PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue - OPPOSED

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
	14 01	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	Hi, I am very happy to see more social housing being made available in our neighbourhood, and I want this project to work. However, I am deeply concerned by the lack of childcare and school spaces in nearby schools, and I think this housing project needs to be modified so that the many children who will inevitably move there are suitably taken care of. The proposed construction is to be located in the catchment of Edith Cavell Elementary school, which already has a 40+ waitlist for kindergarten every year. Nearby Simon Fraser school also has a long waitlist and is the catchment school for Olympic Village residents who still do not have a school. Emily Carr school, also nearby, is also full. When families start moving into this lovely new building, where are their kids going to go to school' And how are they going to get there' A common overflow school is Trafalgar, which is hard to access via transit. It seems like the assumption is that few of the residents will have cars, so does that mean their moms (already burdened) will have to take the bus with them twice per day, dedicating an additional 2-3 hours of her day commuting' Also there are also no nearby spots in childcare. Perhaps that should be included in the proposal The proposal says the change is to "comprehensive" (not solely residential) but there are no details as to what other amenities are planned. I look forward to the next version of this project.	Brigitte Gemme		s. 22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2021	22 36	Rezoning: 546 West 13th	Oppose	Oppose the building as it is inconsistent with the builds of other buildings in the area at 3-4 stories tall and add additional traffic to the area	An Chieh Cheng			o Fairview	No web attachments.
07/08/2021	22 37	Arznuz. 60 Rezoning: 546 West 13th	Oppose	Please see letter attached.	Ryan Matthew			Fairview	APPENDIX A
07/09/2021	09 32	PH2 - 2. CD-1 Rezoning: 546 West 13th Avenue	Oppose	My name is Tanya, I'm a single mom with 2 girls, I was finally able to purchase our home 4 years ago. I want to express my opposition to the proposed development on West 13th. Let me make it clear, I do not oppose social housing as the development that sits there now is social housing and we have coexisted without a problem or an issue over the past many years. However, I am concerned from reading the development plan that what is being proposed is a wolf in sheep's clothing, an oversized development with very little social housing included but called Social Housing to make it more palatable. Even the development proposal sign misrepresents the amount of social housing which will actually be included in this project, making it sound like it is all social housing, thereby bringing less opposition to the project than if it was accurately stated. According to the proposal, approximately only a third of the development will negate than is the as accurately stated. According to the proposed structure, the mass and the density. My unit will be greatly impacted by the proposed structure and I was angered to see this was not even considered. My building, 555 West 14th (the back of which is no west 13th next to the proposed site b has two sides that would be deeply impacted. My unit which sits on West 13th, with two parts of my patio running parallel to the parking lot of the current building, would lose any sun it currently receives. Given I am north east facing this is of deep concern to me as there is only a small amount of the day that I receive any natural light into my unit or my patio. I will not be able to grow flowers, herbs, enjoy sitting in the sun on my own property any longer. Not only will lose all the sun I receive, which let uill lose and the developer, but I will also lose all my privacy as when I sit on the patio now, I can only be seen by a few people, this would obviously change if now there is a 13-story tower across from me. We have all learned through Covid what our homes mean to us and I am not	, ,			Fairview	No web attachments.
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July 8, 2021

Re: Zoning and Development 546 W13th Avenue

As taxpayers, and owners in the building directly beside this proposed development, we would like to raise concerns regarding the proposed development of 546 W13th Avenue. While we support social housing in our city the concerns we have pertain to the size and de of this development. The proposed development is not in alignment with other residential buildings in this area due to its height and density.

Deceiving Number of Affordable Units:

In the referral report summary, the development is described as 135 social housing units. 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 applicants what percentage will be at the various categories described in the CHF. If in fact 30% of the 135 suites will be at market rates, this is approximately 40 suites offered at market rates. The proposal should be clear that not all 135 units are social housing as this seems to be one of the primary reasons it has received support.

Building Size & Density:

The proposal claims that the neighbourhood is composed of both high and low-rise buildings, but the high-rise buildings it references are along Cambie Street and 12th Avenue. All buildings that are off of Cambie or 12th are low-rise, 2-4 stories. And the building on the corner of Cambie and 13th, Camellia Court, is on significantly larger site, with setbacks far greater than what's being proposed here. The development proposed it is very clearly shoe-horned into a site that is too small. It maxes out the allowable width, depth, and height of the site, compromising the privacy of not only the neighbouring buildings that surround it, but also the future residents of this building!

I live on the 2nd floor of the building to the West, less than 20 feet from the edge of the building, and one of the 350 SF studios will have a balcony that looks directly into our bedroom window. And with a unit that small, one could expect the resident to make frequent use of their balcony. This will really take away our privacy.

The proposal claims that it will maintain a 22' setback from our building but the balconies will actually come almost 8' closer than this to the property line. It is apparent from the site plans and the flyover renderings that this buildings is completely out of scale with the neighbourhood. RM-3 zoned areas have a floor space ratio of 1, and this proposal is seeking an exception to build six times that. That is perhaps the clearest indication that this is too large for

this site. Section 4.3.1 of the District Schedule prescribes that, for portions of buildings over 10.7 m (35.1 ft) in height, the maximum building width and/or depth must be no more than 25 percent of the sum of the average depth of the site and the average width of the site. So the allowable building width would be no greater than 62ft, or 40ft narrower than the new tower proposed.

The proposed size and footprint of this development will cause a significant loss of sunlight to owners on the South east side of 555 W14th. This will affect the quality of life for those who live in these strata lots and will decrease property value for owners in this building. As taxpayers, this is of significant concern.

Parking:

Only 41 parking spaces, which I appreciate meets code based on the reductions permitted for transit-oriented developments, but on this site, on this street, where the street parking is already at capacity, it will be very problematic. This development claims to be targeting working women and women with children, who are a demographic that drives. 41 spaces for 135 units is going to cause serious parking issues in the neighbourhood. This block of 13th Ave has parking on 2 sides of the street, meaning only one car can drive down the street at a time. It simply cannot accommodate so many more vehicles parked on the street. Certainly not for buildings with a density 6 times that of which it is zoned.

I recognize the need for affordable rental housing, but it should be done in a way that doesn't totally disrupt the surrounding urban fabric.

In the CD1 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). This will be more appropriate for the services and traffic in this community and have less of an impact on the property value and privacy of the residents of the adjacent strata property.

Sincerely,

Ryan Matthew & Juliane Silva s. 22(1) Personal and Confidential