

## Too Much-Way Too Much Larco! Again and Again!

**TRANSPARENCY:** The author lives near Larco's proposed development

So, back they come again (and again! and again!!). The first time was in 1984 – what a date with all its literary symbolism. Every time the various groups who form the Arbutus neighbourhood think that the scope and nature of Larco's re-development of Arbutus Mall is settled and finally approved by the City they come back for more – greedy fellows that they are. How many times is it now – over how many years – too much – always so self-serving. And now they are back to the excesses where they started the first time – and were turned down for.



Context Plan

On July 26'17 Larco held the mandatory pre-rezoning public meeting at the Hellenic Centre. Ostensibly it was to gather public opinion before proceeding with a formal re-zoning application but the information on display was so inadequate as to be laughable. Hidden was the fact that, to accommodate 136,700 ADDITIONAL square feet, their Block "D" has to go from seven levels to 12 levels – five additional stories.

No model was on display to show this build spike stuck in the heart of our community. This all had to be interpreted from flat panel renditions (see Larco's illustration reproduced here). Previous Larco presentations have had models – why not now?

There was a lot of glib generic talk about Community Amenity Contribution which derives from increased density. There was nothing specific to our community or any increases from Larco's last go 'round. They were all applicable to any redevelopment and, while maybe valid for the re-development of a previously industrial site to a residential one with no neighbours (Olympic Village) where no one cares how high a building goes, our neighbourhood is different.

And let's make no bones about it, Larco is leveraging EVERYTHING to their own profit benefit – almost exclusively. The leverage of the pittance increase of both hard and soft costs of this new re-development proposal are enormous – incremental revenue increases over fixed and semi-fixed costs always yield this result. Their profits will increase while their neighbours' reduction in home values will pay for it – so we contribute to their bottom line. They also leverage the City by keeping the 20% proportion of City housing the same as previously when now they could easily afford an increase.

Also, while previous plans have specified, even emphasized, an all rental development, Larco now backs off this commitment and says that it is now not decided whether or not Blocks "C" and "D" may be rental or for sale or a combination. Insult would be greatly increased if a principal of Larco or a City employee bought the top floors of this spike building in the sky and was looking down on all of us – good neighbours; I think not

So please write City Council and John Chapman [john.chapman@vancouver.ca](mailto:john.chapman@vancouver.ca) who is the City Planner assigned to this re-zoning if Larco proceeds. The previous contact at the City, Wendy LeBreton, is no longer there. She has been hired away and now works for Larco. They got a good one – too bad for us. Keep us in the loop at [updateARCA@gmail.com](mailto:updateARCA@gmail.com)!

## Arbutus Greenway

The City continues its openness in its consulting with users of the Arbutus Greenway. City staff is on the Greenway on an “out-and-about” basis and has been at certain specific events recently.

The Mayor held an official Ribbon Cutting on June 15 at William Mackie Park so the temporary path is officially open,

June 18 was Main Street Car Free Day,

Again, on July 8 they attended the 3 hour Celebration in Marpole and have posted pictures etc. on <#arbutusgreenway> and their website and invited all others to do the same,

In June the markings on the temporary pathway were completed. The intersection with 41st Avenue is almost done if not completed by the time readers receive this Newsletter. Direction signs are a big help but I know they would like to receive any comments.

The one difficulty that I have encountered is turning right – into an east bound direction from a previously north bound route. The speed of bicycles are difficult to judge and extreme caution is essential.

## 2109 W35th Ave. ReZoning Proposal

Another excessive re-zoning is being applied for in our neighborhood. On July 27 there was the mandatory pre-re-zoning community meeting with respect of 2109 West 35th Avenue. Developers are trying to squeeze twelve rental homes and twelve underground parking stalls onto this tiniest of lots. Just where Arbutus is curving downhill – what a recipe for traffic disasters. I know that I have difficulty staying in my own lane going up or down that curving hill and often worry if traffic beside me knows how to stay in their lanes – especially buses and big trucks. To comment call or e-mail b2a architects at info@b2arch.ca. There is one residence on the property now – going to 12 WOW – too much!!



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