

4. CD-1 Rezoning: 4711-4787 Cambie Street - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-11-27	21:04	4. CD-1 Rezoning: 4711-4787 Cambie Street	Other	I generally support this proposal however, the fact that there is more than one parking spot per unit on a major thoroughfare with transit and future cycle facilities is concerning. Parking significantly increases the cost of building and Council should sincerely consider the parking needs of this project. CBC reported just this year that underground parking costs \$48,000 to \$160,000 per spot! Further, there is a general shortage of commercial space in the area. I do strongly approve of the increased density and inclusion of 11% three bedroom units.	Kieran Smith		
2023-12-04	11:31	4. CD-1 Rezoning: 4711-4787 Cambie Street	Other	<p>Submission by: Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC)</p> <p>The overall height of the project is a bit excessive and this could be resolved by reducing the height of floors 1-5 by one foot on each floor. By making this adjustment the project will not be as intrusive on the properties to the west — townhouse zoned area. The top two floors are steeped back and this feature lessens the visual effect of the height.</p> <p>The amenity space and buildings are on the ground floor. We see this as a more appropriate location than the rooftop. The “urban agricultural” space on the laneway is a positive feature but a few containers is not really “urban agriculture” but really a few planters that will give the residents pleasure in planting a few veggies or whatever. A good example of “urban agriculture” is the Riley Park Community Garden at 30th &amp; Ontario — a short walk from your project.</p> <p>The unit sizes are generally of a reasonable size except for the small studio units. The “family” oriented units, 2 &amp; 3 bedrooms, are generally acceptable.</p> <p>The overall shape and design is not really exciting and some of our members describe it as “boring/bland” and too institutional in appearance. The cladding should be more appealing as it is across from Queen Elizabeth Park — why not forest green rather than “boring greys and white”? The Mosaic building that was put up a few years ago, just north of 33rd on Cambie and 5 storeys, has more streetscape appeal. The brickwork facade is far more interesting visually, perhaps the nicest looking on the whole of the Cambie Corridor.</p> <p>The shadowing does not seem to pose any serious problems.</p> <p>The parking is quite generous with 132 stalls. But there is no mention of a traffic study and RPSC-CVC sees the need for the City’s Engineering Dept. to carry out a comprehensive traffic study of the Corridor as more projects come on stream.</p>		Riley Park	

On page 7, "Neighbourhood context", there is a serious error that is VERY MISLEADING to the future residents of the project. The map shows 2 "T" stops, at 28th & 33rd. There are no plans for a Canada Line Station on either corner in the foreseeable future. Translink is not considering such a station regardless of the population increase for the area - Heather Lands being the project with the greatest density that will be coming on stream.

Because there's 60/114 units that are family oriented it is important to note that there is no VSB sponsored elementary school in the area — King Edward to 41st, Cambie to Oak.

In 2022 a few members of RPSC-CVC did a walkabout of the area with a couple of planners, Kirsten Behler and Mateja Seaton, and we discussed the future of the triangle on the NE corner of the project. We are suggesting that Mosaic, through its CAC, plant a Miyawaki Forest on the site. There are numerous examples of such a planting in Richmond and we are only too willing to provide guidance for such a feature. It also supplements the City's greenest city objectives.

From: Allan/Sherry Buium s. 22(1) Personal and Confidential  
Subject: 4711-4787 Cambie St.  
Date: March 21, 2023 at 8:27:01 AM PDT  
To s. 22(1) Personal and Confidential  
Cc: sarah.cranston@vancouver.ca, kirsten.behler@vancouver.ca,  
mateja.seaton@vancouver.ca  
Bcc: s. 22(1) Personal and Confidential

Stephanie Bird, Project Lead  
Mosaic Homes  
Vancouver, B.C.

Dear Ms. Bird:

Re: Miyawaki forest

I am writing on behalf of the Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC), a Vancouver City Council mandated citizens' advisory group that serves as a public "watchdog" for community planning in the area between 16th and 41st Avenues and Oak and Fraser Streets. RPSC-CVC was established in November 2005 by Vancouver City Council as part of City Plan. As RPSC-CVC has evolved over the past 18 years, RPSC-CVC has been recognized as a credible community watchdog with a strong institutional history. The RPSC-CVC's goal is to maintain and strengthen the community's identity in the face of considerable change.

As one of the first developers in the Cambie corridor, Mosaic has shown itself to be a conscientious corporate citizen in that Mosaic did not push the guidelines for building heights, planted a beautiful blue spruce to enliven the streetscape, and increased the set-back from the townhouse neighbours to the south. For this reason, RPSC-CVC urges Mosaic to support the following proposal for creating a greening space near to one of its developments.

Vancouver had been on track to become the greenest city in Canada, but in recent years, an inordinate number of trees have been felled to make way for condos, thereby severely reducing the urban forest and canopy. This belies the fact that one of the City's stated goals is to retain more trees during development. The 2018 City Report, Vancouver's Urban Forest Strategy states that 37% of the urban canopy is on private property. [N.B. Current data are harder to ascertain, as arborist's reports are no longer part of the public records for rezoning application.] The triangular plot of land, located at the SE corner of Cambie Street and 31st Avenue and adjacent to Mosaic's proposed development (4711-4784 Cambie Street), is a perfect place for a greening project. To that end, RPSC-CVC considers this triangle to be an excellent location for planting a small Miyawaki forest\*\*. Note that the current design for 4711-4787 Cambie calls for 19 trees to be felled. The shrubs and trees proposed in the landscape plan will take up to 50 years to replace the carbon sink provided by the mature trees. Therefore, RPSC-CVC urges Mosaic to endorse and support such a greening project, possibly by directing some CAC dollars to the planting.

The protocol, developed by the Japanese botanist Dr. Miyawaki, has been implemented in many parts of the world, e.g., Japan, the Netherlands, Belgium, Brazil, Sicily, Malaysia, and now Canada. Among other awards for his efforts, in 2006, Dr. Miyawaki was awarded the Blue Planet Prize for outstanding efforts in applications of science that contribute to solving global environmental problems.

Miyawaki forest is a kind of planting that provides a small, but complete, ecosystem in small urban developments to counter the loss of trees, to provide biodiversity, and to further develop a healthy environment for all ages by bringing nature close to home. In BC, through a co-ordinated effort by the school, the City, and garden club volunteers, a Miyawaki forest was recently planted at the Richmond Secondary School.

The Miyawaki forest project will be a community activator, as it will provide a unique community-building exercise on many levels:

- A small, local, complete ecosystem to provide educational opportunities to nearby schools, as has been evidenced in Richmond and Ontario schools.
- A place for the community to work together in the planting and maintenance.
- An opportunity to provide dedication benches and a place to gather.
- An opportunity to recognize our First Nations neighbours, the MST at

Heather Lands. The forests planted so far in Canada have involved blessings by Indigenous groups and require that the trees and shrubs be indigenous to the region.

· A green link to Ronald McDonald House (4567 Heather St). ««Correct address?»» In a video interview, Jenna Morrison, program co-ordinator for Ronald Macdonald, stressed that it would be helpful if developments would consider the powerful healing impact of nature on the families that come to the city under very stressful situations.

Two recent studies by UBC, “Assessing the association between lifetime exposure to green space and early childhood development. The mediation effects of air pollution and noise in Canada: a population based birth cohort study” and “Neighbourhood environmental exposures and incidence of attention deficit/hyperactivity disorder: A population based cohort study” show concerns for livability with high-density living and the growing paucity of natural development. ( Refer to: sciencedirect.com — The Lancet Planetary Health, volume 5, Issue 10, October 2021, Pages e709-e717) The thousands of “family-size” condos planned for Cambie Corridor development warrant thoughtful consideration for the provision of green spaces.

The City’s own strategy, as noted in the 2018 Urban Forest Strategy\*, clearly outlines the need for a growing urban forest to provide air filtering, support for the migration path of birds already in decline, and water retention. The City’s own site\* clarifies all the reasons for expanding and maintaining the urban forest. A Miyawaki forest could provide additional cooling for the projected heat domes in coming years. We will need more trees, not less, as development’s felling of trees continues apace.

This is a unique opportunity to take a site that may already be set aside for greening and make a huge contribution to a neighbourhood that has been denuded of trees. It can be an international example of how neighbourhoods can take steps to help mitigate climate change. Across Canada, some cities are even encouraging private-property owners to plant small forests.

If Vancouver’s goal to be a green city, a Miyawaki forest seems like a logical next step.

Sincerely,

Janice Douglas  
on behalf of the RPSC-CVC  
s. 22(1) Personal and Confidential"

\*\*[https://canadiangeographic\[.\]ca/articles/the-many-benefits-of-the-miniscule-but-mighty-miyawaki-forests/](https://canadiangeographic[.]ca/articles/the-many-benefits-of-the-miniscule-but-mighty-miyawaki-forests/)

cc: Sarah Cranston, Rezoning Planner,  
Kirsten Behler, Senior Planner, Cambie Corridor

Report date range from: 11/14/2023 12:00:01 AM to: 12/8/2023 8:30:00 AM

			Mateja Seaton, Rezoning Planner, Cambie Corridor				
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