

6. CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street (Other)

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
09/21/2021	16:56	PH1 - 6. CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street	Other	Please find attached correspondence relating to a public hearing tonight at 6 pm. Could you confirm receipt please'	Bruce Gilmour (on behalf of)	§ 22(1) Personal and Confidential	Dunbar-Southlands	Appendix A



September 21, 2021

By email

City of Vancouver
453 West 12th Avenue, Vancouver, BC V5Y 1V4

Re: Proposed development at 3449 – 3479 W 41st Avenue and 5664 Collingwood Street

Dear Mayor and Council,

Thank you for the opportunity to comment on the proposed development at 3449 – 3479 W 41st Avenue and 5664 Collingwood Street in Dunbar.

I am writing as the President of the Dunbar Residents' Association (DRA) representing the views of the association. I am also a long-term resident of Dunbar.

Although it is not referenced in the proposal documentation, the developer for the proposed project, Jamie Vaughan, did reach out to me as the President of the neighbourhood association to seek our support. The DRA did meet with Mr. Vaughan on-line on November 5th, 2020. We reviewed the documentation in advance and came fully prepared to discuss what we see as the neighbourhood's values and needs in term of housing and community. We understand the need for more housing in every neighbourhood, and varied types of housing for all income levels. However, we were disappointed by the proposal in terms of the building and landscape design, the density, the lack of integration/transition with the neighbourhood, the unit mix; and its liveability in terms of its density, unit size and amenity spaces.

Our discussion included the need for additional family housing, reduced height, reduced density, an improved appearance of the building and improvements to landscaping.

We did not feel we were heard at this meeting and couldn't support the proposal as presented. We followed up with Mr. Vaughan to convey our position. He did not request any elaboration nor clarification of our concerns.

We were pleased to review the referral report from the General Manger of Planning, Urban Design and Sustainability of July 6, 2021 including recommendations from the Urban Design Panel in which the following required improvements were identified:

- . breaking up the building massing to address the appearance of excessive width
- . improvements to indoor and outdoor amenities
- . increased setbacks to the north and east
- . extensive improvements to the landscape design

We support the recommendation from the Urban Design Panel for outdoor-amenity decks on upper floors and an adjacent interior amenity room.

We appreciate and agree with the comments/ concerns from the Urban Design Panel with respect to the application of materials, articulation of building and how it relates to the massing, and that it needs a more friendly expression such as punched windows. We would like to see these in model form.

We would like more information on the South elevation including its setbacks from 41st Avenue.

We recommend that the proposal include a greater mix of two- and three-bedroom units given its location in a family-oriented neighbourhood with proximity to many schools and parks.

We support a reduction in height to 5-½ stories. We feel this would support the Affordable Housing Choices policy requirement that the project fit contextually with the neighbouring development.

Given that the Dunbar Residents' Association has had only one opportunity to review and discuss the proposal with the developer and given that the proposal has changed extensively, we recommend that the proposal be sent back to the developer to allow for updated drawings and site models and made available for review and further discussions with the DRA.

Yours truly,

Bruce A. Gilmour

President

Dunbar Residents' Association