

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