

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-07-05	17:20	PH 1 - 4. Rezoning: 3581 West 30th Avenue	Other	<p>From: Bruce Gilmour s. 22(1) Personal and Confidential Sent: Thursday, June 15, 2023 6:05 PM To: Sim, Ken <Ken.Sim@vancouver.ca> Subject: [EXT] 3581 West 30th Avenue, parking lot re-zoning for luxury density apartments.</p> <p>June 13, 2023</p> <p>Re: 3581 West 30th Avenue, parking lot re-zoning for luxury density apartments.</p> <p>Dear, Mayor Sim and Council,</p> <p>If Vancouver city council, staff, and the development applicants, reached out to me as a Dunbar resident for input on this re-development, I would share the following insights...</p> <p>Three storey attached, market townhouses for families, is the only form of housing which should be developed on this site! The townhouses should be designed with small lock-off basement rental suites (a mortgage helper?). This design provides space for extended families, extra accommodation for caregivers if seniors live above or, for any secondary suite use. Vancouver's reality, an emerging imperative, is the increase in the residents aging out of single-family homes. Residents who want to continue to age-in-place. Place is where the home is, where the experience is, where associations which contribute to active and healthy living are experienced! A neighbourhood for the residents I share life with, is a place called, Dunbar! Dunbar, not at all unlike the other constituent parts of a place called, Vancouver. Safe, inclusive, secure, and stable places called, neighbourhoods. Place which provides homes for all ages and abilities!</p> <p>Small rental suites within the townhouses, will help increase the variety of housing in Dunbar we so badly need. Ask Michael Geller, who pioneered this idea at Simon Fraser University (SFU), how well this idea of small suites under townhouses, worked so well!</p> <p>The City should develop this site for these townhouse models in place of very expensive, out of scale, six storey rental apartments. Townhouses are flexible and can accommodate seniors or families. Whereas rental apartments simply are not flexible.</p> <p>We do need luxury rentals, but they should be in high rise buildings as the City has lots of airspace, but not as much land for ground-oriented family</p>	Bruce Gilmour	Kerrisdale	APPENDIX A

housing. Housing policy is required which defines design criteria supporting the principles of inclusion, accessible, and useable (liveable) by all ages!

Embedded in the Vancouver Plan language is the "Complete Communities concept". Has the question been asked, who are the residents seeking to participate, contribute, to live in a complete community? Universally designed housing is a social and economic imperative! "Old folk's housing belongs to yester year.

Is Accessible path of travel from the sidewalk to ground level housing. Factored into the missing middle housing policy? This is the policy created to re-purpose single family lots into multiplexes. Can city housing policy, set criteria that ground level suites have accessible paths of travel from the sidewalk to the accessible entrance into a Universally Designed suite? Criteria with hallway, doorway, and rooms with turning radiuses for occupants who require mobility aids. Is it time to adopt the Universally Designed standard for inclusive, accessible, usable, visitable, universally designed forms of built infrastructure as advanced by the Rick Hansen Accessible Certification Criteria? Universally designed forms of housing are a short and long-term saving to the health care dollar. Universally Designed housing, is a return on investment for society.

Thank you for this opportunity to provide input at the local, neighbourhood level. We are the neighbourhood experience, the faces on the streets. the Neighborhoods which endure the experience after the occupancy permits are issued as the construction trucks disappear to put shovels in the ground for another development. Who is monitoring what is working, sustaining values and developing neighbourhood liveability? New housing which is responsive to a continuum of requirements, directed from the needs of

APPENDIX A

#3851 West 30th Avenue

Vancouver, B.C. V6S 1W9

June 21, 2023

Office of Vancouver City Council

City of Vancouver

453 West 12th Ave

Vancouver, BC V5Y 1V4



Reference Number: 201000666416

Dear, Sir or Madame,

Enclosed are three attachments.

One, an email received from your office about my communication to Mayor Sim.

Two, my letter to Mayor Sim.

Three, an attachment which accompanied my communication to Mayor Sim.

As explained in the letter from your office, as the topic of my letter was in the Public Hearing process, the Mayor and Council do not respond to communication such as mine.

I called Van #311 for assistance. I am completely blind, use a screen reader, and typically, cannot access and if I can, navigate or orientate on web sites. Your post

directed me to go to such and such link to provide public input as I want to do on a neighbourhood development.

Would you please confirm receipt of this communication and confirm it has been submitted to the public hearing process for this development topic. I am most grateful!

Yours sincerely,

Bruce A. Gilmour and golden retriever guide dog, Falina

s. 22(1) Personal and Confidential”



June 13, 2023

Re: 3581 West 30th Avenue, parking lot re-zoning for luxury density apartments.

Dear, Mayor Sim and Council,

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The City should develop this site for these townhouse models in place of very expensive, out of scale, six storey rental apartments. Townhouses are flexible and can accommodate seniors or families. Whereas rental apartments simply are not flexible.

We do need luxury rentals, but they should be in high rise buildings as the City has lots of airspace, but not as much land for ground-oriented family housing. Housing policy is required which defines design criteria supporting the principles of inclusion, accessible, and useable (liveable) by all ages!

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Thank you for this opportunity to provide input at the local, neighbourhood level. We are the neighbourhood experience, the faces on the streets. the Neighborhoods which endure the experience after the occupancy permits are issued as the construction trucks disappear to put shovels in the ground for another development. Who is monitoring what is working, sustaining values and developing neighbourhood liveability? New housing which is responsive to a continuum of requirements, directed from the needs of the emerging data explaining who is the aging resident and associated health issues in housing design— accessible, inclusive, and sustainable for the long-term to attract families and sustain Grandparents!

Sincerely,

Bruce A. Gilmour and golden retriever guide dog, Falina

s. 22(1) Personal and Confidential"



P.S.

I was stopped by a Dunbar resident, Bill. "Thank you for your persistence in helping the City, for they do not know what they are doing, even though I think they mean well."

<https://vancouversun.com/opinion/columnists/dan-fumano-apartment-buildings-coming-to-side-streets-even-on-west-side>

Vancouver housing: Apartments coming to side streets (even Dunbar) Vancouver Sun

Opinion: A new proposal aims to build what could become the first apartment building on a side street in Dunbar, Vancouver's most rental-deficient neighbourhood

Author of the article: Dan Fumano

Published Jun 12, 2023 • Last updated 17 hours ago • 6 minute read

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Empty parking lot at 3581 W. 30th Avenue in Vancouver. The lot is slated for an apartment building.
PHOTO BY JASON PAYNE /PNG figure

Vancouver, BC: Empty parking lot at 3581 West 30th Avenue in Vancouver, BC. The lot is slated for development. (Photo by Jason Payne/ PNG)

Article content

For a long time, if apartment buildings in Vancouver were built at all, it was on a tiny sliver of the city's land mass, mostly along the busiest arterial streets.

Article content

Soon, they'll increasingly be coming to residential side streets — including one new proposal for the city's most rental-deficient neighbourhood.

Over the past four months, Vancouver council has approved eight apartment buildings under a new policy approved by the previous council aimed at boosting rental construction.

Dozens more projects relying on this policy are in the pipeline. This week alone, council is expected to refer seven new such projects to public hearing, the biggest bundle of these "secured rental policy" projects so far to arrive at one time.

The eight previously approved rental projects total about 730 housing units, with six projects on the west side and two on the east. Most have addresses on main arterials: Arbutus, East 33rd, Granville, West 41st.

But Vancouver's updated rental policy, approved in 2021, also allows developers to pursue rezonings for four-storey projects on side streets beside arterials and near transit and shopping. The policy also allows five or six-storey rentals on arterials.

So far, only one side-street apartment building, on East 18th near Fraser, has been approved through this policy.

A project coming to council this week could produce the first apartment building under this new policy for a side street on Vancouver's more affluent west side. It would be on an empty property on West 30th Avenue just east of Dunbar that for years served as a Stong's Market parking lot.

A local family is proposing to develop the vacant lot, which is on a block with one- and two-storey detached houses, to build a four-storey apartment building with 35 market rental homes.

There are not many purpose-built rental homes in Dunbar, and this building — if approved — might be the only side-street apartment block in the entire neighbourhood.

Out of every neighbourhood in Vancouver, Dunbar-Southlands ranks dead last in number of purpose-built rental homes, according to a city database produced earlier this year through a freedom of information request. The West End, by far, tops the list, followed by Kitsilano, Fairview, and Mount Pleasant.

"We've had this exclusion of renters on quiet streets ... that is legislated," said Jens von Bergmann, a data scientist who has studied the history of zoning in Vancouver. "It really dates back to the original zoning."

A chart showing the number of purpose-built rental homes in Vancouver neighbourhoods. — Chart by Jens von Bergmann PHOTO BY JENS VON BERGMANN /jpg figure

A chart showing the number of purpose-built rental homes in Vancouver neighbourhoods. - Chart by Jens von Bergmann

Harland Bartholomew, the city planner who produced Vancouver's first comprehensive town plan in 1928 — still the last citywide plan to be fully implemented — described apartment buildings in single-family districts as an "intrusion," and wrote that "homeowners quite logically fought these encroachments and demanded the assistance of the city council."

His plan sought to keep those housing types separated, and for most of the past century, they largely have been. This restrictive zoning — relegating apartment buildings to a small fraction of the city's land base and reserving most of it only for more expensive detached houses — had the effect of segregating the city along class and often racial lines.

Von Bergmann said: "Classism is definitely embedded in this."

"It's hard to change the status quo, once the zoning is in place," he said. "Keeping this exclusion in place is easy."

Von Bergmann said it's a good thing the city is trying to "weaken" that legislated exclusion by allowing apartment buildings in more parts of the city.

Of course, not everyone is happy. The Dunbar Residents' Association newsletter recently featured a story about the four-storey West 30th proposal, noting "concerns are being raised about a lack of information, consultation and notification."

Dunbar Residents' Association board member Elizabeth Ball said her neighbourhood welcomes more neighbours, and has lots of rental homes in basement suites and laneway homes.

"I never hear anybody complaining about something being built along the arterials," Ball said, but she has heard neighbours concerned about the West 30th proposal. "I do hear people worry ... and it's different from not wanting rental housing to say 'We'd like to be consulted,'" said Ball, who served three terms on Vancouver council representing the Non-Partisan Association.

"People are happy to have a building there. They just want to make sure that the building has taken into account what the neighbourhood is currently, and why it's successful. Why does it work? Why isn't there a huge amount of crime?" Ball said. "Those are important questions to be asking, and that's where the consultation is critical ... That's the problem with not having a proper consultation, because every street has a different feeling."

But Vancouver's head of housing policy and regulation, Dan Garrison, said a years-long, widespread public consultation process went into the creation of the policy that now enables — and seeks to expedite — these rental developments.

"What we heard from the community when we did that (public consultation) was a desire to enable more housing for people who can only afford rental housing, in areas where there weren't previously opportunities, particularly in the livable, green areas of the city, not just restricted to arterial streets," Garrison said.

A lack of consultation is one of the most common complaints from neighbourhood groups. But the city's planning department is aiming to eventually shift toward a system where more projects, such as individual four-storey apartment buildings, can be approved by staff — the way houses and duplexes are today — without each going through their own rezoning process with a public hearing.

City statistics show that Dunbar is one of Vancouver's least dense neighbourhoods. For the most recent 10-year period, while Vancouver's population grew by nine per cent, the population of Dunbar-Southlands actually decreased.

The West 30th Avenue property has been owned for years by the family of former Vancouver mayor Tom Campbell, who have hired Cornerstone Architecture for the project.

"This is a perfect piece of land to add some density in the city without any renter displacement," said Cornerstone principal Scott Kennedy. That, to me, is the key."

"The problem right now in the city is most of our new rental housing is all on arterials, and people who rent aren't afforded the opportunity to live in a quieter part of the neighbourhood," Kennedy said.

Ball and other members of the Dunbar Residents' Association have also criticized the West 30th apartment proposal for what they call a lack of affordability. Ball called the 30th proposal "luxury market suites."

"Certainly, building new buildings that are luxury buildings that the majority of people who live here now couldn't afford to move into, it makes people very nervous," Ball said. "No one's listening to the real concerns of the community."

The maximum rent for a three-bedroom in the West 30th Avenue building would be \$4,074 a month. That is a lot of money, but the houses on the 3500-block

of West 30th are assessed in the \$3 and \$4 million range. A monthly rent of \$4,074 is not affordable for an average-earning Vancouver tenant. But it is clearly affordable to more people than a \$15,000-a-month mortgage payment on a \$3 million house, which was until recently the only type of housing allowed on this block. And, crucially, that house purchase would require a down payment of \$600,000 or more, something most people do not have sitting in their bank account.

Comment by Lance Read. article

[View the profile of "Lance Read"](#)

Lance Read

17 MIN AGO

There has been a residential apartment block at 2244 West 14th since 1929, before 2256 W14th was built.

Reply to this post.

0 likes, like.

0 dislikes, dislike.

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Lance Read

18 MIN AGO

DID your Know? There has been an apartment block in the heart of residential quiet street Kitsilano, at 2244 West 14th since before 2256 W14th was built in 1929.

Reply to this post.

0 likes, like.

0 dislikes, dislike.

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Comment by Gary Brooke. article

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Gary Brooke

9 HRS AGO

The only solution to lack of housing is to decrease demand aka immigration levels. Canada cannot build it's way out of the problem nor even make a dent.

It's not rocket science. Over 600,000 immigrants projected for 2023. There is ZERO chance of meeting a small fraction of that supply side.

Reply to this post.

8 likes, like.

0 dislikes, dislike.

SHARE

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Comment by JAN JANMARTI. article

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JAN JANMARTI

12 HRS AGO

And prices of single houses are skyrocketing, because the concentration is totally onto building of stacked housing. And how exactly is living with a family

of 4 or 5 on the 6th floor of an apartment building ??

Reply to this post.

Comment by JAN JANMARTI. article end

Comment by George McKenzie. article

View the profile of "George McKenzie"

George McKenzie

13 HRS AGO

The war against single family dwelling neighbourhoods continues. Not that I can afford in that neighbourhood. That ship sailed long ago. It's just horrible

that every neighbourhood is being attacked with condos and hirises and it won't solve the problem of the lack of housing because more people will keep

coming. They should build new communities in new areas. BC is huge.