

5. CD-1 Rezoning: 3609-3687 Arbutus Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/04/2021	15:57	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I have been a resident in arbutus for over fifteen years and I'd like the city to oppose the commercializations of this area. It is a quiet residential neighbourhood and a fairly small street and I strongly believe a nice row of townhomes would make a much more appropriate addition to this street. Even larger streets like Granville and Oak street have newly developed townhouses in the residential spots rather than six story buildings. The street would not be able to accommodate hundreds of new people and two hundred cars when previously there were maybe five families in the same proposed area. Please encourage these commercial interests in busier areas and intersections!	Angela Choi		s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/11/2021	22:13	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I disagree the Rezoning application for 3609-3687 Arbutus Street. It will affect the quiet environment in my living area, as well as increasing the volume of parking in the nearby blocks. I live in 19th Avenue and Arbutus street for the past 25 years. This Rezoning will directly distribute my life.	Eley Lau			Arbutus-Ridge	No web attachments.
06/12/2021	16:09	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I strongly support the well-considered opposition to this project as expressed in the attached document that clearly expresses the significant concerns of local area residents directly affected. These same sorts of concerns apply to very many similar projects planned throughout the city.	Roberta Olenick			Jkknown	Appendix A
06/12/2021	19:24	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	We oppose this rezoning application.	Cameron Zubko	WeLoveKits		Kitsilano	No web attachments.
06/12/2021	21:06	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	The site is on a slope so it makes the building even more imposing than it is already. This 6 store building height is over 80 feet. Coupled with the slope, this building is going to appear as 8 storeys to the immediate neighbours. The rezoning is from RS1 to CD-1 when other rezoning applications tend to be from non-RS to CD-1. This means, this developer is repeaing excess profit in the long term. The building size should be decreased or the moderate income units should be increased to at least 30% instead of the current 20%. The arterial land values will increase due to the excess profit yet this spot rezpoing means the houses on the first block will decrease. This is extremely unequitable. I also oppose the fact that we are committing the city to monitor the housing agreements for the next years so we are committed to this expenses for the next 60 years when the city's budget is already stretched to the max and the property tax has risen to an unaffordable high.	Jenny Chen			Arbutus-Ridge	No web attachments.
06/14/2021	01:15	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This development is too big for the neighbourhood for many reasons: 1) Its sheer scale overwhelms the surrounding homes and destroys the quiet residential character of the area. 2) The planned building height is even greater than most of the recently built condo buildings on Arbutus between Broadway and West 16th, a section of the street which is more appropriate for multi-storey structures because of its commercial zoning. 3) Unlike Cambie, Oak, and Granville, Arbutus is a small arterial street which cannot handle the volume of traffic that will come from this size of development and subsequent similar-sized developments that will surely follow its precedent. 4) The underground parking for the development will open into the lane, bringing significant increase in noise and traffic to the existing neighbourhood from the anticipated 300+ new residents of the development. 5) The amount of parking planned is inadequate due to the misguided assumption that renters use transit rather than drive cars. Many renters from this and subsequent similar developments will have to park their vehicles on the side streets, resulting in more noise, traffic, and congestion in the entire neighbourhood. Most people in the area are opposed to the size of this proposal. The current proposal must be scaled back to prevent setting a negative precedent for the rest of the street that will destroy the character of our neighbourhood. Personally, I would not mind having 2 or even 3 story townhouses/rowhouses instead of the current proposal. In scale, it would be a friendlier, more compatible fit with the neighbourhood. In density, it would be less disruptive to the area's traffic and parking patterns. Thank you for your consideration of my opinion.	Richard Tsow			Arbutus-Ridge	No web attachments.
06/14/2021	10:25	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	We cannot afford this bandage solution. The units are too small and the project does not meet the Housing Vancouver goals. Arbutus Street is much smaller, yet may end up with the same traffic and density as the Cambie corridor. The project does not meet the Affording Housing policy goals. Spot Rezoning adds development pressure and create unequitable financial burdens. Tenants do not drive any less - lack of Parking. I support higher densities that meet the needs of this area. Traditional or stacked townhouses with more spacious 2- and 3- bedrooms will provide much needed family accommodation and at the same time, they would be a much better fit for the neighbourhood.	Ben Cherniavsky			Jkknown	No web attachments.

SAY NO TO CD-1 Rezoning: 3609-3687 Arbutus Street

We cannot afford this bandage solution

This project is described as a public benefit. These public benefits come at a very high cost that we, the Vancouverites and especially the immediate neighbours pay an extremely high price and frankly cannot afford.

\$1.5-million-dollar City-Wide Development Cost Levies is waived. No Community Amenities Contributions either as the 20% below market rentals are considered CACs. The property tax increases every year to an unaffordable rate. Yet, this rezoning application and others before it are asking the city to monitor, police and enforce the moderate income units for the next 60 years. Using tax dollars to buy affordable housing that remains in the hands of for-profit companies means we cannot afford to monitor and yet we cannot afford to not monitor.

This rezoning application is adding 116 units and that means at least 300 more people will be living in just that one block. The next block is already sold. Agents are soliciting other blocks using this 6 storey as the rationale for their offers. Easily a thousand people will be added in just a few blocks and they will affect the liveability and overburdens local amenities and services. Yet, we are not likely going to afford to build new ones because after all, for just one building, the city waived 1.4 million dollars of DCL and incurred extra expenses for the next 60 years.

The tax dollar needs to be spent more wisely and/or innovatively in order for any housing solution to be a permanent one.

The units are too small and the project does not meet the Housing Vancouver goals

The proposed condos family units are small. 3-bedroom units with average size of 890 sq ft and 2-bedroom unit with average size of 780 sq ft may be fine for a short period of time but they do not encourage families to stay long term, to grow in this community and to work as work-from-home arrangement becomes permanent.

Housing Vancouver emphasises the 'right supply' of housing, such as a diverse ground-oriented form, including townhouses and laneway houses.

The building's parkade opens into a lane with two laneway houses. Many times more cars will be going down the quiet laneway and make the laneway house less attractive to live in. Home owners in the first block next to the building would not build additional laneway houses and this contradicts what the city is trying to do.

Traditional or stacked townhouses will provide much needed family living in this area and at the same time, much more compatible with the neighbourhood.

Arbutus Street is much smaller, yet may end up with the same traffic and density as the Cambie corridor

Cambie Street has an island plus three lanes for each direction. Much of Arbutus has no median and only two lanes each way. Arbutus Street is a much narrower road and yet, this building site has the

same density as the Cambie corridor. The additional traffic from the skytrain and future developments around Arbutus and Broadway will exceed Arbutus's capacity to handle the traffic.

The PCI Traffic report only looked at the future traffic entering the building and leaving the building and how it merges at peak traffic times on Arbutus St. This report does not present a true picture of future traffic impacts on the adjacent roadway network. The city has not considered the future skytrain station, the condos between 33rd and Broadway, nor the congestion of the intersections at Broadway, King Edward Ave, 16th Ave, and 12th Ave.

The project does not meet the Affording Housing policy goals.

This application has no innovation. Design wise, it is such a cookie cutter that the planning department waived the required for an Urban Plan Review. Financially, it's taking taxpayer dollars to buy units that will remain in the hands of a for-profit company and this results in 60 years of monitoring.

Affordability is a key issue. 20% of the floor space is below market rent, however, the remaining 80% may end up paying higher rent if 20% does not generate enough profit. So one group of moderate income earners sacrifice some of their affordability to make another group of moderate income earners rent affordable.

The policy requires the project to demonstrate a degree of community support. PCI made virtually no effort in engaging the most affected neighbours. Out of the 139 submittals received, 116 were opposed and 57 were in support. This clearly shows that there is no support for project for this height and density.

17' set back and consequences

The city requires an extra 17 feet of set back on Arbutus. The open house Q&A said "these setbacks are older requirements...and in many cases, nothing is ever going to happen." So this building has an extra 17" public realm that tenants are not likely going to actively enjoy such as play balls or have a picnic as it's right next to the busy Arbutus St.

The 17' set back should be removed to either allow the building to shift toward Arbutus or to increase the building footprint so the height can be lowered and yet at the same time, provide the same square footage of living area. By shifting the building eastward, there will be more green and outdoor area for tenants and at the same time, provide better transition and make the building less imposing.

Spot Rezoning adds development pressure and create unequitable financial burdens

A project of this size is setting a precedent for the area. As it is, real estate companies have approached neighbouring blocks citing this project as the price point. Affordable rentals around the area will be at risk of demolitions.

At the same time some land goes up in value, this spot rezoning makes the first blocks next to the building carrying an unequitable amount of financial burden. The value of the first house drops by half a million. The next one drops by \$400,000, etc until the end of the block. I am a moderate income earner and so are the rest of the family. We work very hard to just pay for the property tax. I challenge anyone

to say that they are happy to see their property values drop by hundreds of thousands of dollars due to the height and density of a building at the end of their block. The facts are, in addition to the property taxes, the neighbours on the first block of any spot rezoning carry an unequitable amount of financial burden with their property values dropping significantly more than others.

Tenants do not drive any less - lack of Parking

There are 116 rental units proposed with only 65 vehicle parking stalls. Secured rental requires less parking but tenants do not drive any less. They either own cars or participate in car sharing. There is only one car-sharing company left in town – so some people may be pushed to purchase a car.

The rents likely will not include a parking spot and the parking stalls will be extra. To save money, tenants will use street parking which is free. Tenants will be circling the neighbourhood to find free parking on both sides of Arbutus, East Boulevard, west 20th and 21st Ave

The future development of the 3500 Arbutus block that was recently purchased by another developer, will also compete for street parking. Soon, the 3400, 3700, 3800 blocks will be developed also and if the COV parking bylaw is not requiring a quantity of parking stalls to equal suites, the already limited street parking will become even more scarce since they will be occupied.

Conclusion:

We support higher densities that meet the needs of this area. Traditional or stacked townhouses with more spacious 2- and 3- bedrooms will provide much needed family accommodation and at the same time, they would be a much better fit for the neighbourhood.