

7. CD-1 Rezoning: 3701-3743 West Broadway

From: Guy Cross s.22(1) Personal and Confidential

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Date: Tuesday, October 27, 2020, 3:04 PM PDT

Dear Mayor and Council,

I am strongly opposed to the subject rezoning.

The proposed development is obviously out of scale and character with the surrounding neighbourhood, and entirely inconsistent with established planning.



Of course, we shouldn't be surprised that an applicant is indifferent or undeterred by such considerations -- what's more concerning is the City's apparent inability or unwillingness to understand and appreciate that the proposed building is simply too large and out of place.

Regrettably, though, my sense is that the City does understand this, and that this understanding is reflected in the following list of criteria on which City has evaluated and vetted pre-applications for the MIRHP Program..

- *Compliance with MIRHP Program;*
- *Affordability (e.g. proposed rents and number of units secured as moderate income rental);*
- *Total number of new rental units created;*
- *Impact on existing renters and rental housing units;*
- *Unit mix (e.g. number of bedrooms);*
- *Proximity to transit and amenities; and*
- *Building form and neighbourhood fit.*

That's right -- "*Building form and neighbourhood fit*" are at the very bottom of the list.

And, again, the City's acceptance of the attached shadow study -- which simply avoids addressing the full extent of impacts at spring equinox and winter solstice -- provides a good illustration of its disinterest in the practical impacts of poor planning.

Similarly, in regard to the "*Consultation Process*" the subject staff report notes that -- "*throughout the rezoning review, staff received approximately 369 pieces of communication through e-mail, letter, phone calls, or other means as well as an online petition opposed to the rezoning with approximately 2,880 signatures*". But, significantly, the report provides no clear accounting or assessment of the overall balance of public support for the subject rezoning.

And, while the staff report goes on to note that "*concerns were raised that the notification for the revised plans was inadequate*", it is freely admitted that "*a second City-led Open House was not required*" because "*the revised plans did not substantially change the height, use, and density of the proposal*".

Thus, as much as the City's staff are apparently indifferent -- as the online petition tops 3,700 signatures -- I'm optimistic that City Council will reflect on following platforms advanced through the 2018 civic election, and encourage the applicant to be patient, and to wait for further public feedback through the Vancouver Plan process.

Respectfully,
Guy Cross
Vancouver

AUTHENTIC PUBLIC ENGAGEMENT

- 1. Fast-track a new city-wide plan for Vancouver**, co-created with residents, that has a liveable city, not a growth strategy, as its goal. The new plan will review recent blanket city-wide zoning changes and determine what we want our city to be: what kind of growth and density, what kind of housing and where, what new public amenities, and what types of transportation. The planning will follow a tight timeline, within 18 months, because of the urgency of addressing the housing crisis.
- 2. Empower communities** through neighbourhood-based city planning offices that enable communities and residents to be involved in the planning and implementation of the new city-wide plan.
- 3. Establish new guidelines for all public engagement**, to authentically and democratically engage residents so their input is ultimately reflected in plans and decisions. Incorporate a focus on genuine listening, collaborative decision-making, and sufficient time for public review of reports well before decisions are made so people have the time to determine if their input has been incorporated.



NPA

Caucus Board of Directors Platform

HOUSING PLAN

Develop a comprehensive City-Wide Plan with a unique plan for each neighbourhood. This means moving away from spot rezonings. It also requires real consultation with the public, stakeholder groups, and experts, and will be informed by best practices from the world's most livable cities. This will help to achieve a more appropriate mix of residential, commercial, and industrial zoning for under-utilized areas located near transit, including False Creek Flats.

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