & D.

Recommendations

- For the many reasons stated, the Policy Report dated June 11, 2018 should be completely rejected by the City Council.
 - Larco should be instructed to continue the development of Blocks C & D in accordance with current CD-1 (642) zoning as stated in By-law No. 11658.
- If Council feels that it does not have sufficient reliable information to make a decision at this time, the zoning request should be left to the new City Council which takes office in November 2018.

THANK YOU!

Tom Hughes

President, Strata Plan VR 222

Arbutus Village – Phase 3

Vine St, West King Edward Ave & Yew St

Vancouver BC

July 18, 2018

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 18th, 2018

s.22(1) Personal and Confidential

