

Public Hearing 2020-Jul-07 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/28/2020	13:35	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Oppose	Duplicate of email for Public Hearing counting purposes. I understand the urgent need for affordable housing. But it would be very hypocritical of the City to have denied the CPR from developing the Arbutus Corridor (and fought all the way to the Supreme Court) only to want to do that very thing, even for a small portion of it. I'm having trouble understanding why we would essentially be giving the land back to the CPR through the process of rezoning? "Article 11 of the Purchase Agreement reads as follows:" ?In light of engineering and safety constraints, the City acknowledges that it intends to design areas for a light-rail line and walking or cycling use without using any part of the Lands set out in Schedule "F" (the "Option Lands"). If the Regulatory Authority approves enactment of a by-law to amend the Arbutus Corridor Official Development Plan and approves subdivision and rezoning, as applicable, in respect of the Option Lands, CPR will have the right to re-purchase the Option Lands from the City for \$1.00 on the terms of the option attached as Schedule "G" (the "CPR Option") which the City shall grant to CPR on Closing.? a) the City should have a long-range transportation plan and at the very least not close off its future options by developing parts of the corridor. The City fought the CPR to the Supreme Court to keep the corridor for transportation and it should remain that way. Just because the City is not using this land (plus the 6 other parcels behind Fir St. up to west 5th) at present for the Arbutus Greenway (an oxymoron if ever there was one as there's nothing green about it being made of oil and gas), development of even one parcel will preclude a future Council and City desire to repurpose the route for transportation. There is enough room for use as a transportation route. Just because there not an additional walk/bike possibility due to the width, doesn't negate the importance as a transportation corridor. b) the planning for the transportation corridor needs to be done in its full context, planning for a transit route from the Main St skytrain station all the way to Marpole. When the density of the City is increased over the next decades, this transportation route will become necessary. What is in the planning document seems to be just linking up transit from two ends to the new proposed rental building, somehow to justify the rental development. It thus precludes the land from ever being used for its primary purpose of transportation, which will need to run through the land on which rental is proposed. c) This corridor is akin to a park (and likely should have been put under the control of the Park Board to develop) and should have no development on it. If this land is not currently needed for a Greenway, then it should be developed as pocket parks, most certainly because of the approximately 11,000 residents that will be housed on the nearby Senakw lands.	Ms MAUREEN CHARRON		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
06/23/2020	22:09	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Oppose	I lease an office directly across from the proposed development and have done so for 10 year. It is imperative to keep the parking lot on this site and the new building would be a huge obstruction to the view from our building. Most importantly there is a heritage train tracks there, you cannot destroy this. There are walking trails to access Granville Island and this development would not be welcome. You are proposing 5 stories - that is unacceptable.	Tina Linton		s.22(1) Personal and Confidential	Fairview	No web attachments.

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06/29/2020	13:23	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Oppose	<p>Dear Council: The area for this proposed development is fairly low density and the tallest building is four stories. It's an awkward little piece of property on a corner leading onto Granville Island. With traffic to and from Granville Island and the prospect of a huge development under the Burrard Bridge, the last thing this area needs is more buildings. Is it impossible to entertain the idea of leaving some small pieces of land in Vancouver undeveloped? During the pandemic, it's easy to think that density and traffic are not a problem here. During normal times, it is an area that is extremely busy with vehicles, bikes, and pedestrians. There is not enough space to provide more infrastructure to serve more density. The other issue is that there are so many vacant commercial properties in Vancouver. We don't need more mixed use developments with commercial on the ground floor. It seems like the planning department at the City must rarely leave City Hall if they don't realize this. Please stop with this overdevelopment of our beautiful city. We don't need a building on every scrap of land. We want to be able to breathe and see the sky. That's why we want to live here. I have written to the City about this many times, but nothing changes. Every new and proposed building in Vancouver is the same bland, ugly design. Surely a city that considers itself cosmopolitan can do better than the featureless, homogenous buildings the City has allowed to be built. It's time for big changes. Architecture can encompass more than glass boxes. Thank you. Patricia (Pat) Hardin</p> <p>s.22(1) Personal and Confidential</p>	SELMA HARDIN		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/02/2020	08:24	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Oppose	<p>As the s.22(1) Personal and Confidential, I am writing to Council to express the concerns of 60 property owners on the proposal to amend the False Creek Area Development Plan for Area 1-B (1595 West 2nd Avenue) which is adjacent to our building. I would like to speak at the meeting by telephone and welcome instructions on how to do so. We recognize that the city wants to have more rental housing, especially affordable housing, and uses its own land as a priority to provide this. However we are in opposition to the plan to change the use of this small lot in the heart of a residential community from transportation to housing on the following grounds: 1) With the city approved major developments at Burrard and West 1st, along with the existing low rise housing density of in this area, this area has already major rental and market housing density plans within a very few blocks. 2) The city's own extensive consultation on the revised South False Creek Development Plan shows that residents in the area supported continuing the mix of uses, including access for all ages (seniors housing and elementary school) and economic levels in the new plan but were opposed to increased density except along 6th avenue and were very concerned about parking given the proximity to one of the busiest destinations in the region, Granville Island. We would like the feedback from your consultation reviewed again to see how this plan does not fit with the consultation recommendations. 3) Parking in the area is already under severe pressure and the lot at Fir and west 2nd is the only one at the west end of the access to Granville Market. Pat Jacobsen</p> <p>s.22(1) Personal and Confidential</p>	Pat Jacobsen		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

Public Hearing 2020-Jul-07 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B (OTHER)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/29/2020	17:06	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Other	<p>Your Worship, Members of Council I am writing regarding the Proposed Amendment to the False Creek Area Development Plan for Area 10B (1595 West 2nd Avenue). I represent owners in the Waterfall Building, located immediately across the street (southward) from the subject site, at 1540 West 2nd Avenue. We support in principle the proposal for a six storey rental residential building with commercial uses on the ground floor. We do, however, have concerns about the form of the proposed development, given the architectural significance in Vancouver of the Waterfall Building, which was designed by Arthur Erickson in 2001, with Cornelia Hahn Oberlander, who was the Landscape Architect. Discussions have begun with the Heritage Planner at the City of Vancouver about the possibility to register the development as a Historic Resource. The building is unique largely for its design around a semi-public courtyard with spectacular waterfall, and for its double height north-facing artist?s studios that align the frontage along 1st Avenue, together which create an iconic and memorable component of the Vancouver streetscape. And it is considered to be one of Erickson?s finest mixed use residential projects. Our purpose today is to ask Council to direct Administration to ensure, through site specific design guidelines, that any development on the subject lands be respectful in form, height and massing to the contextual design of the Waterfall Building. To this end, our group commissioned an architectural study for the proposed site, to illustrate that the height and density proposed by the City Planners could be achieved with our goals in mind. These guidelines could include, but are not limited to, 1. Development of the six-storey mass of the building should be limited to the portion of Area 10B fronting on Fir Street, and extending 32 metres eastward from the Fir Street frontage. 2. Development east of the area above (greater than 32 metres east of Fir Street) should be limited in height to 7 metres. 3. Shadow impact of the new development should not adversely impact the existing building located to the north of Area 10B. We have enjoyed a constructive and collaborative discussion with the Planners for Area 10B and they are aware of our suggestions. We look forward to the consideration of our concerns in the resolution to this process. I am available at the number below if there are any questions. Sincerely, Jeremy Sturgess</p>	Jeremy Sturgess		s.22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing 2020-Jul-07 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B (SUPPORT)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
05/05/2020	11:36	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Support	see attached letter	Nancy Hannum	*RePlan	s.22(1) Personal and Confidential	Fairview	Appendix A
05/04/2020	12:43	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Support	This letter from False Creek South's *RePlan Community Planning Committee was sent on April 26th 2020 to Mayor & Council with respect to supporting the Rezoning Referral Report	Graham McGarva	Fals Creek South *RePlan	s.22(1) Personal and Confidential	Fairview	Appendix B
06/29/2020	13:29	PH1 - 3. AMENDMENTS to the False Creek Area Plan for Area 10B	Support	Good afternoon, I write regarding the plan for Area 10B (1595 West 2nd Avenue). I am a in favour of increased density and rental housing in all of Vancouver. As of July 1, 2020 I will be a tenant in a unit at s.22(1) Personal and Confidential, immediately next to this proposed property. I have implored my parents (who own s.22(1) Personal and Confidential) to add their voices to support this project. Increasing affordable housing is a step in the right direction and I wholly support this project. The disruption of a year or so of construction to a few people pales in comparison to the disruption that tenants face when they are forced to move due to inadequate housing, insufficient rental stock, high housing costs absorbing an enormous portion of their pay cheques, and living in unsafe conditions. Best of luck to this project. I am a firm proponent of YIMBY (Yes in my Back Yard). Kind regards, Peter Cross	Peter Cross		s.22(1) Personal and Confidential	Fairview	No web attachments.



May 4, 2020

*RePlan Committee, False Creek South Neighborhood Association
1318 Cartwright St.
Vancouver, BC V6H 3R8

Mayor & Council

Re: City Council Public Hearing
Amendment to False Creek Area Development Plan Area 10B

Further to the *RePlan letter referred from April 26th, the Authorized Co-op Working Group (AWG) of False Creek South Neighborhood Association's RePlan initiative supports the proposed amendments to the False Creek Area Development Plan for Area 10. We appreciate that City Staff consulted in December 2019 with the AWG, and in particular explored and then endorsed our several suggestions. As a result of this thoughtful work, the proposed amendments to the Area Development Plan will allow for non-profit co-op housing as an alternative housing tenure and help to ensure that the development fits into the existing community.

Six non-profit housing co-ops are part of the DNA of the world renowned healthy False Creek South community, designed and built substantially in the 1970 -80's. One owns its property, five are on City owned leased land. Four of these co-ops are apartment style, with elevators; two are stacked townhouse designs – pretty high density, lots of stairs!

In the mid-1990's our demographic challenge became clear – both the love of our community and the rapidly rising costs in the private housing market would mean many of us would choose to and need to 'age in place'. Being non-profit home owners, we have no equity to take back into the private housing market. One Co-op approached City Hall staff then - could some adjacent FCS undeveloped property be identified for new build infill, to enable the Co-op to plan, finance and build a co-op expansion that would enable our growing group of senior members to 'right size' to safe and appropriate housing, and free up family style units for another generation? City staff didn't see a path to spot re-zoning then. But here we are, 2020, with a possibility.

Non-profit co-ops are designed to vastly exceed the affordable housing targets aimed for in the current 'affordable rental' MIHR program. A number of Co-ops in FCS are not dependent on senior government programs to support low income households - we do that internally and confidentially, as part of our security of tenure mission, via subsidy surcharge on higher income households. No household pays more than 30% of income. Over a family's life cycle, anyone may move up and down the housing charge scale, in response to new jobs, loss of jobs, family growth or shrinkage, illness, divorce, death - all the things that happen to people and families. A strong majority of households are below median incomes, and many members work in core essential service jobs in the City.

Non-profit housing was designed and built to modest standards, but its fruits are dramatic. The 2nd & Fir site provides an opportunity to rapidly move forward on 'right sizing' a significant number of FCS co-op members to safe housing, and enable new families to become members and move in to existing stacked townhouses in co-ops in FCS. The new housing, like the current co-op housing, would be permanently non-profit, so permanently affordable.

We look forward to the Public Hearing to provide you with a bigger picture of the possibilities for FCS non-profit housing co-ops to be a partner in addressing the pressing housing needs identified in the 'Housing Vancouver Strategy and highlighted in the April 29 Council presentation 'COVID-19 Housing Response and Recovery'.

Nancy Hannum
Val Embree
Co-Chairs, Authorized Co-op Working Group
False Creek South *RePlan

CC: Wendy Herdin, Chair False Creek Neighborhood Association
Richard Evans, *Replan Chair
Nathan Edelson, *Replan Project Manager



April 26, 2020

Mayor & Council

**Re: Referral Report #7 for 28th April City Council Agenda
Amendments to the False Creek ADP for Area 10B**

The Community Planning Group (CPG) of False Creek South Neighbourhood Association's RePlan initiative supports the proposed amendments to the False Creek Area Development Plan for Area 10B.

This planning work has continued the positive spirit of our previous work with City Planning at False Creek South. We appreciate the responsiveness of City Staff in framing a sound draft and then addressing our considerations in an ADP amendment that is appropriately assertive in density, responsive in urban design, and targeted to the optimum resident profile

Over the past year RePlan's community planning has proceeded from the False Creek Vision and Principles approved by the City in 2018. Having conducted successful community engagement in analysing False Creek's 'Transformation Drivers' from the Cambie to Burrard Bridges, our pro-active focus has been on the eastern end of the community. We look forward to workshopping our concept of an Intergenerational Hub with City Council. We also have participated in the review and refinement with City Staff of this ODP amendment with particular regard to Co-op housing and urban design.

Key to success in implementation will be the mechanics of refinement for development form and program, and continuing collaboration with RePlan to achieve optimum city and community objectives.

The devil will be in those details, but the process to date has sown the seeds for success that we envisage translating into success with our ambitious program to expand our community, empowered by the principles that have made it a success to date.

Graham McGarva

**Chair, Community Planning Group
False Creek South *RePlan**