

PH2 - 2. CD-1 Rezoning: 1640-1650 Alberni Street - Oppose

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
12/09/2021	15:26	PH2 - 2. CD-1 Rezoning: 1640-1650 Alberni Street	Oppose	Dear Mayor and Council: 1640-1650 Alberni Street Please oppose this: CD-1 Rezoning at 1640-1650 Alberni Street (West End): To rezone from RM-5C (Residential) to CD-1 for a 43-storey residential building with 198 strata titled and 66 secured market rental units, of which 20% are to be below market, with height 117 3 metres or 385 feet and FSR 14.97. This application is the second rezoning application for this site since implementation of the West End Community Plan adopted in 2013. In 2016, previous owners (Hollyburn) submitted a proposal to demolish the current rental tower and commercial low-rise. Their plan was to construct a new rental building of 385ft height and 195 secured market rental units. A major issue with this proposal (and others along the Alberni-Georgia corridor) is that it reflects an unsuccessful approach to increasing housing affordability in Vancouver and the West End. In fact, increased density of primarily market strata towers has had the opposite effect on affordability. Furthermore, the total number of secure market rental units built thus far is below 10% of the overall number promised within 10 years. Why are such applications still being submitted and accepted? This approach is not working. A second issue is that this proposal is offering only a one-for-one replacement of the rental units that would be demolished. This is all that the city requires. Only 20% (13 units) in the proposed tower will be at below market rental. It seems possible that the other new units will be more costly than the current units. Thus, the proposal will not result in an increase in the type of housing that is needed the most.	Diana Matrick		s.22(1) Personal and Confidential s.22(1) Personal	West End	No web attachments.
12/09/2021	16:51	PH2 - 2. CD-1 Rezoning: 1640-1650 Alberni Street	Oppose	I urge Council NOT to approve this application. In 2016, the City of Vancouver was presented with an opportunity to support the development of a new, purpose-built rental tower on this site. The owner submitted a rezoning application, proposing a significant project that would have resulted 276 secured market rental units; 40% would have been family units. In 2018, the application was withdrawn due to some of the economic requirements of such a proposal within the context of the WECF. This was a lost opportunity for the city to reconsider how to increase the stock of affordable rental housing. Current rezoning application The current rezoning application is proposing 198 market strata units and 66 market rental units, of which 13 (20%) are to be below market units. Beyond replacement of existing rental units, there will be no additional rental units created by this project. The current application is not sufficiently complete: 1) There are no site plans included in the application that is posted online. Why is this information not provided to the public? 2) Several conditions concerning the design of the building, public realm, and the landscaping have not been satisfied and have been deferred to the Development permit phase. These should be considered at the Public Hearing. 3) The transportation study relies on 2016 data and does not consider the current or future impact of current construction and proposed new developments in the vicinity. 4) Are proposed public realm and public amenities adequate? Is demolition of the existing building compatible with the 'The Greenest City' concept and consistent with the goal of increasing housing affordability? Implementation of the WECF should be reviewed to determine whether it has met affordable housing and community benefit goals via increased density and luxury strata developments along the corridors. The current proposal represents another example of this approach, which does not appear to be meeting these important goals and, instead, is having the effect of increasing property values and housing costs. Ann Robson Alberni Street Vancouver	Ann Robson		s.22(1) Personal and Confidential s.22(1) Personal	West End	No web attachments.