

Public Hearing - July 9 and 10, 2020 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Appendix
7/7/2020	10:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attached letter.	SHERRY BUIUM	Riley Park South Cambie Community Visions Steering Committee	[REDACTED]	Oakridge	APPENDIX A

July 7, 2020

Mayor and Council,
City of Vancouver

Dear Mayor and Council:

Re: Proposed rezoning of 2538 Birch St. Formerly 1286 W. Broadway,

It has come to the attention of the Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC) that the aforementioned project proposal will be heard, at a Public Hearing, on July 9, 2020. RPSC-CVC is supportive of the Moderate Income Rental (MIR) policy.

However, we are very concerned with both the process and the specifics of the project. We are opposed to how the present process for this application has gone from a community accepting a 16 storey rental building to a 28 storey rental building. We feel that the inclusion of the MIR units to make up 21% of the project does not justify an increase in density and an increase in height of approximately 38% from the original acceptable plan. This kind of radical change makes a mockery of the public consultation process.

RPSC-CVC has experienced such practices since the inception of the Cambie Corridor and it continues with the present Cambie Corridor Phase 3 (CCP3) policy. The Oakridge Centre project initially opened with a rezoning application for some buildings at 29 storeys. But this evolved with a further rezoning application giving way to buildings at 44 storeys. As a large site it should have had 20% social housing but will only have 10% social housing. A travesty for much needed below market housing.

The Birch St. project is actually setting a most unfavourable climate for the present dialogue on the Broadway Plan. We have witnessed land speculation on an unprecedented scale along Cambie and argue that it will be endemic on the Broadway Corridor as well.

The proposals for this site will have approximately 37% family oriented units but the space for children to play at approximately 600 sq. ft. which is woefully inadequate. In addition, it is to be located at "Level 28", a most inappropriate location and "elevator dependent". The CCP3 has also allowed buildings with inadequate spaces for children to play. Why are we not seeing a more concerted effort to have developers provide adequate space for children to play

and at ground level? Maybe “family oriented building” is actually a misnomer.

Another issue is the absence of an elementary school within walking distance of the site. The closest school is for French Immersion students and probably has a waiting list. There is no elementary school within a reasonable walking distance, approximately 1 km, as per the Vancouver School Board (VSB) policy. Those schools that are supposedly near the project site are in excess of 1km away and require walking across major arterials — Lord Tennyson and Emily Carr. What type of consultation has taken place between the Planning Department and the VSB? We in RPSC have dealt first hand with the lack of cooperation between Planning and VSB. In early 2019, RPSC discussed a problem with the proposed new development of Eric Hamber Secondary with VSB. At that time it was evident that there had been no significant discussion with the Vancouver Planning Department and the VSB showed a complete lack of awareness of the future development of the CCP3. The need for an elementary school in the CCP3 area must also receive careful discussion. It appears, however, that this lack of consultation that we saw in RPSC is rapidly becoming a model for the entire city.

As well, how is the Birch St. developer going to address the proximity to public green space? Has the Park Board been consulted on future park development?

RPSC-CVC is asking you to reject this project and direct the developer to return to its original plan and refer a revised proposal to the Planning Department and to the community.

Sincerely,

Allan Buium, Chairperson
on behalf of the RPSC-CVC

cc: Sadhu Johnston, City Manager
Gil Kelley, Manager of Planning, Urban Design and Sustainability
Susan Haid, Deputy Director of Long-Range and Strategic Planning
Theresa O'Donnell, Deputy Director of Current Planning