

6.0 PUBLIC CONSULTATION

Over the history of the Arbutus Centre project there have been numerous meetings, presentations and working sessions with the neighbours of Arbutus Village, as well as the general public.

The specific proposals for the redesign of Blocks C and D were the subject of an Open House drop-in information meeting that took place on Wednesday, July 26th hosted by Larco Investments Ltd., the site owner and developer. The event took place from 5:00 - 8:00 PM at the Hellenic Centre of Vancouver. Approximately 83 people attended the event.

The proposed design changes were presented on information boards. Two of the panels were interactive, including a panel that asked people to map where they live and a panel that invited participants to share their general comments on the proposed changes. Attendees were given more thorough feedback forms to fill out after they had viewed the information panels. A total of 37 feedback forms were returned.

The following pages include replications of the panels presented at the Open House where the following information was presented:

- A brief overview of the process to date
- Affordability challenges and housing need within the neighbourhood
- Proposed design changes to Blocks C & D
- View and shadow studies

The comments received during the event are summarized. A number of design responses have been made by the proponent in response to the Open House comments received.

Response to Comments Received

1 – Concerns about the proposed 12 storey building being compatible with the rest of the neighbourhood.

Although the building is indeed higher than others in the neighbourhood, design revisions have been made since the Open House to soften its form. Rather than the simple, rectangular form first presented the building has been shortened in length and terraced such that it rises from 6 storeys high at the north end, to 8 and 10 storeys, and finally up to 12 storeys. The upper two floors now have much smaller floor plates. The new form is more complex and modulated to reduce the effect of its height. It is more in keeping with the other buildings of Arbutus Centre, and is designed to mimic the cascading mountain silhouette, and not substantially block the mountain backdrop, when viewed from Quilchena Park.

2 – Concern about where the highest building was sited.

The plan has been revised to relocate the 12 storey massing such that it is further south with much greater separation from the properties located north of the site. The setback here is now 15 metres.

3 - An opinion was expressed that perhaps Block C would be a better site for the tallest building.

This location was studied, but not pursued, due to it having greater impact on the public viewpoint from Quilchena Park, as well as the shadow impacts on the public plaza.

4 - An interest was expressed for more community facilities like fire protection, bowling alley, pool, and library.

Most of these facilities fall under the control of the City of Vancouver for delivery. The project does include several public amenities, including a neighbourhood house, an adult day care, and a recreation centre for the Arbutus Village residents.

5 – Some residents noted that there was no need for additional density on this site.

The proponent is interested in broadening the amount, type and tenure of housing being offered by the development. The benefit of adding more market rental housing is the consequential provision of more social housing to the City of Vancouver.

6 – There was the suggestion to add more EV charging stations and more landscaping.

Both of these suggestions are included in this proposal. The full report is included in the appendices.



Arbutus Public Consultation Meeting