

## Dragnea, Irina

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**From:** CHANDLER SUE s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 05, 2018 4:09 PM  
**To:** Public Hearing  
**Subject:** cambie & 29 - Letter to Cov-09-05-2018

September 5, 2018

City of Vancouver  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

### **Re: Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor**

Mayor and Council,

We would herewith like to draw your attention to issues related to the timing of City-initiated zoning of townhouse areas in the Cambie Corridor.

Fairisle Development Company owns 678, 688, and 692 West 29 Avenue which is designated for townhouse development in the Cambie Corridor Plan and as such, was identified as a site that would be pre-zoned through the City initiated process. Our company and likely a number of other small-scale developers hoping to do business in the City of Vancouver purchased these properties under the assumption that the process would be streamlined similar to how this has taken place in other plan areas in the past. We hope that Mayor and Council will re-consider the approach and timelines for the City-initiated rezoning's of townhomes within the Cambie Corridor for the following reasons:

- 1. Cost Burden on Small-scale Development Projects**
- 2. Desirable Form of Development**

#### **1. Cost Burden**

As council is likely aware, in other Neighbourhood Plan areas, City-initiated rezonings have expedited delivery of a desirable form of housing such as market rental in the West End and townhouses in the Joyce Station Area. The rezoning process adds significant cost to individual projects as a result of extended approval timelines as well as consultant and application fees. In addition, the unknown costs of the utility upgrades are concerning. Additional costs would likely be passed along to an individual purchaser, which does not contribute to the affordability of this type of housing.

#### **2. Desirable Form of Development**

The City of Vancouver is currently facing a housing shortage where many people including families and young professionals are finding it challenging to purchase a home. Townhomes are becoming increasingly more desirable, especially for families as single-family homes are increasingly out of reach for many. The City has recognised the importance of this form of housing in other neighbourhoods including Grandview Woodland and Joyce-Collingwood. Despite it being recognized in the Cambie Corridor Plan, it is not being implemented as efficiently as it could be, inhibiting the delivery of this much-needed form of housing.

While we understand it is likely a challenging process to include every single townhouse site in the Cambie Corridor the first phase of City-initiated rezonings, we are hoping we can see some creativity in how to address the remaining properties moving forward. Some suggestions include:

- Combined process (i.e., a concurrent rezoning and development permit process);
- Incorporating latecomer's agreements as part of the utility upgrades permitting more development to move forward at a faster pace; and/or
- Phasing City-initiated rezonings over a shorter time period (i.e., not 8+ years away), in alignment with other Neighbourhood Plans that encourage townhome developments.

We hope that Council considers some of these ideas to assist in providing the Cambie neighbourhood with housing for the "missing middle".

Kind regards,

**Chandler Sue**

August 29, 2018

City of Vancouver  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

**Re: Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Including the Entire Townhouse Area in the Pre-Zoning.**

Dear Mayor and Council:

We are the owners of a property at Oak Street and 46 Avenue designated for townhouse development in the Cambie Corridor Plan. We are pleased to see that the City is creating new zoning districts and rezoning select townhouse areas within the Cambie Corridor.

After following the Cambie Phase 3 Plan and the Utilities Servicing Plan, we understand the necessity behind phasing development within the Cambie Corridor to allow for utility upgrades to occur. We do, however, have concerns around the decision to phase City initiated rezonings for townhomes within the Cambie Corridor in conjunction with the Utilities Servicing Plan. There are several reasons for these concerns including the fact that these are small projects with limited impacts and this is a form of development the City has been looking for.

We believe that all of the townhomes identified in the Cambie Corridor should be included in the City-initiated rezoning or have an earlier target timeline for the following reasons:

***Small-Scale Projects***

A lot of townhome landowners, similar to Shokai, likely identified their sites as opportunities to deliver housing to the City of Vancouver in an efficient manor. City-initiated rezonings reduce approval timelines and allow those cost savings to be passed along to a potential purchaser. In the absence of City-initiated rezonings, holding costs or rezoning costs, including time and resources, in addition to the unknown costs of the utility upgrades have to be passed along to the potential purchaser. The intent of townhomes is to have the benefits of a single family home at a more attainable cost. With these additional anticipated costs, townhome projects become less attainable.

***Desirable Form of Development***

Townhomes are a form of development that address the "missing middle" housing form. It's a housing form that the City has been encouraging through City-initiated rezonings within Neighbourhood Plan areas such as Joyce-Collingwood and Grandview Woodland. With single-family homes increasingly unattainable for the majority of Vancouver residents, townhomes are becoming a highly sought after housing form. The anticipated delays to City-initiated rezonings outside of the Stage 1 area, will mean higher development costs for townhouse sites outside of Stage 1.

We hope to see some more innovation in terms of delivering a necessary housing typology to residents whether it be by including more of townhome sites in the City-initiated rezoning, shortening the timeframe for sites not included in Stage 1 of the Utilities Upgrades or providing the means for smaller townhome projects

to move forward with a rezoning with an expedited process and a late-comer's agreement for the utility upgrade requirements.

We encourage Mayor and Council to take the above into consideration as they review the proposed, limited area identified for rezoning.

Sincerely,

s.22(1) Personal and Confidential

**Terry Zhang**  
Executive Director, Beijing Shokai Canada Limited