

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/17/2021	15:51	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose this rezoning. Some of the problems are as follows: (1) Lack of planning. It's not appropriate to move forward with developments without first obtaining planning data on which a Vancouver Plan is based. We need a Vancouver Plan in place that will properly plan for community needs, and will carefully consider the impact of developments on individual neighbourhoods, including environmental impacts. I would like Council to aim for our City to be a model of good planning. A good Plan would reflect and respect the uniqueness and beauty of our City. We need to end spot rezoning. (2) Out of scale. This development is out of scale and will overshadow the adjacent area. (3) \$1.5 Million Development Cost Levy fees are being waived. (4) Inadequate parking. (5) Traffic problems. (6) Lack of community support for a project with this height and density. (7) Sets a precedent for rezoning RS into a CD-1. Adjacent blocks are already being solicited for 6-storey developments. (8) Does nothing to increase affordable rental accommodation. Would provide small, unaffordable market rentals.	V. Porter		s 22(1) Personal and Confidential	Unknown	No web attachments.
06/17/2021	15:56	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	1) We welcome higher density but it has to be one that makes sense. This area needs ground level housing as hundreds of small apartments have been built or will be built in the area. Townhouses will provide the much needed ground-level housing and neighbours would support townhouse development. 2) In the short distance between the Safeway site and Broadway, there are numerous sites in various stages of developments resulting in additional hundreds of apartments units and thousands of people in just a few blocks. The area's population jumps drastically and our amenities simply cannot meet the needs of so many additional people. Most of Arbutus street is quite narrow and yet, we are being treated as the Cambie corridor. 3) We are getting too little in return. Nothing changes the fact that at the end of the day, despite the great loss of revenue and continuing expense of monitoring the housing agreement for 60 years, these moderate income units are in the hands of a for-profit developer and do not belong to the city and its residents. 4) The city is asking the immediate neighborhood, especially the property tax payers in the first block to take on unequitable amount of financial burden. The city is offloading the expenses unfairly and unwisely. 5) Why is this six-storey building 69 feet and 81 feet including the amenity room? With the slope, the building will tower over the nearby houses and feel like an 8 storey building. 6) Does anyone really expect children to play ball or have a picnic in the extra 17' green space next a busy arterial road? The setback should be removed and green spaced added at the back so tenants can enjoy the green space and at the same time, provide better transition to nearby houses. 7) The apartment parkade opens into a back lane with two laneway houses. Tenants will leave because of the additional traffic. This defeats the city's goal in creating ground-level housing for renters.	Lillian Z			Arbutus-Ridge	No web attachments.