

5. CD-1 Rezoning: 3609-3687 Arbutus Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/15/2021	14:04	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Please stop overcrowding and destruction of Vancouver.	Eric Pow		s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
06/15/2021	14:21	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I strongly oppose the land assembly at 3600 Arbutus street as the height is higher than allowed in our by-laws, it reducing parking yet increases residents, and the community/neighbourhood has not been consulted on this plan. these are tiny apartments when the community prefers family housing such as townhouses.	G Loewen	concerned Vancouver resident		West Point Grey	No web attachments.
06/15/2021	14:56	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This project is out of scale for the area concerned. Please have a neighbourhood-based plan.	Aiko Osugi			West Point Grey	No web attachments.
06/15/2021	22:20	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	the developer is out to maximize his profits, and this project does not offer livable rental units to grow families here. Out of 116 units, 14 are 3 bedroom units (97 sq. m)and 32 are 2 bedroom units (77 sq. m). The sizes are too small, and not family sized. Family rental units are in the greatest demands, yet this project chooses to have 76 one (1) bedrooms to maximize profits. Could a family of 4 live in 97 sq m 3 bedroom unit long term? No, they will be moving to the suburbs. This project doesn't serve the real need for the DCL waiver of 1.5 million	sheila vizi			Kitsilano	No web attachments.
06/15/2021	22:26	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This building has a 17' right-of-way along Arbutus that will never be used. This setback is not necessary. Children will not play balls nor would anyone have a picnic right next to a busy street. The right of way should be removed and the building moved east so the 17 feet is moved toward the back so there is more ground-level green space for tenants and at the same time, provide a better transition to the immediate homes. The neighbour will be happy, the tenants will be happy, a win win situation.	sara ashenden			Arbutus-Ridge	No web attachments.
06/15/2021	22:30	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Regretfully I'm not able to speak at the public hearing so please take notes of my comments as if I was speaking at the public hearing. I oppose to this rezoning application because it is a poor return for the city's money which my tax dollars are part of. The city waived millions in development levy and community contribution. We get rental units that remain in the hands of a developer. Why can we not building for market units, collect every penny we can and build our own truly affordable units on city owned lands. The so-called moderate income units not affordable to those who need them - \$1600 is still a lot for someone who works as a cashier in Loblaw. The moderate income units involve a lot of self-monitoring on the part of the developer. So the city has to monitor and perhaps investigate possible wrong doing and carry out enforcement. I do not want the city's budget to be spend for the next 60 years on issues that could and should be avoided now. I do not believe in spending my hard earned unwisely and I hope you will spend the tax dollar wisely. Arbutus has the Greenway and the Greenway visitors park along the Boulevard. The proposed building will not have enough parking and they will take away the parking that's used by Greenway visitors. I do not understand why the city thinks tenants drive any less than property owners.	Betty Szeto			Arbutus-Ridge	No web attachments.
06/15/2021	22:36	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I live right across the proposed building. I am bothered by many things. One is that there is not enough parking. The parking next to the Greenway are very busy almost all year long so if there is not enough parking for the tenants they will park next to the blocks close to them and the Greenway. There are simply too many units in that one building. Arbutus has only 4 lanes and there are hundreds of apartments that's already being built or soon to be built. I look around and do not see any thing in between apartment and houses. This area needs townhouse instead. Townhouses will provide space for families and Arbutus will be better able to manage this kind of density.	Tim Price			Shaughnessy	No web attachments.
06/15/2021	22:47	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This 6 storey building site has the same density as any in the Cambie corridor. Cambie street has 6 lanes, where Arbutus Street is a much narrower road with 4 lanes. The next block of 3500 arbutus was purchased by another developer recently on speculation. This rezoning application should be rejected until such time as a community plan is initiated with input from community. This is spot rezoning, and we deserve better.	greg vizi			Arbutus-Ridge	No web attachments.
06/15/2021	22:47	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am not able to speak at the public hearing but I want to be counted as one vote and that I adamantly oppose to this building that will tower over the nearby houses and destroy the character of this neighbourhood for insufficient good reasons. We, the taxpayers, bought, yes, 'bought' these moderate income units at very high prices and at the end of the day, we do not own them. We leave it to a private developer to monitor the units. Who will be monitoring the developer? The city. Who pays for that for the next 60 years? The city so that means, the folks who pay property taxes. I don't mind that my tax dollars are used in a smart way but I resent the fact that we give away so much and get so little in return. And at the same time, destroy the look of an entire neighbourhood. I urge the council to reject this rezoning application as it does not make sense except to fulfill the misguided MIRPP program. It's time to get rid of it.	Linda Smith			Unknown	No web attachments.
06/15/2021	22:50	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am not able to speak at the public hearing but I want to be counted as one vote and that I adamantly oppose to this building that will tower over the nearby houses and destroy the character of this neighbourhood for insufficient good reasons. We, the taxpayers, bought, yes, 'bought' these moderate income units at very high prices and at the end of the day, we do not own them. We leave it to a private developer to monitor the units. Who will be monitoring the developer? The city. Who pays for that for the next 60 years? The city so that means, the folks who pay property taxes. I don't mind that my tax dollars are used in a smart way but I resent the fact that we give away so much and get so little in return. And at the same time, destroy the look of an entire neighbourhood. I urge the council to reject this rezoning application as it does not make sense except to fulfill the misguided MIRPP program. It's time to get rid of it.	Linda Smith			Unknown	No web attachments.
06/15/2021	23:10	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	of the 116 rental units, there will be only 65 parking spots, per the transportation assessment & management study by Bunt Associates for this project. Renters will use street parking to avoid paying for the parking spot. Rents don't include parking spots. There should be 116 parking spots to match the rental units. Also the traffic plan is very short sighted since it only considered the traffic entering and leaving the building. COV should demand a more comprehensive traffic report and consider the off street parking traffic from this project's tenants.	Daniel Ashenden		Arbutus-Ridge	No web attachments.	

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06/16/2021	05:57	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This sets a dangerous precedent. The land assembly on the Cambie corridor now looks squalid. Why do that to yet another neighbourhood' Also, without lawns and gardens, where does rain run-off go'	Meribeth Fleetham		West Point Grey	No web attachments.
06/16/2021	09:28	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	1- It makes us nervous and uncomfortable when the new high building is next to my house. No privacy in our yard which we enjoy the outdoor activities. It can totally destroy our life - through our window, you can find so many windows are close to you; in the yard, you are afraid somebody is watching you. Oh no, scared. 2- The traffic will be busy absolutely, the parking around our building will be also crowded. It will really destroy our current peace in our society. Suggestion: 1- townhouse is the better option. 2- three layer building is another option.	Margie Ding		Arbutus-Ridge	No web attachments.
06/16/2021	09:38	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	1) We welcome higher density but it has to be one that makes sense. This area needs ground level housing as hundreds of small apartments have been built or will be built in the area. Townhouses will provide the much needed ground-level housing and neighbours would support townhouse development. 2) In the short distance between the Safeway site and Broadway, there are numerous sites in various stages of developments resulting in additional hundreds of apartments units and thousands of people in just a few blocks. The area's population jumps drastically and our amenities simply cannot meet the needs of so many additional people. Most of Arbutus street is quite narrow and yet, we are being treated as the Cambie corridor. 3) We are getting too little in return. Nothing changes the fact that at the end of the day, despite the great loss of revenue and continuing expense of monitoring the housing agreement for 60 years, these moderate income units are in the hands of a for-profit developer and do not belong to the city and its residents. 4) The city is asking the immediate neighborhood, especially the property tax payers in the first block to take on unequitable amount of financial burden. The city is offloading the expenses unfairly and unwisely. 5) Why is this six-storey building 69 feet and 81 feet including the amenity room' With the slope, the building will tower over the nearby houses and feel like an 8 storey building. 6) Does anyone really expect children to play ball or have a picnic in the extra 17' green space next a busy arterial road' The setback should be removed and green spaced added at the back so tenants can enjoy the green space and at the same time, provide better transition to nearby houses. 7) The apartment parkade opens into a back lane with two laneway houses. Tenants will leave because of the additional traffic. This defeats the city's goal in creating ground-level housing for renters.	Ming Yan		Arbutus-Ridge	No web attachments.
06/16/2021	09:41	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This development creates an inequitable financial burden on my family as we live on the block. We are middle income earners and will suffer financially for the rest of our lives because of the development, losing hundreds of thousands in home equity which we have built up over many years for retirement.	Angela Choi		Arbutus-Ridge	No web attachments.
06/16/2021	09:51	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Opposed Out of scale for the surrounding area at 6 storeys plus amenity roof at 80 ft. high Spot rezoning in RS detached houses that will overshadow adjacent area The city is giving away too much for too little benefits - waiving \$1.5m DCL fees Lower parking requirements, mostly unaffordable small market rentals Many in the community want townhouses for families rather than this No neighbourhood-based planning	Visva Hart		Kitsilano	No web attachments.
06/16/2021	10:14	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	The project does not meet the Affording Housing policy goals. This application has no innovation. Design wise, it is such a cookie cutter that the planning department waived the required for an Urban Plan Review even though this is a very large building going into residential neighbourhood. Financially, it's taking taxpayer dollars to buy units that will remain in the hands of a for-profit company and this results in 60 years of monitoring. Affordability is a key issue. 20% of the floor space is below market rent, however, the remaining 80% may end up paying higher rent if 20% does not generate enough profit. So one group of moderate income earners sacrifice some of their affordability to make another group of moderate income earners rent affordable. The policy requires the project to demonstrate a degree of community support. PCI made virtually no effort in engaging the most affected neighbours. Out of the 139 submittals received, 116 were opposed and 57 were in support. This clearly shows that there is no support for project for this height and density. We support higher densities that meet the needs of this area. Traditional or stacked townhouses with 2- and 3- bedrooms will provide much needed family accommodation and at the same time, they would be a much better fit for the neighbourhood.	Olive		Arbutus-Ridge	No web attachments.
06/16/2021	10:25	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Community Safety: All the units will be used for rental. This will populate the neighborhood with unprecedented density. This will incur safety hazards within the community and causing uneasiness for property owners, especially families with children. The incoming and outgoing people within this community will increase and result in potential harm in all sorts to the neighborhood.	Tina Yang		Arbutus-Ridge	No web attachments.
06/16/2021	10:27	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This building will destroy many huge and beautiful trees	Wu Gong		Arbutus-Ridge	No web attachments.
06/16/2021	10:32	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Community Safety: All the units will be used for rental. This will populate the neighborhood with unprecedented density. This will incur safety hazards within the community and causing uneasiness for property owners, especially families with children. The incoming and outgoing people within this community will increase and result in potential harm in all sorts to the neighborhood.	Noreen Liu		Arbutus-Ridge	No web attachments.

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06/16/2021	12:15	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am a resident currently living in the Arbutus area near the 20th Avenue. I have been living there for the past 28 years. I strongly oppose to this project for many reasons. This proposed project's density is too massive for our neighborhood. There will be large numbers of people moving in and out once the project is constructed. I am concerned about more crimes due to massive people moving in and out if the project is allowed to happen. Arbutus neighborhood is known for its safeness, quietness, peacefulness, and beautiful lined trees. Once the project is constructed there will be more congestions of traffic, noises, and pollutions. People that are currently living in that area sometimes use the back lane to exercise. There will be more cars once the project is constructed and this will deeply impact the safety of the residents that use the back lane for exercises. Since this project is massive there will be more cars that may park along the 20th and 21st avenue area. I am concerned if there will be even a parking space for me and the residents currently living there. Also there will be shortage of space for kids that will need to attend elementary school and high school. I am paying the so called " new school taxes " and Trafalgar Elementary School is still using portables for teaching, I don't want my kids to attend another school that is far away from my home in Arbutus if massive people will move into this newly proposed project. There are many rental homes already constructed in Vancouver. City of Vancouver clearly knows that Arbutus area cannot afford to accommodate this huge project with massive people that will move in. Why should residents currently living there bear the problems that were created from speculators' Covid-19 has created many concerns for many people in 2021. Many people are out of jobs due to Covid-19 and there is a decrease in demands of rentals. There are many cases of Covid-19 infections in Canada that happened to be in closely packed apartments and rentals. There are many outdated office buildings in Vancouver that can be transformed into rentals. This project should not even be considered.	David Chen		Arbutus-Ridge	No web attachments.
06/16/2021	12:15	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose this rezoning project because this spot rezoning project is not meeting Vancouver housing goals. We would like families to grow in the Arbutus and the building units are too small. Traffic and parking will be big issues. The Arbutus residents would like to ensure that this neighborhood stays quiet and safe.	Angel Chen		Arbutus-Ridge	No web attachments.
06/16/2021	12:18	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I find this proposal unacceptable for the reasons below: 1. The proposed high-rise building is not congruent with its surroundings. All buildings in the area are well below 6-stories (currently 1 or 2 storey RS-1). 2. Parking entrance into the local-street may cause substantial pressure on its carrying capacity and it is appropriating it's use for the rental building. 3. The rental housing population being highly mobile and may not reflect with the long-term interests and responsibility to the surrounding community (in addition, will affect sense of security for current neighborhood residents). This may result in significant deterioration of property value and the appeal of the surrounding neighborhood. 4. Why are we doing this now in the midst of Covid with a lack of consultation' Are we getting a good return of our money (waiving of the DCL etc) Will demand will remain lower after COVID as more and more people relocate to the suburbs' Within the greater area under consideration (Arbutus Ridge), is this the best location for a development of this scale' For the reasons above, the proposed development may not be the best option from the perspective of the future tenants as well as the current residents of the neighbourhood. I propose that the rezone be canceled or changed or relocated: 1. Instead of the proposed 6-storey development, perhaps townhouses could offer increased residential density without having such a stark contrast with the current surrounding neighborhood. 2. Relocate the proposed development northward to the nearby corner of 16th and Arbutus. There it would share a side with another preexisting medium-density development and the arterial road (16th Ave), thereby reduce its impact on the surrounding low-density strata property values and local-street carrying capacity. Moreover, this will locate the proposed development closer to the public transit stations and the preexisting commercial developments at that intersection (16th and Arbutus) to the mutual benefit of the future tenants of the proposed development and preexisting commercial developments.	Simon Li		Arbutus-Ridge	No web attachments.
06/16/2021	12:32	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	We need to preserve the scale which makes this neighbourhood comfortable and appealing to live in . At 5 stories the winter sun never clears the buildings.	eileen anderson		Kitsilano	No web attachments.
06/16/2021	12:40	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	There are many reasons to oppose this rezoning. 6 storey building on Arbutus is wrong- keep buildings to 4 Cambie street and king Edward street are awful in terms of new buildings-	Noreen Cawker		Kitsilano	No web attachments.
06/16/2021	13:07	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This development seems too large and imposing for the area. Also with very limited parking which will cut down on the ability for the neighborhood to density with laneway homes if we can't park on the street. Laneway home, duplexes and townhouses are what families want/need to have space to grow and play. These 'affordable' apartments are tiny and not suitable for families.	Rebecca Aston		Arbutus-Ridge	No web attachments.

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06/16/2021	13:12	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	1) We welcome higher density but it has to be one that makes sense. This area needs ground level housing as hundreds of small apartments have been built or will be built in the area. Townhouses will provide the much needed ground-level housing and neighbours would support townhouse development. 2) In the short distance between the Safeway site and Broadway, there are numerous sites in various stages of developments resulting in additional hundreds of apartments units and thousands of people in just a few blocks. The area's population jumps drastically and our amenities simply cannot meet the needs of so many additional people. Most of Arbutus street is quite narrow and yet, we are being treated as the Cambie corridor. 3) We are getting too little in return. Nothing changes the fact that at the end of the day, despite the great loss of revenue and continuing expense of monitoring the housing agreement for 60 years, these moderate income units are in the hands of a for-profit developer and do not belong to the city and its residents. 4) The city is asking the immediate neighborhood, especially the property tax payers in the first block to take on unequitable amount of financial burden. The city is offloading the expenses unfairly and unwisely. 5) Why is this six-storey building 69 feet and 81 feet including the amenity room? With the slope, the building will tower over the nearby houses and feel like an 8 storey building. 6) Does anyone really expect children to play ball or have a picnic in the extra 17' green space next a busy arterial road? The setback should be removed and green spaced added at the back so tenants can enjoy the green space and at the same time, provide better transition to nearby houses. 7) The apartment parkade opens into a back lane with two laneway houses. Tenants will leave because of the additional traffic. This defeats the city's goal in creating ground-level housing for renters.	Derek Wu		rbutus-Ridge	No web attachments.
06/16/2021	13:22	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This building is much too tall for the neighborhood and will impose over the houses backing on to it. It also has nowhere near enough parking! This neighborhood needs a more creative solution that can support longer term residents that can be involved in the community.	Ben Aston		rbutus-Ridge	No web attachments.
06/16/2021	14:12	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am opposed to this application. This is a residential area with a four lane road. There is already a huge development with hundreds of apartment at the Arbutus Center and more apartments being built between W. 16th and Broadway. There is no in-between options between apartments and houses for tenants and wannabe homeowners. Townhouses are much needed in this area and this rezoning application does not deliver the right mix of housing. Most importantly, this project may not have be giving the developer money directly but the city is losing a huge amount of revenue. And the subsidized units we get are still pricy and unaffordable. Never mind the market rental units, the moderate income units are only affordable to a small portion of the moderate income earning. On top of this, the 60 year housing agreement means the city has to keep on monitoring the situation and this costs money - for the next 60 years. The property tax is already a burden on many families and every dollar needs to be spent wisely. The developer finds it expensive to build because they have to buy land. Why doesn't the city collect all it can from market rentals or strata units and use those money to build truly affordable housing on city land'	JianLing Cui		rbutus-Ridge	No web attachments.
06/16/2021	14:31	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose this application. The building is on a slope and it is over 80 feet including the amenity room. This will appear as an 8 story building to nearby houses. It will be totally out of place and does not provide transition at all. The nearby sites are all up zoned and not jumping from RS1 to CD1. I do not understand why this project has the same density as the Cambie Corridor when Arbutus Street is much narrower. I am in the first block and an agent said every house in the first block will lose a lot of value and that my property value will drop by approximate \$400,000 and will have difficulty selling because it's next to a 6 storey building when others are not. Tenants drive as much as anyone else, yet, the building does not have enough parking and parking will likely cost money. So the tenants will try to find parking on the street. I work very hard to buy this house and to pay for the property tax. Due to this spot-rezoning, I end up with an unreasonable financial burden. A burden that does not give what this area needs. I see hundreds of apartments being built all over the place and there is no townhouses. Is the city saying that tenants can only live in apartments? If we are going to lose this kind of revenue, then at least, it should be something the area needs. Better yet, collect all we can and build truly affordable housing by building on city lands. This way, the city and its people own these units rather than having to monitor the housing units for the next 60 years.	Yi Xuan Qi		rbutus-Ridge	No web attachments.
06/16/2021	14:36	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose. This building is way too tall and totally out of place. There is no transition. We are not getting enough for our tax dollar. I do not agree with using the tax dollar to fund a bandage solution. Time to use the tax dollar wisely. Build something that is needed, like townhomes. Don't add to what is there a lot of already - such as the hundreds of apartments. There is no middle ground.	Qi Qi		rbutus-Ridge	No web attachments.