

**PH 1 - 4. Rezoning: 3581 West 30th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-07-10	22:19	PH 1 - 4. Rezoning: 3581 West 30th Avenue	Oppose	Please see attached letter.	Jan C. Alexander	Dunbar-Southlands	APPENDIX A
2023-07-10	22:45	PH 1 - 4. Rezoning: 3581 West 30th Avenue	Oppose	The Dunbar Residents' Association (DRA) Board submits comments related to the proposed rezoning application for 3581 West 30th Avenue from RS-5 (Residential) District to RR-2A (Residential Rental) District, to permit the development of a four-storey market rental building at a height of 13.7 m (45 ft.) and a floor space ratio (FSR) of 1.75 as per the attached.	organization Dunbar Residents' Association	Dunbar-Southlands	APPENDIX B

*From the desk of*  
**Jan Alexander**

July 10, 2023

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

Dear Mayor, Council, and City Staff

*Re: 3581 West 30th Avenue's proposed development*

I am opposed to this proposal. I'd like to see **fee-simple market rowhouses**. Let's create superb ground-oriented missing-middle homes for Dunbar.

The site could be subdivided into small parcels. City guidelines would be provided for each lot to have a primary residence with one to three rental homes. For flexibility they would be a variety of sizes from tiny to three-bedroom.

My observation is that households with access to their own outdoor patio, garden, or balcony have health and environmental advantages. In addition to gaining interior light, the footprint (including, but not exclusive to, building materials and heating bills) is reduced because a sense of the outdoors comes in.

I hope that the proposed project's architects are paying particular attention to creating a mix of opportunities for neighbourly interactions, along with sound mitigation and privacy; and the landscape architects are enhancing spaces and livability with natural landscapes to bring in pollinators, insects, and birds amongst treed wildlife, gardening boxes, moving water, play, and seating areas.

Please ensure there are ways for people of all abilities and ages to greet one another and create a welcoming, accepting, neighbourly community. Would providing an indoor-outdoor area with woodworking bench, potting shed, and bike-repair tools appeal to the project's owners?

In closing, I'd like to mention that in 1998 the Dunbar community (with City assistance) developed and voted to accept the [Dunbar Community Vision](#) which included recommendations to encourage rowhouses, four- and six-plexes, and duplexes. Evidently Dunbar welcomes new housing forms. I believe that this proposed development, so far, does not satisfy the desired values which Dunbar has been striving for since 1998.

Please ask the proponents to rethink the project and instead build 35'-high, three-storey **missing-middle homes** with **fee-simple market rowhouses** of a type that our city's residents can thrive in, and Dunbarites so eagerly anticipate.

Yours truly,

*Jan Alexander*



### Dunbar Residents' Association

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July 10, 2023

*By email*

City of Vancouver

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

**Dear Mayor, Council and City Staff**

***Re: Rezoning application at 3581 West 30th Avenue***

The Dunbar Residents' Association (DRA) Board writes in opposition to the proposed rezoning application for 3581 West 30th Avenue from RS-5 (Residential) District to RR-2A (Residential Rental) District, to permit the development of a four-storey market rental building at a height of 13.7 m (45 ft.) and a floor space ratio (FSR) of 1.75.

In referencing the [Dunbar Community Vision](#) (1998)

“Approved Vision Direction

*20.1 Community Involvement in Decision Making*

**Community residents should have more input, and more timely input into decision making about changes in their community, such as development projects, transit planning, street and traffic changes, park design etc.”**

The application would set significant precedents for the Dunbar community given that the proposal is for a residential (non-arterial) street. We recommend that the applicant work with the Dunbar Residents' Association, and in turn the affected residents, to come up with a proposal that works for both the applicant and the Dunbar community.

For example, we believe the Approved Vision Direction 7.1 should be considered. **“More housing variety should be provided in Dunbar by rowhouses, four- and six-plexes and duplexes, which have many features of single-family houses but would cost less.”**

Timely engagement with community members impacted by development could contribute to better outcomes for liveability in our neighbourhoods.

We appreciate and support the City's efforts in adding density and a variety of forms of housing in all neighbourhoods and would like to be a partner in these discussions and decisions.

Yours truly,

Board of Directors, Dunbar Residents' Association