

PH 1 - 4. CD-1 Rezoning: 3132-3150 Rosemont Drive - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-28	13:22	PH 1 - 4. CD-1 Rezoning: 3132-3150 Rosemont Drive	Other	<p>Dear Mayor of Vancouver and City Council:</p> <p>We, the residents of Champlain Heights, would like to participate in the public hearing for 3132-3150 Rosemont Drive, Vancouver. However, the hearing time conflicts with people’s work schedules. In addition, many residents in the area do not speak English and/or are not comfortable with using technology. That makes in-person and/or call-in participation very difficult. Thus, we decided to present a joint statement to you, the decision-makers.</p> <p>We, the residents of Champlain Heights, have expressed our unified position on this project in our petition letter (with 122 petition names) dated January 29th, 2023. In summary, we do support seniors’ housing and long-term senior care facilities in the Champlain Heights area. But we are strongly against the proposed building height and some aspects of its architectural design.</p> <p>☒ The building height fails to follow the designated By-law (CD-1(72) and the Victoria-Fraserview/Killarney Community vision plan.</p> <p>☒ According to CD-1(72) (3.3), “the maximum building height, measured above the base surface, shall be 8.7 m (28.5 feet).” (Page 1). The proposed height of the building is 20.1 m; which is 2.31 times the allowed maximum height.</p> <p>☒ In both the notice of rezoning application & virtual open house and the notice of public hearing, it states that “this rezoning application is being considered under the Victoria-Fraserview/Killarney Community vision.” But obviously, this application is completely out of line with what is stipulated in the VFK vision plan. The VFK vision plan stipulates “a limited number of low-rise apartments, with a maximum height of four storeys, should be permitted in VFK provided that they are designed to be compatible with single-family neighborhoods and adjacent homes; with good landscaping; provided with adequate on-site parking.” (Page 32).</p> <p>According to the applicant, they proposed a five-storey building initially, but BC Housing requested the project to be six-stories. If the VFK vision plan is meant to be a framework for the public to consider this proposed building, we sincerely hope that the Mayor and the Council will follow the designated by-law (CD-1(72) and the community plan to make a decision that will respect what people value and want to preserve in this area. If the community plan needs to be changed or updated, it should go through the right process rather than being completely discarded.</p>	Wei Xia	Killarney	Attachment 1

A six-storey building is not safe for its proposed future occupants, namely, all seniors, including people with disabilities.

A six-storey building would be difficult for some elderly people to navigate if the elevators fail to work and/or in case of fire or other emergencies.

Let's not forget that BC and Vancouver are in an earthquake zone, a factor that should not be overridden by the necessity of providing housing. It is convenient to say that there are seismic provisions in building codes nowadays. However, Metro Vancouver, according to the experts, is not ready for magnitude six or seven earthquakes. . ([https://bc\[.\]ctvnews\[.\]ca/the-big-one-is-not-the-earthquake-b-c-scientists-are-most-concerned-about-1.6264114](https://bc[.]ctvnews[.]ca/the-big-one-is-not-the-earthquake-b-c-scientists-are-most-concerned-about-1.6264114)). A lower building with lower density will certainly be safer for senior residents in emergency of earthquakes, which we hope will never happen.

If the Mayor and the Council do agree that "community residents should have greater, and more timely, input into decisions about changes in their community" (VFK Vision Plan, page 3), and if the City government does want to prove to us that the democratic process which we have been going through is not merely a window showing, please kindly consider the following three requests:

1. Reduce the building height to four stories to reflect what this community could accept.
2. Local residents want to see the modifications in the building's design to help preserve the privacy of about