

Report date range from: 7/11/2023 10:30:01 AM to: 7/12/2023 3:00:00 PM

**PH 2 - 3. CD-1 Rezoning: 618 West 32nd Avenue - Other**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-07-11	20:01	PH 2 - 3. CD-1 Rezoning: 618 West 32nd Avenue	Other	Comments are attached as per the RPSC letter to the Planner		South Cambie	APPENDIX A

April 3, 2023

Mr. Simon Jay, Rezoning Planner  
City of Vancouver

Dear Mr. Jay:

**Re: 618 West 32nd Ave.**

The Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC)\*\* submitted material on this site in 2020\* and is simply elaborating on that material. We were supportive of a rental project for the area in 2020 but are somewhat hesitant to support another “luxury” project for the area. City Council, when approving the Cambie Corridor Phase 3, saw some merit in the construction of “affordable family housing”. RPSC-CVC has difficulty in seeing this project meeting the “affordable” objective.

The following items are of concern and should be addressed by both your Department and the Developer:

- The height is in excess of the previous application and is not acceptable. The 74’ is overpowering to the future neighbours to the west -- presently zoned for townhouse development. The “Protrusions Beyond Height Limitations” are excluded from the height calculation and this is not acceptable.
- The western wall of the 6th floor setback to a more gentle transition is a positive feature.
- The FSR of 2.45 is NOT acceptable and this is supported by Section 4.2.4 of CCP3, pp.29-33, where it is stated that buildings up to 6 storeys should be in the FSR range of 1.75 - 2.25.
- The amenity space on the ground floor, both indoor and outdoor, is a positive feature and should negate the need for a rooftop amenity space. (See our rationale in the 2020 submission.)
- The “Housing Diversity” states that it comprises 68% of family units which is “...far above the City minimum of 35%.” This is true but there could be more 3 bedroom units. The question is one of “affordability” and this must be emphasized for all projects within the Cambie Corridor. It should also be noted that if the Developer is advertising such “diversity” then we are asking, what elementary school is within walking distance for

prospective residents?

- There is a generous allotment for resident parking and yet the site is a very close walk to the Canada Line station at King Edward and the #25 bus. The Cambie bus should also be noted.

- There is a serious error in the CCP3 document on p 53 — a Canada Line station is noted for 33rd & Cambie and we know, from conversations with Translink, that such a station is NOT in plans for the foreseeable future. We can only hope that this will not be used as a “sales pitch” when the units are being advertised.

The RPSC-CVC is also concerned that the online comments section was removed rather quickly from the *shapeyourcity* website. The virtual open house closed on March 26th - what is the rush to close this off?

RPSC-CVC hopes that the preceding concerns will receive both yours and the developer's serious consideration.

Yours truly,

Allan Buium, Chair  
on behalf of the RPSC-CVC

cc: Theresa O'Donnell, General Manager of Planning, Urban Design and Sustainability

Kirsten Behler, Sr. Planner Cambie Corridor  
Michael Mortensen, Director, Liveable CITY Planning Ltd.

\*\* RPSC-CVC was established in November 2005 by Vancouver City Council as part of City Plan. As RPSC-CVC has evolved over these past 18 years, it has been recognized as a credible community *watchdog* with a strong institutional history.

\*July 31, 2020

Ms Lecia Desjarlais, Planner  
Rezoning Centre

Planning, Urban Design and Sustainability City of

Vancouver

Dear Ms Desjarlais:

**Re: 618 West 32nd Avenue**

At a recent meeting of the Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC) this project came to our attention from one of our members, Ms Monique Choptuik. She lives in very close proximity to the site and, I think, received a notice of the change in status of the project. Your Department has been made aware that it would be helpful if the RPSC-CVC received such correspondence, but this did not occur. Your correspondence with Monique provided some information on the floor plans. But, to have to wait until the DP application for details, such as space for children and rooftop amenity space, is not satisfactory regardless of what may be “common practice”. Your assumption — *Things that usually concern people are height and appearance of the building.* — is an incorrect assumption. RPSC-CVC continues to be concerned with the Cambie Corridor Phase 3 Policy and a case in point is Section 5.1.1/5.1.2 regarding rooftop amenity space. We have expressed our concerns with this Section not only to members of your Department but also to City Council. There are other issues that are also of concern to us.

This project is much different than the original (RPSC-CVC met with the developer, The Airey Group, in March

2016) and an open house at this time would show that both the developer and the Planning Department are open to community consultation. The developer for the revised project, whom we do not know but can only assume is the original proponent, is introducing a rental building in an area where none exist. RPSC-CVC sees such a project as becoming an integral part of our community and not just a developer who “builds, sells and leaves”. It behoves the company to become part of the community and a positive first step would be extensive community engagement.

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RPSC-CVC looks forward to a conversation with the proponent as well as yourself.

Sincerely,

Allan Buium, Chair  
on behalf of the RPSC-CVC

cc: Susan Haid, Deputy Director of Planning - Long Range and Strategic Planning

Theresa O'Donnell, Deputy Director of Current Planning  
Kirsten Behler, Senior Planner, Cambie Corridor Plan