

Ludwig, Nicole

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From: Carey Murphy
Sent: Thursday, May 16, 2019 4:43 PM
To: Public Hearing
Subject: Public Hearing May 16 2019 Item A. 188-198 West King Edward

Dear Mayor and Councillors,

TL/DR: A rezoning located just a 5 minute to King Edward Canada Line only delivers a few more housing units than the same site size would deliver under Single Family zoning. This is hardly worth all of the effort and tax payers money spent...on rezoning staff, development staff, your time, destruction of homes...etc. An increase in FSR from 1.2 to just 1.5 would almost double the amount of new housing units from 7 to 13.

I read the reports available online for this rezoning at : 188-198 West King Edward

I think the reports lack significant information that you need to have to make informed decisions. Not only about this rezoning but also the others ones on the docket today.

1. What is the walking distance to the King Edward Canada Line station (or nearest station) from this site?
Answer: 450 m /5 minutes
2. What is the total site size?
Answer: 102.25 ft X 150ft (15,177 sq ft total)
3. What is the incremental housing unit increase compared to typical single family coverage?
Answer: Probably 7 or 8 additional units. Worthiness of this zoning is questionable in my opinion.

The Detail to explain why this is a "not worthy".

- o This site to be rezoned to Townhouses is 102.25 ft X 150 ft.
- o Typical Single Family (SF) lots are 33 ft X 122 ft
- o This site to be rezoned to Townhouses is the size equivalent to at minimum 3 typical single family (SF) lots in Vancouver.
- o Each typical SF lot can already, under current zoning provide 3 housing units: the Main house, the Basement suite and the Laneway house
- o This site, being the equivalent of 3 SF lots can deliver 9 housing units under current zoning.
- o This site being rezoned for 1.2 FSR Townhouses will probably provide a total of 16 or 17 units, at best. I calculate this using the Townhouse Testing documents available on the Cambie Corridor Website. In the Testing a "small" 14,000 sq ft site will provide 16 townhouses. This site is slightly larger than that so it is possible it can deliver 17 townhouses.

I understand that providing more townhouses is a goal and will provide housing choice. I don't argue with that. However I think you must think critically about WHERE you are providing townhouses and if it is the best use of the land in that location. Sites, like this one, that are within a 5 minute walk to an transit line are very convenient and get people OUT of cars and walking instead. However, if in such close proximity to the transit line, the new development will not even deliver double the number of housing units that could be built currently then they are not worth the destruction of the homes that are currently on them, in my opinion.

Today you are also asked to approve items B through G and these are also all townhouse zonings. I have not done a detailed analysis of each one, but the increase in housing units will be about the same. Not very significant. I have looked into the walking distance to the nearest Canada Line Station and provide it to you here for your consideration:

- A. 188-198 W King Edward. Is a 5 minute walk to King Edward Station
- B. 6570-6770 Oak and 975 W 52nd. Is a 14 minute walk to Langara Station

- C. 514-530 W 59th. Is a 10 minute walk to Marine Station
- D. 847-867 W 28th. Is an 10 minute walk to King Edward Station
- E. 717-743 W 28th. Is a 8 minute walk to King Edward Station
- F. 653-683 W 31st Is a 10 minute walk to King Edward Station
- G. 916-926 W 32nd. Is a 17 minute walk to King Edward Station

Where is the appropriate cut off for walking distance from major transit lines? Well, I don't know for sure. I would like to think that a 5 minute walk is completely doable and this site 188-198 W King Edward should deliver greater housing units than is currently planned.

At the end of the day, the Cambie Corridor Policy supports the rezoning of townhouses at this site. If you understand and agree with my point, then revisiting the Cambie Corridor Policy is the 1st step. I thought this particular rezoning and this public event of a Public Hearing would be a good venue to bring to your attention what I see as "poor performance townhouse near a major transit hub".

I am a resident of 12 years in the area of the King Edward Station and I have been immersed in the Cambie Corridor Policy planning for 9 years now. In the beginning, 9 years ago, I heard this over and over: "we have to densify because of the billions spent on the Canada Line infrastructure". If that was true, then the argument still exists. Now, there is a shift to "we have to build townhouses to provide housing choice". I don't disagree that more townhouses are needed. However, I don't understand how building 1.2 FSR townhouses so close to major transit lines is good planning?

During the Cambie Corridor Phase 3 planning, the team provided examples within the City of Vancouver for us to go look at and understand what townhouse buildings would be like. I recall I went to see an example of a townhouse in Cedar Cottage area that was 1.5 FSR not 1.2 FSR. That extra .3 FSR on this site (188-198 W King Edward) would deliver an extra 6 housing units at 750 sq feet each.

Perhaps as a first "quick step", increasing FSR to 1.5 in close proximity to a major transit hub should be considered.

Thanks for reading my letter.

Sincerely,
Carey Murphy

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