

2. CD-1 Rezoning: 3304 Kingsway - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
12/22/2021	16:12	PH1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	I see the updated referral report and it seems the developer has chosen to ignore increasing the setback for more sidewalk space, and also ignore adding in additional landscaping features to improve the airiness of the space at the very least in the corner section, or even change the facade to make it less dark. If they are not willing to do any of that due to space restrictions, at the very least, they should install a full green roof to help slow rain water down from accumulating in the storm sewers, and make the project more eco friendly, being able to absorb the heat from the summer sun, and insulate from the colder winter more easily, lots of benefits. I'm for densification so I'd ideally like to see them revise their proposal and resubmit. Please ask them to incorporate something to make the project more green.	John Lam	s.22(1) Personal and Confidential	Killarney	No web attachments.
01/03/2022	14:38	PH 1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	Hello, This has got to be a joke, right' ~500sf 2 bedroom units' Looking at the plans, the toilets are less than 460mm from tub/vanity, which is insufficient per code (shown as 1'3"-1'4" and 460mm = 1'6"), there is only ~1'4" from the end of a mattress to the wall (which would shrink if there was a headboard), the doors are all apparently drawn as 2'8" which won't create a 2'8" clear opening as required by code, and the dining room tables are shown as having ~2'6" on one side and ~2' on the other (good luck squeezing by that one even without a wheelchair), and there is ~zero chance that any of the units apparent on the rezoning plans are even remotely accessible. Yes, these are inherently early stage plans, but no amount of improvement later will magic more clearance where there geometrically can be none. A 100% inaccessible building is not the path to an equitable and affordable future ... give it some more density so it doesn't have to be squeezed to oblivion - make it 'density zoning' so that the same number of units can spread across another floor or two and the thing would probably be totally fine. We do not need to see how many people can fit on the head of a pin with these things. It's a nice building, which is obviously being so constrained by policy and zoning as to be unlivable. This is a false choice that shouldn't have to be the only choice available. The building should go ahead when it grows up and puts on a few points of FSR. Regards -Ian	Ian Robertson	s.22(1) Personal and Confidential	Fairview	Appendix A
01/05/2022	10:41	PH 1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	This is a terrible decision that is setting an awful unlivable standard for the future of Vancouver. I have lived in buildings like this previously. They are way too small and usually not insulated as well (since they are built as cheap as possible). They are then rented out for more than larger better built units because there is nothing else available. All this results in is more resources required for rental disputes (when tenants are unhappy), mental health problems due to the confinement and stress of paying top dollar for a small cheaply built rental, etc. We should have strict livable requirements when rentals like this are built or have strict price restrictions on how much a building can be rented for if it doesn't meet a certain size. Please try living in 600 sq feet while paying half your paycheque for more than a few months. Once you do you feel totally unsupported and unprotected by the government in power.	Andrew Whitman	s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
01/05/2022	12:26	PH 1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	The suite sizing is inhuman for the prices discussed. 600sqft is not sufficient for any family unless you mean a couple with a cat/small dog' We do not need to encourage the creation of micro suites to resolve our housing crisis. We need developers and the city to focus on proven measures such as density using 4 story walk up structures. This project will not contribute to resolving our housing crisis and instead will normalize the creation of sub-human living arrangements.	Mar Carrier	s.22(1) Personal and Confidential	Unknown	No web attachments.
01/05/2022	13:08	PH 1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	Unit sizes are too small to be liveable, shared outdoor space does not address the fact that it rains at least half the year in Vancouver. And too many studios. It's hard to be supportive of new housing that is so small yet expensive. More needs to be done by the City to recapture land lift value and reinvest in rental buildings. I have serious concerns with the erosion of liveability in this City, I am supportive of additional density but we are seeing within one generation a single income being able to buy a home to two incomes affording a 450sqft rental on an arterial. If we are going to push everyone into apartments, all apartments should meet a better minimum standard than what is currently allowed.	Helena Trajic	s.22(1) Personal and Confidential	Unknown	No web attachments.

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01/05/2022	13:37	PH 1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	Please build this on the West Side. We need more housing by the beach.	Larry Kon	s.22(1) Personal and Confidential	Unknown	No web attachments.
01/05/2022	14:02	PH 1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	The proposed square footage in these units are completely inappropriate for family use. Permitting building sizes like these to be considered 'family' size units only perpetuates the loss of young people and families to other municipalities and furthers y affordability of larger, more appropriate sized units. I strongly oppose this rezoning unless significant changes are made to the minimum square footage of family oriented (2+ bedroom) units	saskia morgan	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
01/05/2022	15:12	PH1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	How in the world do you expect a "family" to live in a 534 sq. ft unit' 534 is tight for two people sharing a bedroom, let alone anyone with a toddler or more. t might look fancy on paper, but you lose footage for hallways and just being able to move through the apartment. Add a bathroom, closets, storage spaces to, you know, keep necessities that a family needs, and you're looking at a fraction of that space as actually usable to live in. Also, the quoted price for this development is far from affordable. \$1550 for a 320 sq. ft studio' Do you understand how much a person has to make a year to afford that and be able to do anything more than just live paycheque to paycheque' If you use the 30% rule of thumb on housing, someone would have to be making \$65K a year in order to live in a shoebox they can't ever likely have guests or a meaningful life in. The average income in Vancouver isn't \$65k a year. This is not affordable housing. Affordable should mean most can afford it. This development is neither affordable nor healthy for a community. Normalizing such micro-suites as family units is appalling. These developments that try to shoehorn in more doors at the cost of reasonable accommodations is appalling. The only people the benefit from this are the developers as they cash in their checks and get all these wonderful "gifts" of tax breaks to make unlivable spaces that contribute to this city being miserable to live in. Oh, and of course the pockets they line with lobbying and fundraising in comfy offices that won't have to live in these spaces.	Pat	s.22(1) Personal and Confidential	Unknown	No web attachments.
01/13/2022	13:00	PH1 - 2. CD-1 Rezoning: 3304 Kingsway	Oppose	Firstly: While the Referral Report includes the requirement of "a site disclosure statement to Environmental Services," it fails to mention there was previously a gas station attached to the current 7-Eleven store. Did the developer neglect to include this info; did the City not check its records' Soil contamination is a very real possibility. Secondly: Community Amenity Contributions on this project have been waived to encourage rental accommodations. But any future tenants are just in need of community services as anyone. Collingwood Park is just 400 meters away from the development site. t has a baseball diamond, basketball court and playground. As identified in the Park Board's Washroom Strategy, Collingwood Park is badly in need of washroom upgrades. The existing decommissioned wading pool is one of several identified in the Park Board's VanSplash strategies for conversion to a splash pool. For the sake of these community amenities, the calculated \$725,834 in CACs on this project should apply.	Rick Hurlbut	s.22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.

APPENDIX A

Untitled - SketchUp Pro 2018

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