

NSV - Neighbourhoods for a Sustainable Vancouver

February 28, 2012

Mayor Robertson and Councillors
City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

**Re: Public Hearing Feb. 27, 2012 - Item 6 (extended to Feb. 28, 2012)
CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway**

Neighbourhoods for a Sustainable (NSV) is **opposed** to the proposed CD-1 Rezoning: 228-246 East Broadway and 180 Kingsway.

This proposal is not supported by the Mount Pleasant community and is not consistent with the character of the neighbourhood as defined by the Mount Pleasant Community Plan (MPCP). The issues with height, density and affordability that have been repeatedly brought up by the public have not been adequately addressed by staff and the proponent, and the proposal as it stands is completely out of scale for the community.

NSV concurs with the issues raised by Residents Association Mount Pleasant (RAMP) : See www.rampvancouver.com for more information.

Of particular concern are the misrepresentations of the applicant and the Planning Department as raised by RAMP which we do not feel have been adequately addressed.

The comparable analysis of the existing C3A zoning and the CD1 application is also misleading because it treats the conditional increased potential height and density as if it is outright. This affects the CAC calculation as well.

The existing outright zoning of 1.0 FSR and 30 ft. height may only be conditionally increased to 3.0 FSR and 70 ft. height (based on C3A Guidelines) if design considerations have been addressed and "...the preservation of the character and general amenity desired for the area; and... the submission of any advisory group, property owner or tenant." This has not as yet been done.

The calculation for CACs should be based on any increased density above the outright 1.0 FSR as contemplated in the zoning for "general amenity desired for the area" , rather than only applying to FSR above the conditional 3.0 FSR as currently calculated.

Further, NSV does not think that there is justification for going beyond the conditional zoning increase as contemplated in the C3A Zoning By-law and Guidelines which would meet the Mt. Pleasant Community Plan for increased density on the site. We request that the application be referred back to the applicant for redesign that has demonstrated broad community support.

Sincerely,

The Steering Committee
Neighbourhoods for a Sustainable Vancouver
Group contact email: nsvancouver@hotmail.com

Website: <http://www.nsvancouver.ca/>

Council Agenda Link: <http://vancouver.ca/ctyclerk/cclerk/20120227/phea20120227ag.htm>