

2. CD-1 Rezoning: 546 West 13th Avenue - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/09/2021	13:47	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	My position is "opposed" to the current development as proposed. Not opposed to social housing. See attached letter with arguments.	Laurie Smith		s. 22(1) Personal and Confidential	Fairview	Appendix A
07/09/2021	14:25	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	The existing building is charming and architecturally unique. Tearing down yet another heritage and well-maintained building is another sign of Vancouver's cavalier attitude toward its own history. Our city is characterized as much by noisy and disruptive building sites as those distant mountains we put in tourism brochures.	Kaija Pepper			Fairview	No web attachments.
07/10/2021	20:20	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	Hello My spouse and I are residents of [redacted] We feel this new building project will not positively impact the community here. The size of the building will over shadow and block natural light to the buildings behind it. The height of the building is much higher than surrounding buildings This project will impact already strained parking in a traffic calmed area. It does not appear that this building will be fulfilling the social housing goals of the city.	Suzanne McManus			Fairview	No web attachments.
07/11/2021	12:17	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	Dear Vancouver City Council, We are owners and former residents (for 10 years) in [redacted] the building directly adjacent to the proposed development at 546 W 13th Ave. Our building wraps around the proposed development on two sides west and south sides. For many years we have lived harmoniously side by side with the current building, owned and operated by the Soroptimist organization's social housing building supporting women. We have been good neighbours and so please recognize that the following listed concerns in no way reflect any opposition to having a social housing development next door. We are in full support of adequate affordable and social housing through the city and respect the city's mandate in that regard. The concerns we have are exclusively focused on the size and scope of this development and the rezoning to CD1. Here are the issues we have with this development: SEE ATTACHED DOCUMENT FOR REMAINING COMMENTS	Georganne Oldham and Anne Way	LeadershipMind Consulting		Fairview	Appendix B
07/11/2021	23:43	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	As owner of a ground floor unit adjacent to the proposed development, I have the following major concerns: 1. Height of building - the proposed 13-storey building 131.2 ft. is over the limit of up to 120 ft. of the current zoning RM-3 district schedule. It would totally obstruct views, block sunlight, disrupt, and cause privacy issues (especially with the balconies) to our 4-storey building next door. 2. Traffic safety concerns on w. 13th as both the main entrance and the ramp to the underground parking will be on w. 13th. 3. Greatly decrease the property value of our building. The size and height are way out of proportion to the adjacent residential buildings. 4. The density would result in more crime and less safety of women walking alone in the neighbourhood especially at night.	Rachel Cheng			Fairview	No web attachments.

July 5, 2021

Re: Zoning and Development 546 W13th Avenue

Dear Vancouver City Council,

As taxpayers, owners and residents in the building directly beside this proposed development, we have concerns regarding the proposed development. We are in full support of adequate social housing in our city and respect the city's mandate to make available, more affordable housing. The concerns we have, surround the size and scope of this development and rezoning to CD-1. **The proposed development is not in alignment with other residential buildings in this area due to its height and density.** In addition, this project is being advertised as full social housing, when there is a lack of transparency regarding just how many of the 135 units will be at deep subsidy rates.

- The footprint of this development completely out of alignment with every other building on this block. The building as it is proposed, would not fit with the current RM-3 zoning on this street, it virtually eliminates the min. front yard depth of 6.1m and looks to be over the min. rear yard depth of 10.7m as well (by about 2m). This would be a massive structure compared to others on the street.
- The rezoning referral report (p.8) mentions the RM-3 district schedule broadly permits discretionary height of up to 36m but fails to mention that in the current RM-3 bylaw, section 4.3.1 states that where any portion or portions of a building extend above 10.7m, the max. length of this portion (or portions) shall in no case exceed an amount equal to 25% of the sum of the average site depth and site width. This development well exceeds this limit.
- A social housing development could easily fit well within the given parameters of RM-3 zoning on the given property at 546 West 13th Avenue... this current proposal is excessive and certainly not sympathetic to the surrounding property owners.
- Figure 3 on page 7 is not an appropriate image for the proposed development. This image does not truly reflect the set back from the street, and how much it is out of line with other buildings on West 13th – this is not a factual representation.
- See IMAGE 1 (page 3 of this document) for comparison of space around existing tower at Camelia court, versus space around proposed development. The space around Camelia court is much larger, yet the applicant for this development, has compared this proposed development to Camelia court in the rezoning document. They are not comparable.
- The proposed size and footprint of this development will cause a significant loss of sunlight to owners on the south east side of 555 West 14th. An evaluation of the impact of the proposal to the building directly to the west of this proposal was not done. There is no mention of the impact of this development to 555 West 14th anywhere in the CD-1 rezoning report (53 pages).
- This current proposal in its height, mass and density, will affect the quality of life for those who live in the building directly to the west of this proposal, 555 West 14th. As

taxpayers, owners and residents in this building, this is of significant concern. In addition, there is a large potential for loss of market value of the strata lots on this property. On page 8 of 53 of the CDI rezoning report, the “potential impact to the utility of adjacent outdoor spaces” is mentioned, and refers to the pool at Camelia Court, which is a rental unit across the street. There is no mention of the “potential impact” to all balconies on the southeast side of 555 West 14th avenue, which will be significantly altered by the mass of the proposed structure. Figure 5, page 9 refers to a shadow study of Camelia court. There is no indication of a shadow report being conducted for the impact of this tower on 555 West 14th. We would **strongly** encourage a thorough review of the impact of this proposed development on the strata property directly beside it, 555 West 14th avenue before approval to rezone and build as proposed is approved.

- A building of this size will significantly increase traffic in this area which is intended to be a traffic calmed area. Additional services and service delivery will be required. There is already parking on both sides of west 13th in the block between Cambie and Ash, meaning only one car can drive down this street at a time. A building of this size will increase traffic and the need for services such as large garbage and recycling trucks and regular moving trucks.
- There is already limited street parking and given there will be limited parking stalls in the parkade (41, for 135 units), this will force those who are unable to acquire a parking stall to park on the street. Although the city is moving towards a car free mandate, there are people who still rely on their vehicles to get to their jobs, and to drive their children to and from school or childcare. The street parking in this area is at capacity. There is absolutely no further capacity for street parking.
- Access to services: This building is intended to house single mothers and their children, yet there are no plans to increase capacity in surrounding schools. We are aware of neighbours who currently have to drive their children to schools in other areas due to lack of available spaces in this catchment area.

Finally, one of our most **significant and key** concerns, is that this proposal is being advertised and promoted as full social housing, and unless people take the time to review in detail the CD-1 rezoning report (53 pages), they will be unaware that a significant number of the 135 suites may be available at market value. There is a lack of transparency regarding how many of the units will be at deep subsidy rates. On page 11 under the affordability section, it states: “The City’s requirement is for social housing buildings to include a **minimum of 30 percent** of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels, **while the remaining 70 percent can be at market rents**”.

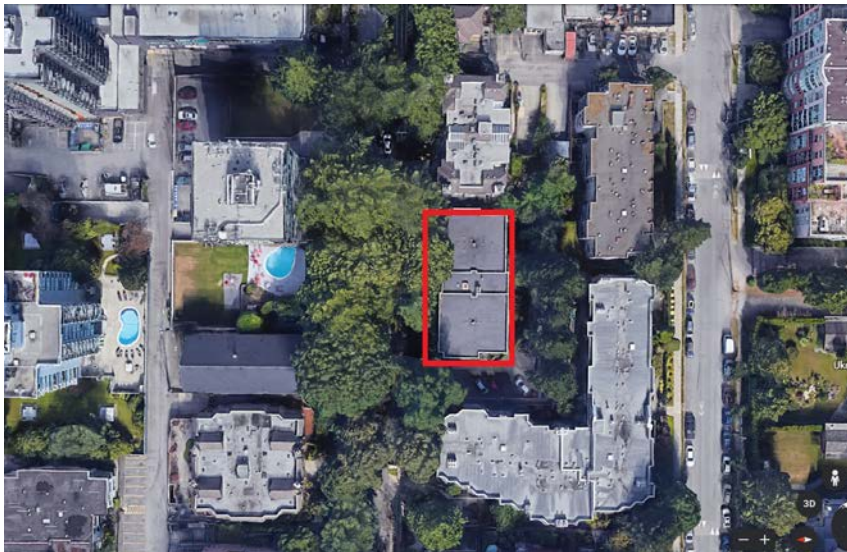
It should be made clearer by the applicant what percentage will be at the various categories described in the CHF. If in fact 70% of the 135 suites will be at market rates, this is ~94 suites offered at market rates.

In the CD-1 rezoning document, page 7, it indicates “staff have reviewed the proposed density and have concluded the massing and height are appropriate for the neighbourhood”. The arguments illustrated above truly demonstrate how inaccurate this statement is. The size and

proposed massing/height and density of this proposed development are not appropriate for this neighbourhood.

It is our hope that through this hearing process, the mass/height/density of this proposed development can be re-evaluated, with a much more appropriate sized structure (4-6 stories) that can still act as and provide adequate and true, social housing in our community. This will be more appropriate for the services and traffic in this community and have less of an impact on the property value of the adjacent strata property.

IMAGE 1:



Thank you for your time and consideration.

Laurie Smith and Christopher Graham
Owners, and residents of s. 22(1) Personal and Confidential

July 9, 2021

Re: Zoning and Development 546 W13th Avenue

Dear Vancouver City Council,

We are owners and former residents (for 10 years) in s. 22(1) Personal and Confidential Ave.—the building directly adjacent to the proposed development at 546 W 13th Ave. Our building wraps around the proposed development on two sides—west and south sides. For many years we have lived harmoniously side by side with the current building, owned and operated by the Soroptimist organization—a social housing building supporting women. We have been good neighbours and so please recognize that the following listed concerns in no way reflect any opposition to having a social housing development next door. We are in full support of adequate affordable and social housing through the city and respect the city’s mandate in that regard. The concerns we have are exclusively focused on the size and scope of this development and the rezoning to CD1. Here are the issues we have with this development:

- The advertising for this proposed development (signage on site, postcards) has stated that this building will house 135 social housing units. In my reading of the CD1 Zoning Referral Report dated July 11, 2021, page 11 states “The City’s requirement is for social housing buildings to include a minimum of 30 percent of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels, while the remaining 70 percent can be at market rents.” The only requirement for this development to be considered a social housing development is that there be at least 41 social housing units (30% of 135). 20 of these have been set aside already for current residents, leaving only 21 additional social housing units. The advertising has been very misleading and may have led to the positive comments on social housing mentioned in the CD1 Referral Report on page 14. The sacrifices that existing residents of this block will have to make to accommodate a building of this size when there will be only 21 additional social housing units is unacceptable in our view. Further points below.
- An expanded social housing development could easily fit within the given parameters of current zoning on this property. If social housing is the driving force for this development, this would not require a change in zoning to CD1. The proposed design for this building shows curved railings, rooftop gardens and other amenities that suggest the motivation here is for high end market apartments and not for social housing.
- The report states that there was an intention to ensure that this building was sympathetic to surrounding property owners. On page 14, the Referral Report states “Given the height permitted under the base zoning, new development is anticipated to cast additional shadows. This proposal would shadow neighbouring buildings to the north, however, it does not shadow any significant public spaces, such as parks.” There is no mention anywhere in this report of the building 555 West 14th Ave., specifically to the west of the proposed building. There will be a considerable impact (virtual elimination of sunlight for the entire morning and part of the afternoon for some) for many owners from shadows created by this building.

- This proposed development is not in alignment with other residential buildings in this area due to height, width and density proposed. The footprint is completely out of alignment with every other building on this block. This would be a massive structure compared to others on the street if approval for CD1 zoning is granted. CD1 zoning would allow the virtual elimination of front yard depth as well as rear yard depth.
- The Referral Report notes on page 8 (and references a regulation from Section 4.3.1 of the *District Schedule*) that “the building extends significantly beyond the aforementioned maximum width. Understanding that the intent of this regulation is to ensure that new developments fit sympathetically into the existing urban fabric, staff closely analysed the effect of this extra breadth on the performance of the public realm and potential impacts to the utility of adjacent outdoor spaces.” This section of the report references the private outdoor pool at Camelia Court (across the street to the north) but completely ignores the outdoor space that owners in our building call balconies. This development is not sympathetic to the privacy or morning light of the residents of 555 W. 14th Ave. Again, two sides of our building wrap around the proposed development property. The proposed size and footprint of this development will cause a significant loss of sunlight to owners on the northeast side of 555 West 14th. An evaluation of the impact of the proposal to the building directly to the west of this proposed building (555 W 14th) was not done. There is no mention of the impact of this development to 555 West 14th Ave. anywhere in the CD-1 rezoning report (53 pages).
- This current proposal in its height, mass and density, will affect the quality of life for those who live at 555 West 14th, which is directly to the west of this proposed development. As taxpayers, owners and residents in this building, this is of significant concern. In addition, there is a large potential for loss of market value of the strata lots on this property. On page 8 of 53 of the CDI rezoning report the “potential impact to the utility of adjacent outdoor spaces” is mentioned, and refers to the pool at Camelia Court, which is a rental unit across the street. There is no mention of the “potential impact” to all balconies on the southeast side of 555 West 14th avenue, which will be significantly altered by the mass of the proposed structure. Figure 5, page 9 refers to a shadow study of Camelia court. There is no indication of a shadow report being conducted for the impact of this tower on 555 West 14th. We would strongly encourage a thorough review of the impact of this proposed development on the strata property directly beside it, 555 West 14th Avenue before approval to rezone and build as proposed is approved.
- A building of this size will significantly increase traffic in this area which is intended to be a traffic calmed area. Additional services and service delivery will be required. There is already parking on both sides of west 13th in the block between Cambie and Ash, meaning only one car can drive down this street at a time. A building of this size will increase traffic and the need for services such as large garbage and recycling trucks and regular moving trucks.
- There is already limited street parking and given there will be limited parking stalls in the parkade (41, for 135 units including 5 accessible parking spots), this will force those who are unable to acquire a parking stall to park on the street. Although the city is moving towards a car free mandate, there are people who still rely on their vehicles to

get to their jobs, and to drive their children to and from school or childcare. The street parking in this area is beyond capacity. There is absolutely no further capacity for street parking.

- In appendix B page 9 of 16, a cautionary note is written to the applicant regarding the upcoming construction of the Broadway Subway Project. “This will severely restrict access to and from the project site.” This will exacerbate the already existing traffic considerations discussed in the above point to add a construction project of this size.

In the CD-1 rezoning document, page 7, it indicates “staff have reviewed the proposed density and have concluded the massing and height are appropriate for the neighbourhood”. The arguments illustrated above truly demonstrate how inaccurate this statement is. The size and proposed massing/height and density of this proposed development are not appropriate for this neighbourhood.

It is our hope that through this hearing process, the mass/height/density of this proposed development can be re-evaluated, with a much more appropriately sized structure (4-6 stories) that can still act as and provide adequate and true social housing in our community. This will be more appropriate for the services and traffic in this community and have less of an impact on the property value of the adjacent strata property.

Thank you for your consideration.

Georganne Oldham and Anne Way
Owners, s. 22(1) Personal and Confidential