

PH 1 - 2. CD-1 Rezoning: 5562-5688 Manson Street - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-01-12	15:44	PH 1 - 2. CD-1 Rezoning: 5562-5688 Manson Street	Other	<p>Dear Mayor Sim and Council: Re: 5562-5688 Manson St.</p> <p>On behalf of the Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC), we wish to comment on this project. (Our initial submission was on February 10, 2022.) RPSC-CVC was established in November 2005 by Vancouver City Council as a community group that was part of City Plan. As we have evolved over these past 17 years, RPSC-CVC has been recognized as a credible community watchdog with a strong institutional history.</p> <p>The rental concept is a positive project for the area but it's imperative to know the approximate rental rates for the units. Will the rents be affordable for the average family? What is the base rate on which the designated 20% below-market rents are to be determined? Are the below-market rental units integrated within the entire complex?</p> <p>The building's height is stated as being 18 storeys for each tower. We understand that under the Oakridge Municipal Town Centre (OMTC) and the Cambie Corridor Phase 3 that 18 storeys is the maximum height for the area. However the drawings note a "level 19" and a height of 209 ft. We view this as a 19 storey tower, with the elevator housing protruding above the 19th floor. The "rooftop" is actually a communal amenity space with a significant portion enclosed in a permanent structure. RPSC-CVC has not accepted the City's designation of "rooftop" space, as it was never discussed with the community but simply included within the Cambie Corridor Phase 3 policy. The inclusion of "urban agricultural plots" is very misleading as the drawings show a few planters that are available to the tenants.</p> <p>RPSC-CVC is well aware of the City's requirement for a traffic study; however, limiting the study only to the area surrounding the project is not acceptable. We see the City being remiss in not doing a comprehensive traffic study for the entire area, i.e. the Cambie Corridor. Also, we question the premise that residents will not be using their vehicles for many short distance purposes regardless of the type of vehicle. OMTC will witness an increase in population density that no one has really discussed. We foresee a</p>	Alan Buium	s.22(1) Personal and Confidential	Oakridge	

concomitant increase in vehicular traffic as a serious concern regardless of the City's objective of getting residents out of their cars.

The limited number of parking spaces recognizes the close proximity to the Canada Line and the 41st Rapid Bus. But, RPSC-CVC is concerned about the unintended consequences of having a low ratio of parking spaces to the number of housing units. We question the City's policy regarding the number of parking stalls and have not seen any evidence upon which to limit the in-house parking for rental residents while always providing more parking spaces than housing units in owned/strata projects. Will the parking and bicycle spaces be allocated equally among market and below-market tenants? What will be the cost for the parking of vehicles? We assume that the bicycle spaces will be at no cost, per month, to all tenants and space will be well secured.

The inclusion of 37 childcare spaces is a positive feature. Who will be the operator of the facility? Will the spaces be open only to the tenants or open to children in the area? The designated outdoor space, for the childcare, seems satisfactory. Will this space be available to the tenants when the childcare is not in operation? This is an important factor as there is very limited green space in the surrounding area.

The 35% designation for family units is acceptable but the size of the bedrooms should be more clearly noted. It is imperative that the future tenants be made aware that there is no elementary school in the immediate area nor is the VSB planning one in the foreseeable future. RPSC has requested such a facility but to no avail.

Other Issues:

- There is no mention of the type of heating for the building. Is the City still planning for a central heating system for the Cambie Corridor?
- No m

2023-01-09	22:19	PH 1 - 2. CD-1 Rezoning: 5562-5688 Manson Street	Other	<p>There are loading/parking areas allocated in the back lane area. I could not find the width of this loading/parking area.</p> <p>As back lane is not very wide. If the loading area is not sufficiently wide and people do not park close to the curb, cars/trucks parking there might impede the back lane drivability.</p> <p>Therefore, I would recommend the loading/parking area be at least 10' wide and preferably 12' wide into the property line. So cars or wide and large moving trucks are ensured to be able to park within the parking area and to not occupy any back lane space.</p> <p>Thank you very much.</p>	Susan Lin	s.22(1) Personal and Confidential	Oakridge	
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