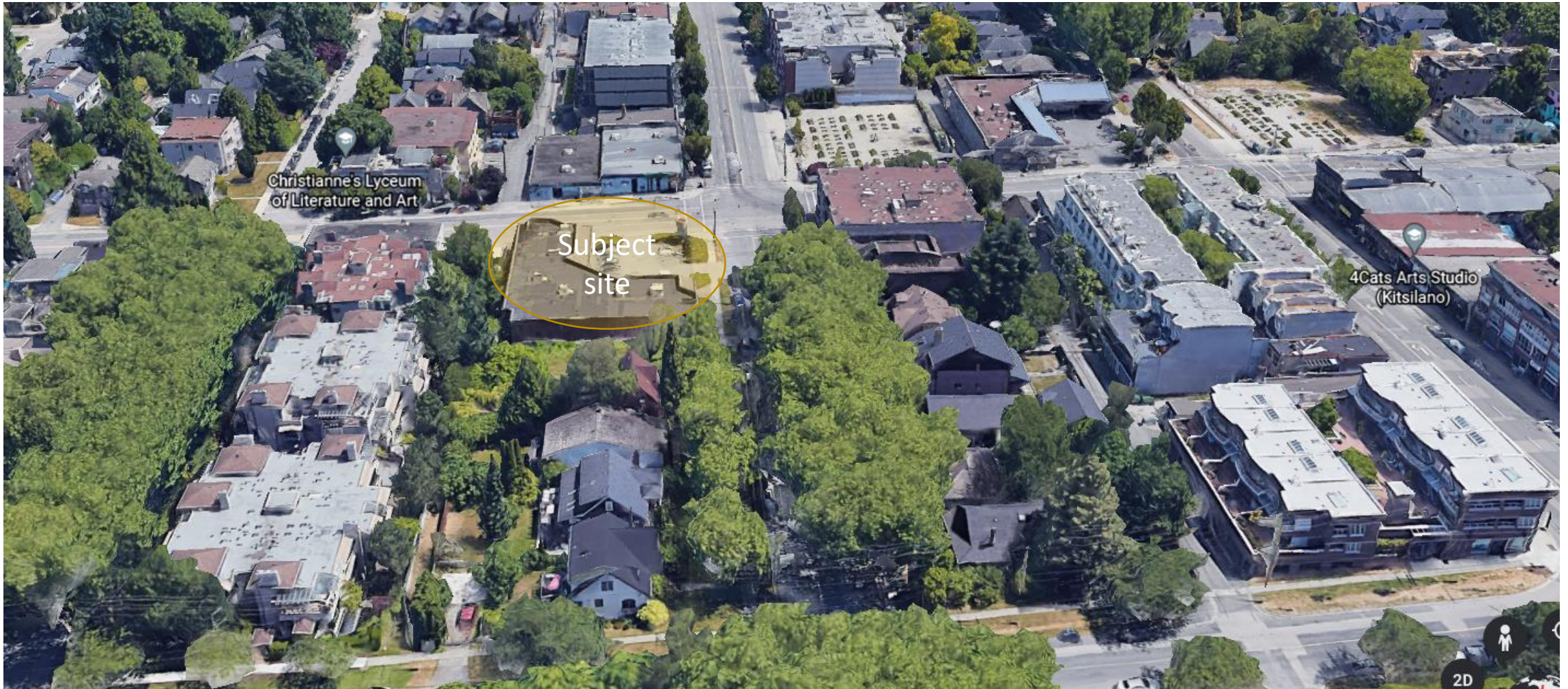


CD-1 Rezoning: 3701-3743 West Broadway

Public Hearing: October 27, 2020

by Christina DeMarco, neighbourhood resident



CD-1 Rezoning: 3701-3743 West Broadway

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- 1) **What is being proposed?**
- 2) **Does proposed development follow the City's MIRHPP guidelines?**
- 3) **Area Plan is long overdue**
- 4) **What's wrong with the MIRHPP pilot idea?**
- 5) **6 reasons why this application should be turned down**
- 6) **What is the solution?**

What is being proposed? A building almost 4 times height and 64,300 sq ft larger than C2 zone permits

	Existing C2 Zone	Proposed Building
Maximum Height	45 feet	172.6 feet (almost 4 times allowable height)
No of storeys	4	14 (+ 10 storeys)
FSR	2.5 FSR	5.27 FSR (bonus density of 64,300 square feet)
Public Benefit		32 units of secured moderate income rental units with a total area of 22,400 square feet, 129 units of secured market rental

Note to Table: Part of the proposed site is RS-1 with a density of 0.7 FSR. For simplicity, these calculations assume the whole site is C2 so bonus density is actually greater than shown.

Figure 4 – Comparison of Proposed Development and C-2 Building Envelope

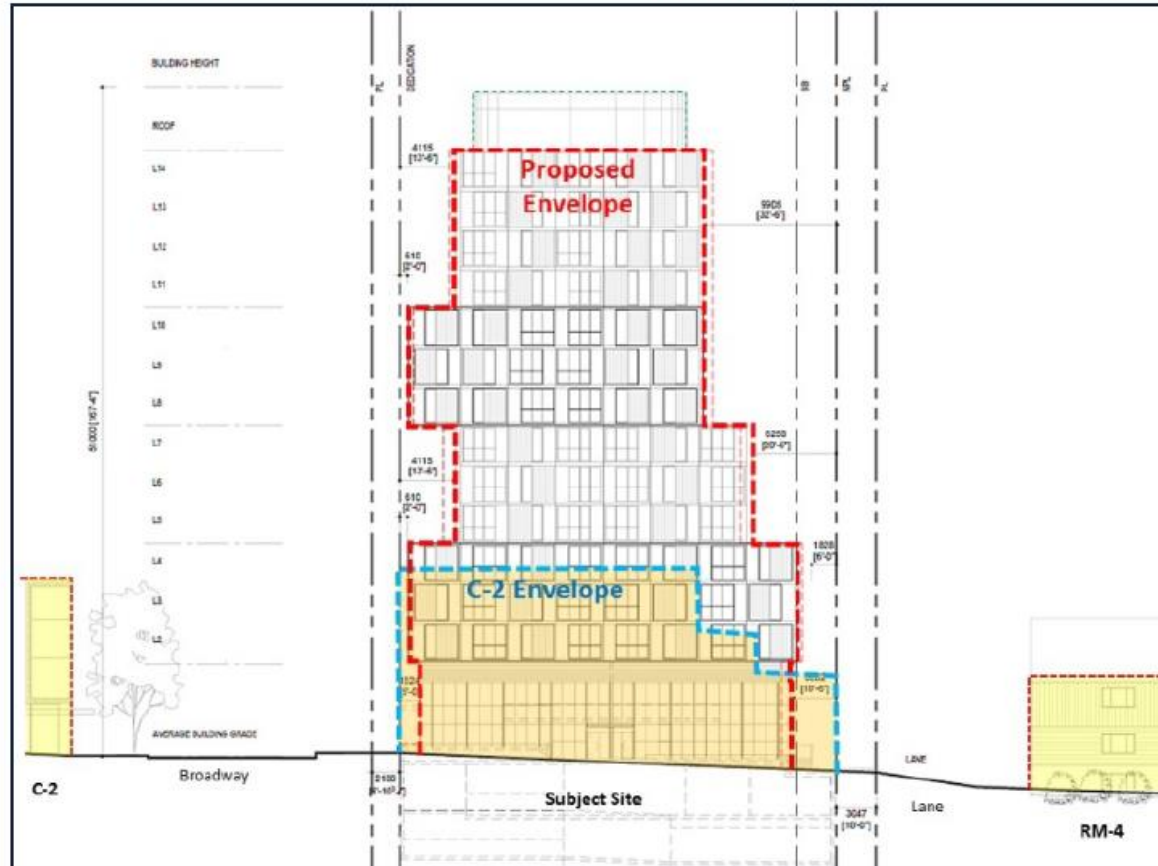


Figure 4 shows the proposed Alma Street elevation and compares a typical C-2 building profile (blue dotted line) to the proposed building envelope (red dotted line). For further context, the existing C-2 building across Broadway and the RM-4 building across the lane to the north, are shown.

Source: City Referral Report, page 9

MIRHPP Guidelines Not Followed



Rendered View along Broadway

Source: Westbank rezoning application: Broadway west of Alma is a residential street

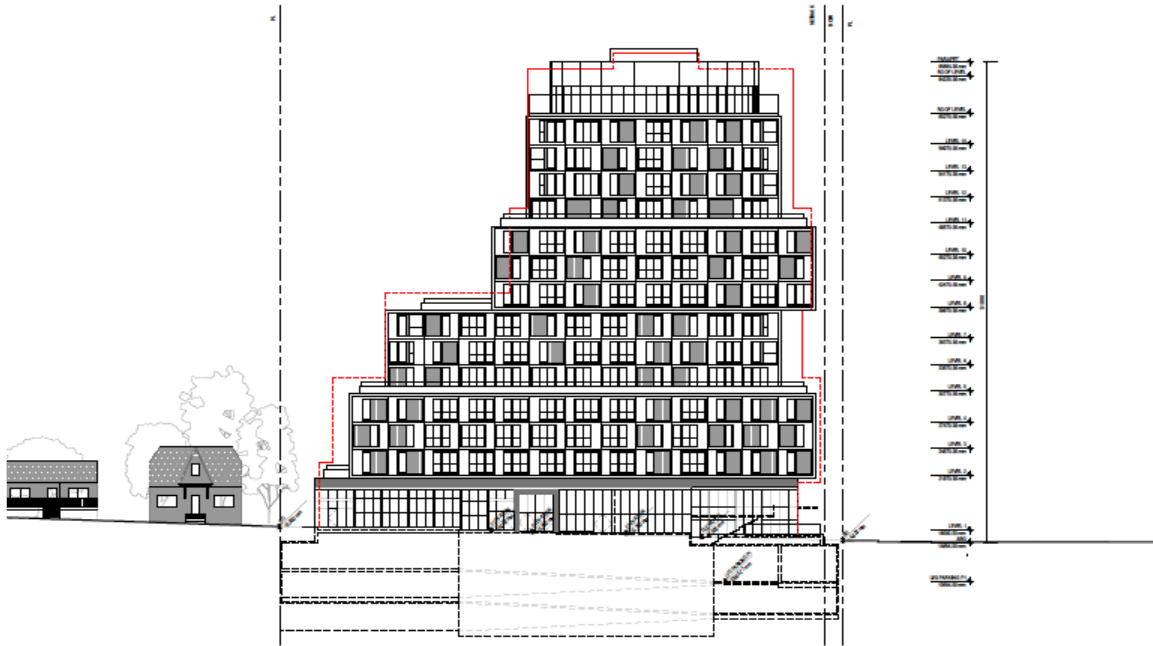
MIRHPP guidelines for additional height and density (3g) **state up to 14 storeys at the intersection of 2 arterials.**

Does this look like an arterial? It is not- West Broadway arterial terminates at Alma then arterial corridor jogs over to 10th Avenue.

The guideline of locations at the intersection of arterials is based on:

- a) Superior transit access which it has
- b) Two wide, busy streets creating a buffer from impact of density and shadowing- in this case south elevation is not on an arterial but a quiet, 2 lane residential street
- c) Continuity and presence of commercial areas- commercial areas do not extend to the west or north from the subject C-2 site

MIRHPP Guidelines Not Followed



South elevation on West Broadway residential street, west of Alma. Note: single detached homes to the west. Source: Westbank rezoning application, elevation is to scale.

MIRHPP guidelines state project **must consider and respect transitions to surrounding areas and homes and neighbourhood context is important**

- Badly out of scale in relation to all surrounding uses
- Serious shadow/overlooking impacts
- Proposal is almost 4 times the height of recently constructed buildings in C2 zone
- Referral Report cites the one example of a 1970s 12 storey building a couple of blocks north. That building is much lower density given very large gardens and recreation facilities surrounding it.

Area Planning Work Needs to be Done

- This is an important regional transit corridor and deserves planning attention now
- Referral report justifies massive density uplift on basis of potential future SkyTrain station- it is unprecedented to proceed with isolated projects before station plans are in place.
- Neighbourhood Plan promised from West Point Grey Community Vision in 2010 but not yet initiated
- There are 6 major C-2 sites in the immediate area that need comprehensive planning - a station area plan is needed now regardless of timing of future transit
- C-2 Secured Rental Policy not yet complete
- Area planning should take into consideration Jericho Lands process
- Area plan needs to identify opportunities for increased density and mix of housing types, market and non-market housing, location and amount of commercial space, public realm (including pleasant public spaces), repurposing of City land, location of services such as day care, improved transit stops and bike storage, efficient bus circulation etc.

Area Plan Long Overdue



The City of Vancouver's Regional Context Statement identifies Broadway/10th Avenue as a future Frequent Transit Development Area and states land use plans will be prepared for the entire corridor. It is already a frequent transit corridor and a station area and needs a plan now.

Why MIRHPPS are not really Pilot Projects

- *“The purpose of the pilot is to test the level of interest from the development industry and demonstrate financial and operational feasibility of these projects in different parts of the city, including the level of affordability which can be achieved.” (City Referral Report page 5)*

Response:

- An actual rezoning proposal/public hearing is not needed to demonstrate financial and operational feasibility or level of affordability- a developer’s pro forma is sufficient.

What is really being piloted?

1. How much bonus density can be loaded on the project and how upset will it make the neighbourhood bearing the negative externalities?
2. Trying to do city-building without current plans and with disregard to past plans, zoning schedules, and design guidelines.

6 reasons why this application should be turned down

1. Project does not conform to City policy- contradicts MIRHPP guidelines
2. It is a serious case of over-building with impacts on existing renters, homeowners, and businesses
3. Public costs outweigh public benefits
4. There are 6 major C-2 sites in the immediate area that need planning - an area plan is needed now regardless of timing of future transit line
5. Spot rezonings damage neighbourhood trust/engagement in civic issues and undermine future planning
6. There are alternatives: each major site can deliver a moderate amount of secured social housing at a scale compatible to the neighbourhood

What is the Solution?

- Invite Westbank to build their first rental housing rezoning proposal for this site (see next slide) of 99 secured market rental units, 59 are studio units which will attract lower rents.

(This hopefully will not interfere with most future planning options for the area. It also appears to conform to emerging C-2 Policy for 6 storey secured rental)

- Initiate an area plan now, with a neighbourhood engagement process and in the context of directions from Vancouver Plan



Reconsider this Previous 2015 Rezoning Application - 3701-3743 West Broadway (Alma St.)
Above previous 2015 rezoning application (currently on hold) of 6 storeys, 100% secured rental, should be reconsidered as a better fit for the site.

Prior rezoning application:

- 94 secured market rental units;
- 59 studios, 1 one-bedroom, 33 two-bedrooms, 1 three-bedroom
- 7,190 SF of retail space
- A total density of 3.15 FSR;
- A building height of 64 ft.; and
- 99 parking spaces.