

Report date range from: 1/17/2023 9:30:00 AM to: 2/10/2023 9:00:00 AM

**PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-01-27	10:26	PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South	Oppose	If this project was three-storey to fit into our neighborhood, and had mixed families it would be a good fit for our neighborhood. *Concerns about individuals with substance abuse issues affecting our family-oriented neighborhood. *BC Housing issues have not dealt successful with problematic residents. *Community needs require consideration.	Christina Chow	Renfrew-Collingwood	Appendix A
2023-01-27	11:34	PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South	Oppose	Submitted on behalf of my neighbor Renate who does not have a computer.	Christina Chow	Renfrew-Collingwood	Appendix B
2023-01-27	13:50	PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South	Oppose	Removed due to missing author name per section 13.13 of Procedure By-Law.		Renfrew-Collingwood	

2023-01-27	14:10	PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South	Oppose	Removed due to missing author name per section 13.13 of Procedure By-Law.		Renfrew- Collingwood	
				<p>I oppose this project as presented.</p> <p>1)The proposed building height of 6-storeys (plus additional height if approved by director of planning) is too tall for the area. There are a few other 3-storey projects in the area and parts of East van that blend well into the neighborhood in terms of design and conformity. This structure would tower over everything around it for quite some distance. As well the argument that surrounding lots can build almost as high is irrelevant. Most of the surrounding lots are newly built homes to Vancouver's current zoning bylaws and restrictions. These are 100+ year homes due to the restrictive nature of Vancouver's redevelopment rules. There will be no surrounding buildings of similar height for at least a century.</p> <p>2)Parking provided is insufficient to service the building. The argument from the city is that the occupants are not expected to have vehicles, but what if they do? However its also presumptuous to assume there will only be one tenant per unit, and that those unaccounted tenants wont have vehicles. Its often noted that neither the operators of these buildings, the city or BC housing have any idea of how many people actually occupy them on a daily basis. However, what about their visitors? The area is already under intense pressure regarding parking as there is no stopping along Grandview highway. Visitors to the Lu'ma Native Housing Society building, and the Kingdom Hall of Jehova's Witnesses often park along Copley/15th as spaces at their respective buildings are limited.</p> <p>3)Demographics of the building are not suitable for the area. The</p>			

2023-01-30	16:07	PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South	Oppose	<p>placement of this structure is questionable. There is a high-school as well as 3 elementary schools nearby. Is this really a safe place to be putting individuals at high risk of mental health and drug addiction? There are rules in place about putting liquor stores and cannabis dispensaries near schools because they increase risk to children. Yet they do not allow entry and are not allowed to sell to children.</p> <p>Families should be the focus of this project. They would benefit most from the area and the local neighborhood. There are many young families already in the area, the children would fit in, they would attend the same schools, play in the same parks etc.</p> <p>4)Crime in the area has seen a steady uptick in recent years. There has been an increased amount of property crime specifically, in the area, along with a well documented increase in violent crime across the city. As the city is planning to increase the concentration of high risk individuals (those more likely to partake in these types of crimes) to the area, is the city planning to increase funding to the VPD to police the area and provide service to the area specifically around the building? Is the city aware that the number of non-emergency and emergency calls to the VPD has been increasing steadily over the last few years?</p> <p>5)BC housing has not released the specific details of consultations with local businesses, VPD and first responders on the expected impact that this building and its occupants will have on the local area. Its been well documented that police and fire/ambulance services have deployed heavy resources to other SROs in East Vancouver. How is this going to be different? What is the VPD and VFD take on this? Will it ever be made public? Has the city reviewed these in detail?</p> <p>3 stories and families in the building is how this project should move forward. Along with a better understanding of the impact to the community at large. Consultations between VPD, VFD and BC ambulance in regards to the expected impacts to the area should also be made public. For what good is a public hearing, if BC housing is keeping all the details behind closed doors.</p>	Arvin Darred		
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2023-01-30	16:12	PH 1 - 5. CD-1 Rezoning: 2518-2540 Grandview Highway South	Oppose	<p>for quite some distance. As well the argument that surrounding lots can build almost as high is irrelevant. Most of the surrounding lots are newly built homes to Vancouver's current zoning bylaws and restrictions. These are 100+ year homes due to the restrictive nature of Vancouver's redevelopment rules. There will be no surrounding buildings of similar height for at least a century.</p> <p>2)Parking provided is insufficient to service the building. The argument from the city is that the occupants are not expected to have vehicles, but what if they do? However its also presumptuous to assume there will only be one tenant per unit, and that those unaccounted tenants wont have vehicles. Its often noted that neither the operators of these buildings, the city or BC housing have any idea of how many people actually occupy them on a daily basis. However, what about their visitors? The area is already under intense pressure regarding parking as there is no stopping along Grandview highway. Visitors to the Lu'ma Native Housing Society building, and the Kingdom Hall of Jehova's Witnesses often park along Copley/15th as spaces at their respective buildings are limited.</p> <p>3)Demographics of the building are not suitable for the area. The placement of this structure is questionable. There is a high-school as well as 3 elementary schools nearby. Is this really a safe place to be putting individuals at high risk of mental health and drug addiction? There are rules in place about putting liquor stores and cannabis dispensaries near schools because they increase risk to children. Yet they do not allow entry and are not allowed to sell to children.</p> <p>Families should be the focus of this project. They would benefit most from the area and the local neighborhood. There are many young families already in the area, the children would fit in, they would attend the same schools, play in the same parks etc.</p> <p>4)Crime in the area has seen a steady uptick in recent years. There has been an increased amount of property crime specifically, in the area, along with a well documented increase in violent crime across the city. As the city is planning to increase the concentration of high risk individuals (those more likely to partake in these types of crimes) to the area, is the city planning to increase funding to the VPD to police the area and provide service to the area specifically around the building? Is the city aware that the number of non-emergency and emergency calls to the VPD has been increasing steadily over the last few years?</p>	C Mui	Grandview-Woodland
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Mayor, City Counsellors, and parties involved:

January 27, 2023 -- (2518 – 2538 South Grandview Highway Neighbourhood)

\*Concerns which need addressing:

1. Communication methods for BC Housing dialogue imposed hardships on some residents and require their reliance on others. So full input was not achieved. Communication for our neighborhood regarding the public hearing was also not sufficient.
2. A six-storey building is not acceptable, doesn't fit into our neighborhood, due to neighborhood concerns of height and surrounding properties. It would affect our view(s), gardens, access to parking and property value. May have some negative weather pattern influences upon current residences (Wind, etc.)
3. **64** studio apartments, doesn't fit into our **neighborhood of mixed family** setting.
4. There is a proposed 6-storey structure on Renfrew and 14<sup>th</sup> Avenue housing **50 single** individuals and Naomi Place (3-storey – 1 block) housing **58 single** individuals. \*Need a study (is there one?) of impacts (good and bad) on neighbourhoods from **172** single individuals (total) interacting with family residences.
5. Is there any real compensation (reduced taxes) for loss of mountain views, housing development so close to us?
6. Is the surface parking adequate? There is already a parking issue in our neighborhood. Suppose each of the 64 individuals has his/her own car (likely to be predominantly male?)
7. How are they going to deal with and monitor substance abuse issues, mental health issues with residents?

Recommendations:

\*They need to consider a three-storey, mixed family unit to fit into our family neighbourhood.

There are already two buildings which are going to house single individuals. It was brought up at the neighborhood dialogue that the city needs to distribute BC housing projects across the city in a more equitable manner.

*\*See attached photos of our neighborhood, showing that the six-storey structure would be out of place.*

**Please confirm that you have received our neighborhood concerns, and that you will take them into FULL consideration.**

Cc: s. 22(1) Personal and Confidential  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]















# Vancouver social-housing plans highlight divide between neighbours' fears and community needs

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FRANCES BULA >



But nervous resident groups sometimes default to the bits of data occasionally provided by police about the number of police calls to the most high-profile buildings.

Vancouver police records requested by The Globe and Mail show that the range of calls to the city's 14 supportive-housing buildings ranged in 2020 from a low of four calls at the Broadway Youth Resources tower at Fraser and Broadway Streets, to 789 calls at the Alexander Street community housing tower at 111 Princess St., managed by PHS. The Kettle on Burrard had 90 calls, the McLaren Housing Society building on Howe Street had 95, while The Budzy, also on Princess Street, had 305.

Among the city's temporary modular housing projects, which typically have around 40 units, the police calls in 2020 ranged from 333 to the project near the Olympic Village station to eight at a cluster on Heather Street in the Marpole area.

But as housing advocates point out, such statistics are not an accurate measure, since the call volume can stem from anything such as irate neighbours phoning in, a resident who is obsessively calling 911 or issues on the street nearby.

Meanwhile, there is no available data on non-profit agencies' track record in managing such housing projects. Nor is there precise information on how calls to police might be a reflection of an agency's willingness – or not – to take on difficult residents who may have been kicked out of other places. Some PHS buildings will have more challenging residents, Ms. Fader said, because the organization does not evict people who are likely to end up on the street.

Residents who live near existing supportive or transitional housing say they find it difficult to assess what issues might be connected to already existing problems in their neighbourhoods, and what might be related to the realities of those with high needs living in social housing.



One formula outlined that 50 per cent of people offered such housing should be those truly living on the street, 30 per cent should be those who were precariously housed (sleeping on a sofa at a friend's, for example) and 20 per cent should be people at risk of losing their housing through situations such as renovations or rent increases.

The second formula also spelled out that 50 per cent of the future residents in a social-housing building should be low-needs, 40 per cent medium-needs and only 10 per cent high-needs.

“Definitely the size of the building does play a role, but it depends on how it is managed,” Mr. Murphy said. “Some operators get bids because their budget is low – they only have two staff altogether. That’s not enough.”

At the Kettle on Burrard, there are 11 permanent staff and nine relief workers, plus a maintenance team. Because it’s a 24/7 operation, that means there are typically two people on shift at a time, with visiting specialists coming in for specific activities and services at various points.

Ms. Fader said PHS uses the same approach and has similar staffing levels.

“I review every referral that comes through and discuss with the managers, ‘Where is this person going to be the most set up for success?’ We’re always trying to figure out the balance.”

Too many high-needs residents can overwhelm staff. People who are prone to starting fires or to hoarding need to be in concrete buildings, Ms. Fader explained. Some people need to be near the mental-health team they’re already connected to.



City Hall (Mayor and City Counsellors):

Proposed Building at 2518-2538 South Grandview Highway

- Concern with those that will be housed there, that they have substance abuse issues drugs/alcohol?
- Counsellor to be on site, but how will people be monitored when they leave their apartment?
- What happens if Funding is cut for the program in the future?
- Placing people with substance abuse in a neighborhood where families with young children and seniors live isn't a good place for this type of program.

Renata Zanchettin

s. 22(1) Personal and Confidential