

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/16/2021	16:38	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Higher densities of people of fine, but it needs to make sense according to its surrounding areas. Just on the other side of King Edward, there are a bunch of sites in different stages of development that will result in an influx of hundreds of people. Piling on the hundreds that will come if this rezoning application is far too much. Arbutus street is fairly narrow, with areas that have at most two lanes of traffic in each direction and yet the neighbourhood is being seen like it has the space of Cambie Street's commercial area. Additionally, the rezoning project lacks the appropriate amount of parking. There are 116 rental units with only 65 parking stalls meaning the tenants will be spilling out onto the streets to park their cars. The streets are already dangerously narrow to the point that driving a car through feels like an endeavor in testing Lady Luck's patience in hoping your side mirror won't get tipped off one day. If the project can't support that many people with vehicles, then perhaps they ought to rebalance the space allotted to parking stalls and residential units. Furthermore, despite the PCI traffic report stating how it would merge seamlessly with the peak traffic times on Arbutus, it does not take into account future projects such as the proposed skytrain station and the condos between Broadway and 33rd. Again, higher density residential units available for rental is needed, but not this rezoning application.	Victoria Wu		s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/16/2021	17:38	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	\$1.5-million-dollar City-Wide Development Cost Levies is waived. The developer does not have to make any Community Amenities Contributions because the 20% below market rentals are considered as CACs. The city coffer is already stretched to the limit and the property tax increases every year to an unaffordable rate. Yet, this rezoning application under MIRHPP is requiring the city to monitor, police and enforce the moderate income units for the next 60 years. Using tax dollars to buy affordable housing that remains in the hands of for-profit companies will only create expensive scenarios that we cannot afford to monitor and yet we cannot afford to not monitor. The DCL and CAC money is better spent financing a larger scale social housing projects, than a mere 24 below-market rentals in an overheated real estate.	james ashenden			Arbutus-Ridge	No web attachments.
06/16/2021	21:29	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Hello, I am writing in opposition of this zoning. I believe that the value of my house has already gone down, if I knew this I would never purchase this property for development, this is effecting all homeowners around the neighborhood in an already volatile market.	Parminder Rishi			Arbutus-Ridge	No web attachments.
06/16/2021	21:31	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I live in this neighborhood and I am incredibly worried about this development leading to parking space issues, crime issues, overcrowding. I have seen other family members who live nearby these areas dealing with major issues such as parking.	Kunaal Rishi			Unknown	No web attachments.
06/16/2021	21:45	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am highly opposed to this project on Arbutus. I believe it compromising the SAFETY of my children as it will NO longer be a quiet, unbusy neighborhood. I am worried about the increase in crime, I am worried about unsavoury characters. Why were we not contacted about this prior to even the thought of re-zoning. I feel as if this was NOT a democratic move keeping the best wishes of the residents of the neighborhood.	Madhu Sharma			Arbutus-Ridge	No web attachments.
06/16/2021	21:51	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am not opposed to multifamily housing. In fact it is much needed but the scale and height of this building is completely out of proportion to the surrounding RS zoning. Respect must be shown for those already there. This area would be very suitable for a townhouse complex for the missing middle.	Barbara May			Unknown	No web attachments.
06/16/2021	21:57	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Am in favour of multifamily housing but this complex is completely out of scale for the surrounding area at 6 storeys plus amenity at 80 ft. It is my understanding there was no neighbourhood planning whatsoever involved. Townhouses for families in this particular block would serve both the missing middle and blend well into the existing neighbourhood, not this monstrosity that is being proposed..	Paolo Meret			Unknown	No web attachments.
06/16/2021	22:50	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This building is too high with too many small studios and one-bedroom units that are not suitable for families. We should provide accommodations for young families. A more suitable development would be townhouses with 2 and 3 bedrooms. A row of townhouses or a lower 4-storey building, preferably of concrete, would be more appropriate for this neighbourhood and should be looked into as a better alternative. With 116 units, there will be more traffic and street parking problems for the neighbourhood. Future tenants especially those who are more budget conscience will opt for free street parking rather than paying extra for the underground parking. I would like to highlight the potential fire danger, (however small but has happened before), for our neighbourhood due to the 6-storey high wooden frame building structure and its overall height of 81 feet. This is more than 2 times the height of existing neighbourhood houses. The higher the building, the higher the flames and flying embers! Should there be a massive fire, and due to this high structure, the flying, burning and hot embers will travel a few blocks away especially with some windy condition that is quite normal here. This will result in numerous houses catching on fires too. The greatest danger of such a fire happening would be during the latter part of construction, as have happened to other wooden framed constructions in the Metro Vancouver area. Case in point, is the recent condo complex construction fire in Langley on April 19th of this year, in spite of having 24-hour on-site security. Those were 6-storey wooden buildings, similar to this Project application. See attached video and photo. As I watched the Global TV news of this massive horrific fire, I cannot but help think of this proposed project. The flames were very, very high, hundreds of feet up, with flying embers torching other buildings. Can you imagine what the aftermath would look like if it were to, (heaven forbid), happen here! With our built-up neighbourhood, it will result in many, many houses catching fires! We know that our existing houses especially with cedar shake roofs are more easily prone to catching fire. I sincerely hope that you, Councilors, would take the time to watch the attached video of this particular Langley fire and see how frightening and dangerous such a fire can be, for our neighbourhood before giving approval to this application. This neighbourhood is not suitable to have such a tall wooden structure. Over \$1.5 million development cost levy are waived for this project. We don't get any Community Amenity Contribution at all. Also there is a housing agreement for the next 60 years for the moderate income units. By approving this project, the council is spending part of the city's future budget to monitor the Moderate Income units for the next 60 years to ensure these units are rented as intended. In conclusion, I strongly oppose this project.	Theng Ong			Arbutus-Ridge	Appendix A
06/16/2021	23:19	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	why the 17 ft dedication at front of property for a future road expansion' It would be better to push the building forward to the Arbutus st and give more space to the tenants who can enjoy the outdoors, garden, throw a ball with kids etc. You know, foster a neighbourhood feel. Providing rentals is not enough, but fostering community should go hand in hand. Commercial buildings between 16th ave and broadway don't have such 17 ft right of way. These buildings are built right up to the sidewalks.	jim mercer			Kitsilano	No web attachments.
06/16/2021	23:20	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	why the 17 ft dedication at front of property for a future road expansion' It would be better to push the building forward to the Arbutus st and give more space to the tenants who can enjoy the outdoors, garden, throw a ball with kids etc. You know, foster a neighbourhood feel. Providing rentals is not enough, but fostering community should go hand in hand. Commercial buildings between 16th ave and broadway don't have such 17 ft right of way. These buildings are built right up to the sidewalks.	jim mercer			Kitsilano	No web attachments.
06/16/2021	23:36	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	When Vancouverites talk about the demise of our city, they almost always point to Cambie Street as the model of development that went really wrong. And now we have this land assembly on Arbutus Street, a spot rezoning of a whole city block of RS detached homes that the developer wants to destroy for an out-of-scale, precedent-setting 80 ft. boring box that will overshadow adjacent areas. Cambie used to be a beautiful grand street, but it fell victim to greedy developers. Please don't make the same mistake with Arbutus St. Approving this would be precedent-setting, and opens the door to more development up and down the entire street. In the end the City will get a measly amount of tiny units for people making moderate incomes, and in return, Vancouverites will get a block full of unaffordable units, while developers reap the profits. Council needs to wake up and see that this way of increasing affordable housing does not work. We need another, better plan. So I ask that you start considering other plans, and reject this proposal.	Evelyn Jacob	Bird on a Wire Antiques		Kitsilano	No web attachments.

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06/16/2021	23:47	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.	Frances Ho		s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/16/2021	23:48	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose this development for the following reasons: 1. The proposed building with 116 units is too high at 81 feet and towers over the surrounding properties. 2. A more appropriate project will be a row of townhouses or a maximum of a 4-storey high building. Two- and three-bedrooms townhouses will be a more conducive environment for young families with children to grow up in. This area does not need more studios and one-bedroom apartments but housing suitable for families. 3. The high wooden frame structure will pose more of a fire hazard to nearby building in case of an uncontrollable fire. 4. A project of this size is setting a precedent for rezoning RS into a CD-1 zoning. 5. Other developers have been and will be buying up nearby properties to build similar sized buildings. I understand that there will not be any further public hearings for subsequent applications once this proposal has been approved. This will open the area up to mass developments and I don't want that to happen in my neighborhood. 6. There will be an increase in cars and traffic. These increases will multiply exponentially as more similar developments are approved in the neighbourhood. Will there be a separate traffic study conducted for each subsequent future development application? 7. The proposed building has provided an inadequate amount of parking spaces. These parking presumably will be charged extra on top of the apartment rental. Future tenants will most likely not pay as they can park in the streets for free clogging up the streets and taking up parking spots that belong to local residents. 8. This development as well as future developments will multiply the street parking problem for existing property owners who will now have to fight for scarce parking spaces in front of their houses. 9. Over \$1.5 million development cost levy are waived for this project. We don't get any Community Amenity Contribution at all. Also there is a housing agreement for the next 60 years for the moderate income units. By approving this project, the council is spending part of the city's future budget to monitor the Moderate Income units for the next 60 years to ensure these units are rented as intended. It will be better to collect all this lost revenue and use the money to build a true affordable housing on city lands.	Andrea Ong			Arbutus-Ridge	No web attachments.
06/16/2021	23:49	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Affordability is a key issue. 20% of the floor space is below market rent, however, the remainder 80% will end up paying higher rent if 20% does not generate enough profit for PCI. So one group of moderate income earners sacrifice some of their affordability to make another group of moderate income earners rent affordable. PCI, according to the referral report, will have to verify the ongoing eligibility of existing tenants in the units at below market rates every 5 years. The city of vancouver will have to pay staff to undertake the monitoring of this. The property taxes will pay for this for the next 60 years or until the life of the building. Is this AHC policy sustainable?	Dan Kobela			Arbutus-Ridge	No web attachments.
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06/17/2021	00:10	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose this development. It is too high at the equivalent of 8 stories high and a wooden structure which significantly raises the fire risk in the area. The development will drop the value of my property as I am within 1 block of it. The first house next to it will drop by \$500k. The second house by \$400k etc. until the end of the block. This development has only 65 vehicle parking spots for 116 units. This is unreasonable and will drive tenants and their guests to park on the streets, including the residential streets in front of our houses. This will impact me especially since my house is very close to the development. The 17' right of way is impractical because nobody will want to use a green space that is right in front of a busy street as it's noisy and unsafe for children. The right of way should be removed to move the building closer to arbutus to create more green and outdoor areas in the rear of the building and provide a better transition to residential areas. The units are too small for families to live here long term. 3-bedroom units with average size of 890 sq. ft. and 2-bedroom unit with average size of 780 sq. ft. may be fine to live in but they do not encourage families to grow and stay in this community long term as work-from-home arrangement becomes permanent. Traditional or stacked townhouses will provide much needed family living in this area and at the same time, much more compatible with the neighbourhood. Arbutus Street is much smaller, yet may end up with the same traffic and density as the Cambie corridor. Cambie Street has an island plus three lanes for each direction. Much of Arbutus has no median and only two lanes each way. Arbutus Street is a much narrower road and yet, this building site has the same density as the Cambie corridor. The additional traffic from the skytrain and future developments around Arbutus and Broadway will exceed Arbutus's capacity to handle the traffic. The PCI Traffic report only looked at the future traffic entering the building and leaving the building and how it merges at peak traffic times on Arbutus St. This report does not present a true picture of future traffic impacts on the adjacent roadway network. The city has not considered the future skytrain station, the condos between 33rd and Broadway, nor the congestion of the intersections at Broadway, King Edward Ave, 16th Ave, and 12th Ave. 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.	Jenny Ong			Arbutus-Ridge	No web attachments.

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06/17/2021	06:21	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I am opposed to the proposed rezoning of 3609-3687 Arbutus Street. This rezoning should not be coming before council before the Vancouver Plan has been completed and approved. It will transform an entire block into a pair of buildings even taller than 6 normal stories, and will do this with a mere 20% of units being provided at "moderate-income" rates (none at social housing rates) and with the likelihood of almost \$2.5 million in DCL's being written off by the city; and further, with no answers as to the parking problems that will result due to 42 units having no parking space provided. Parking on an arterial is only possible at certain hours, which means that tenants who have cars but no space allotted in the building will park in the laneway or on the side streets, which are usually pretty much full already. As more laneway housing and 2ndary suites, or more apartment buildings, are created nearby, the situation will be even more problematic. (While in theory people with good access to transit will stop owning cars, in practice that has yet to be seen, especially with the increasing availability and affordability of electric vehicles. The problem can't be solved by "residents only" signs if there are too many residents.) Two adjacent blocks on Arbutus are either already acquired or in process of assemblage. If this project is approved, the other two blocks will inevitably be given similar approvals, creating a 3-block stretch of 6-storey buildings. Arbutus will in fact be well on its way to Cambie-zation prior to any formal or citizen-engaged planning for its development. Other notes: (1) The traffic along Arbutus moves very fast, very close by; the front area is not safe as play space for children, if that is contemplated. (2) In walking around the block in question, I noticed that due to the western slope, the new building probably will look 8 stories tall to residents across the laneway, as they have said; (3) 3687 Arbutus at 21st is a corner long known on the west side for its gorgeous and varied perennial garden. Whatever new building is put in, the city should mandate retention along 21st of the narrow garden side-strip with as many as possible of the well-grown and special flowering plants that passersby have loved and marvelled at for many years. It should be preserved as a heritage garden, with the permission of the gardener (a charming lady).	Joan Burn			Kitsilano	No web attachments.
06/17/2021	10:14	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	Oppose 6 storeys	Liz Thomas			Kerrisdale	No web attachments.
06/17/2021	10:33	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	CD-1 Rezoning: 3609-3687 Arbutus Street I oppose this for numerous reasons: 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. 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. 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- 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 densify 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.	Diana Matrick			Unknown	No web attachments.
06/17/2021	11:52	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I do not live right next to the proposed building nor in Arbutus, however, I oppose to this application because it is a wrong one for everyone. I drive on Arbutus often and I have noticed traffic jam at several places such as W. 16th, W. 12 and Broadway. I also know the traffic will increase exponentially when people move into the Arbutus Shopping Center towers. That location alone has over 500 units. And this bring to the next problem I have. It seems to me the City is building an endless amount of apartments and very little ground-level housing for tenants or homeowners. Many people want to have ground level housing but cannot afford single homes. They do not want to live in apartments either. For people who want to have a middle option, it is very difficult to find it in Vancouver. Finally, I really resent the fact that the city is giving away so much potential revenue. The developer find it expensive to building affordable housing because they have to buy land. City of Vancouver has lands so why not collect all the possible revenue and build affordable housing that belong to the city and not a developer.	Shan Shan Chen			Dunbar-Southlands	No web attachments.

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06/17/2021	12:18	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	I oppose to this application. I live in the first block of W. 19th and this stretch on Arbutus has been sold to a developer and I'm afraid that by approving this application, this will give a signal to other developers to build 6 story buildings under different policies. I know real estate agents and developers have approached property owners and citing that the city has approved this rezoning application in principal so they would offer these homeowners the same price. This means, more 6 storey buildings will be towering over nearby houses. I understand this building is over 80 feet tall. 80 feet is not a six storey building. It is an 8 storey building that will look totally out of place. I cannot imagine any neighbour will support this. If there is no community support, then it should not be build. Right at Arbutus and Broadway, there are apartments buildings in various stages of development. The Arbutus Center at Nanton has over 500 apartments. It may makes sense to build apartments on previously commercial/apartment sites but it does not make sense at all to jump from RS1 to CD-1. I am fine with higher density but not a density the same as Cambie Street when Arbutus is nowhere close to as big as Cambie. A sensible density would be townhouses so it gives people who live there a bit of private outdoor space, unlike being in an apartment and it won't be as expensive as a single house. I believe it was Brian Jackson, an ex city-planner that said Vancouver needs more townhouses. So let's build those instead of yet another chunk of apartments. Further, by giving away so much potential revenue, the city is forcing the property taxes to go up. It bothers me that the developer self-monitors these moderate income units for the next 60 years. An acquaintance told me that the city trusts the developer so there is no need to monitor what the developers do. I was totally shocked by this. If that is the case, we don't need police at all!! Yet, if the city monitors this issue, the costs add up as time goes by. It is a very expensive expense and it is one that we can stop for getting bigger by not approving this project.	Wu Jingsu		s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/17/2021	14:47	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	This proposal does not have the community support as the moderate income housing stated. Neighbours and I cannot support a building that is over 80 feet tall and at the same time, have an extra 17' next to Arbutus that cannot be utilized in active way such as playing balls by the tenants. Why not remove the extra 17' set back and move the 17' to the back so kids can play balls and there's more transition between this monster of a building and neighboring houses. The building has a parkade exit opening into the east--west laneway where two laneway houses are located. The city has required the developer to put in speed bumps behind the building in the north-south lane. This further entices the traffic to go into the east-west land and all these increased traffic will be just feet away from the tenants who live in the laneway houses. The tenants will likely move to a quieter block where there is no such intense traffic just feet from their front door and kitchens. This is the opposite of intent of all of our housing policy to create ground-level housing for tenants. The city has at one time asked the parkade entrance to be included in one of the buildings. Why didn't the city stand their ground and think about the existing and future laneway houses and instead, go give in to the developer. This spot rezoning project will unfairly add a tremendous amount of financial burden on me simply because of my proximity to the giant building. This is not right. Vancouverites as a group loses out whenever one of these projects is approved. We give away so much and at the end of the day, we get rental units that are small to grow up in and stay in the hands of developers and we have to watch over them for the next 60 years. Since city has lands, why not build on city lands and get something that's truly affordable and not just affordable to people who earn close to high income. We cannot afford this.	Luojia Yang			Arbutus-Ridge	No web attachments.
06/17/2021	15:15	PH2 - 5. CD-1 Rezoning: 3609-3687 Arbutus Street	Oppose	i strongly oppose this.The builders are asking too much from this proposal.This lot is UNABLE to meet demands for parking (self and guest),traffic,and even city services such as garbage.	greg vizi			Arbutus-Ridge	No web attachments.

