

PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-07-04	14:47	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I oppose this proposal as it will increase the population density too drastically in the Yaletown area. Infrastructure has not kept up with development (addition of the Arc, the One...) and no additional schools, pacific street is getting more and more congested, skyline will be impacted. Please stick to the original proposal with low lying buildings (8-15 storeys) that will spread the non market housing across a larger area and provide choice of living location to the new inhabitants.	John Dess	Downtown	
2023-07-03	20:39	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I DO NOT agree these projects at 990 Beatty St and 1050 Expo Blvd! You should build those social housing out of downtown-yaletown. Also please note Downtown-yaletown is already too crowded ! This project will obviously increase the social burden of our communities! Furthermore I don't see any good side to build social housing in DT-Yaletown due to the construction and living cost here is more expensive than remote out-town area. So please stop this project and re-select the location please!!! (It was planed in Mar-2023 and it was rejected by most Yaletown residents, so do you plan the same location again and again?)	Chanel Shuang	Downtown	
2023-07-03	20:27	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I am a resident at Yaletown over 18 years and I DO NOT agree these projects at 990 Beatty St and 1050 Expo Blvd! It is not sense to build so many social housing in a crowed and expensive Downtown-Yaletown area at Downtown. because here is already too crowded. This project will obviously damage Yaletown and increase the criminal burden of our communities!	Lynna Y.L	Downtown	
2023-07-03	20:19	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	As a resident at Yaletown over 15 years, I DO NOT agree these projects at 990 Beatty St and 1050 Expo Blvd! It is not sense to build so many social housing in a crowed and expensive area at Downtown. If you really concern low-income person, you should build those social housing out of downtown-yaletown area because the living cost here is much higher than remote areas. Also please note Downtown-yaletown is already too crowded and please give a breath to the residents here ! Not more high-building or social housing because it will obviously damage Yaletown and increase the criminal burden of our communities!	QUEENA YANG	Downtown	
2023-07-03	20:07	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	As a senior person over 75 years old, I really concern the projects at 990 Beatty St and 1050 Expo Blvd will bring more noisy and criminal issues if you build so many social housing here. We will obviously lose the peace and quiet living enviroment as already too many buildings surrounding of Cambie bridge and we can't afford more! Please don't make Yaletown be too crowded!	HUA LIN	Downtown	

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2023-07-03	20:01	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I really don't agree these projects at 990 Beatty St and 1050 Expo Blvd because it will obviously damage the value of Yaletown and increase the criminal burden of our communities. Downtown-Yaletown area already very crowded and noisy now. I believe it would be better and much lower cost if you could build these projects out of Yaletown area! Already too many buildings surrounding of Cambie bridge and we can't afford more! Please don't make Yaletown be too crowded by too many high risk buildings please!	Crystal Lin	Downtown	
2023-07-03	15:57	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	The building of a 7 storey building at 450 Pacific is unrealistic. There has been no improvement to Pacific. Vancouver House plus the two new structures slated for construction along Pacific will create true grid-lock. Make pedestrian traffic unsafe as with the new bike routes along Pacific pedestrians now have to be cautious of careless bikers along with drivers.NO infrastructure to the water mains, electrical grid are ever discussed. The notice refers to " off market housing" , this term has never clearly been defined. Does it mean, low rent , lower cost to purchase ? Please be specific and remember we do live in an earthquake zone !	Halina Rath	Downtown	
2023-06-28	17:48	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I am very opposed to the plans for so much non-market housing in a small area within False Creek North. There were 6 sites involved in this Official Development Plan---why do all 3 of the non-market projects have to be condensed into such a small area of Yaletown instead of being spread over the three sites? The site planning is also questionable in relation to the 990 Beatty building, which will be much closer to an existing high-rise than City guidelines allow.	Randy Heys	Downtown	
2023-07-03	11:03	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I'm concerned my view of False Creek will be blocked, the cost of, and feel that the space could be better used as a park.	David Young	Downtown	

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2023-07-03	09:41	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>To whom it may concern,</p> <p>As a resident and a homeowner of Yaletown for over 15 years, I wish to relay my opinions on False Creek North Non-Market Housing. My husband (82) and myself (70) wish to live in a quiet, peaceful neighbourhood. Building such a development would disturb our peace in our home that would push us to move somewhere else. At this age, my husband and I no longer have energy or health to keep track of moving companies or packing our house and resettling somewhere else.</p> <p>We are not able to attend public hearing nor good with technology. Please take our opinion into consideration of building this new development. We are not supporting this new development and bringing these people into our neighbourhood.</p> <p>Sincerely, Anna Karamanova & Stefan Tomanov</p>	Anna Karamova	Downtown	APPENDIX B
2023-07-02	16:06	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>I am writing to express my strong opposition to the proposed False Creek North Non-Market Housing.</p> <p>Our community is already faced with a lack of essential amenities, such as schools and limited availability of medical services (eg – family doctors). Introducing a large-scale social housing development without addressing these existing deficiencies would exacerbate the problem and further strain our already stretched resources.</p> <p>While the need for social housing is undoubtedly crucial, it is equally important to ensure that any development is appropriate in scale and in harmony with the existing neighbourhood. An excessively large development could lead to overcrowding, increased traffic congestion, limited parking spaces, and decreased privacy for residents. Such negative impacts would compromise the character and charm of our community, potentially diminishing property values and causing distress to current homeowners.</p> <p>I strongly urge you to reconsider the re-zoning & scope of this social housing development</p>	Summer Sainaney	Downtown	
2023-07-02	15:39	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>Social housing needs to be balanced with market housing to integrate all members of society, to ensure integration, diversity and safety. Having 2 large high rises concentrated in one small areas risks creating a area that is no longer safe for tourists on the False Creek walkway, children and families in Cooper's Park. The most vibrant and thriving downtowns do not centralize social housing. We need to support a healthy mix of citizens to keep our downtown a positive community where businesses can thrive and visitors and locals feel welcome and safe.</p>	Alexander Anzarut	Downtown	

2023-07-02	15:27	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>Dear Members of the City of Vancouver,</p> <p>I am writing to express my deep concerns regarding the proposed construction of two large social housing high rises adjacent to my apartment in The Max on Beatty Street. While I understand the importance of providing affordable housing options for those in need, I strongly believe that the current plan will have detrimental effects on our community and the overall well-being of its residents.</p> <p>First and foremost, I firmly believe that healthy cities should strive for a balanced distribution of social housing throughout various locations, rather than concentrating it in one small area. By diversifying the locations of social housing, we can promote integration and prevent the stigmatization and marginalization of certain communities. A healthy mix of social and market housing creates a safer and more inclusive environment for everyone, fostering a sense of community and belonging.</p> <p>The proposed location for the social housing high rises is particularly concerning due to its proximity to parks frequently used by children, including a playground, basketball court and a skatepark. These spaces are essential for the physical and social development of our young residents and are meant to be safe and enjoyable for all. Introducing a large concentration of social housing in such close proximity raises valid concerns about the potential impact on the safety and well-being of children and families in our community. Distributing social housing throughout the downtown area would ensure that these amenities remain accessible and enjoyable for everyone without compromising safety.</p> <p>Secondly, I would like to address the issue of parking in our area. As it stands, parking is already a significant problem in our neighborhood, and the addition of these high rises will only exacerbate the situation. With limited parking spaces available, the increased demand from the residents of the proposed buildings would place an immense strain on the already scarce parking resources. This will not only inconvenience the current residents but may also lead to unsafe parking practices, such as double parking and blocking emergency access routes.</p> <p>In conclusion, I kindly request that the City of Vancouver reconsider the proposed construction of the two social housing high rises adjacent to my apartment. While I support the initiative to provide affordable housing, I believe it is crucial to ensure a balanced distribution throughout the downtown area. By doing so, we can create a safer, more inclusive community that benefits all residents. I urge you to consider the potential consequences and explore alternative locations that will better support the long-term goals of a healthy and vibrant city.</p> <p>Thank you for your attention to this matter. I trust that you will carefully consider the concerns raised by the community, and I look forward to a thoughtful and equitable decision that reflects the best interests of all residents.</p> <p>Sincerely, Jody Anzarut</p>	Jody Anzarut	Downtown	APPENDIX A
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2023-07-10	19:35	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	Oppose proposed amendment to increase building height to increase number of non-market social housing units. Support retaining existing FCN/ODP	Martin Devonald	Downtown	
2023-07-10	19:31	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	Oppose amendment to increase building height and increase number of non-market social housing units and support existing lower rise development as outlined in current FCN/ODP	Martin Devonald	Downtown	
2023-07-01	13:58	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>I have been living next to the empty lot at 990 Beatty Street since November 2008. I have the following concerns about the rezoning application that is being proposed on that site:</p> <ul style="list-style-type: none"> - When Concord Pacific first built the development at 928 Beatty/939 Expo, they indicated that the empty lot would be turned into a park. Concord has now reneged on that promise, just as it tried to further east, at Science World. Only after residents in that area protested for a long period of time, did they return to their promise of creating a park along the seawall there. Is this what it takes to hold the City of Vancouver and Concord Pacific accountable to keep their promises? - After the park plan was scrapped, we were told a tower of no more than either 7 or 15 stories would be built at the 990 site. Now, once again, Concord/the city is reneging on that promise. I bought my home here on the understanding that there would (a) be a park, and then (b) that if there was no longer going to be a park, there would be a tower no taller than 15 stories. Now that is changing again. This new decision lacks integrity. How can I trust the city/developers now? - This neighbourhood already has frequent traffic problems such as gridlock and congestion, particularly after events at the nearby stadiums, of which there are many. Adding another 600+ units to the area is untenable. I have not seen any proposed street changes to accommodate this large increase in people in the neighbourhood, or a plan for what will happen to the bike lane on Beatty St. if the fire station is built there. - With regard to the fire station that is planned for 990 Beatty street, I don't understand how fire trucks are going to be able to get out quickly on busy days. Beatty is often backed up, with no extra space, and it can take up to 10 minutes to get from Nelson to Smithe in a car on a game or concert day. There is no room for the fire trucks to maneuver around the traffic. 	Kira Lynne`	Downtown	

				<p>- From what I understand, no appraisal of the properties which the City is selling to Concord has been done. There is no record of the fair market value of the properties, and the amount the city is planning to sell them to Concord for is far less than their actual value. Why is the city so eager not to conduct an appraisal and make public the actual value of those properties? This is very concerning.</p> <p>- Finally, from looking at the addresses proposed for removal of non-market housing, it appears that it is all in the name of profit. Why not rebuild 900 Pacific Boulevard into a taller tower? Are people living in non-market housing not as valuable as those who can afford to pay millions for waterfront? From the outside this looks like a money grab, which I find distasteful, to say the least, in a city where we have a huge homelessness crisis and where the government is all about making a green and healthy city. We are continuing to devalue people of lesser means, and I feel very sad about this. It perpetuates the shame and devaluation of those with less.</p> <p>Thank you for reading my thoughts, and I hope you take them into consideration. Sincerely, Kira Lynne</p>			
2023-07-01	10:33	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>I am writing to express my strong opposition to the proposed False Creek North Non-Market Housing. Our community is already faced with a lack of essential amenities, such as schools and limited availability of medical services (eg – family doctors). Introducing a large-scale social housing development without addressing these existing deficiencies would exacerbate the problem and further strain our already stretched resources. While the need for social housing is undoubtedly crucial, it is equally important to ensure that any development is appropriate in scale and in harmony with the existing neighborhood. An excessively large development could lead to overcrowding, increased traffic congestion, limited parking spaces, and decreased privacy for residents. Such negative impacts would compromise the character and charm of our community, potentially diminishing property values and causing distress to current homeowners. I strongly urge you to reconsider the re-zoning & scope of this social housing development</p>	Charles Abou Aad	Downtown	
2023-07-10	16:49	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>We feel very upset about the 990 Beatty Street non-marketing house proposal. As a residence, we don't agree with this proposal.</p>	Cindy Lin	Downtown	
				<p>MY OPEN LETTER TO CITY COUNCIL RE: PROPOSED CONVERSION OF 3 NON-MARKET HOUSING SITES TO CONDO DEVELOPMENT SITES</p> <p>Dear Mayor and Councillors,</p>			

2023-07-06	17:10	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	<p>RE: July 13 Public Hearing -- Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments</p> <p>I am writing again to ask you to NOT approve the disposal of 3 False Creek North non-market housing sites to Concord Pacific for condo development.</p> <p>The conversion of these sites for condo development should be decoupled from the proposed increase in density of the 3 non-market housing sites being retained for that purpose.</p> <p>In this time of an unprecedented affordable housing crisis, it is not good policy to give up sites designated for non-market housing (especially to fund roadworks).</p> <p>I would also remind Council that the original False Creek North Official Development Plan adopted by Council in 1990 required 20% of the residential units to be non-market housing, but that this was later amended to only require 11.05% of the units to be non-market housing.</p> <p>Also, please recall that the City previously turned over 8 other non-market sites to Concord for market development in return for cash payments, and in 2016 sold a 9th non-market site (601 Beach Crescent) to Pinnacle for development of a (yet-unbuilt) 53-storey 303-unit condo tower with 152 social housing units in the podium.</p> <p>If you are nevertheless committed to selling these sites for condo development, I hope you will check that the \$120 million price was based on an independent third-party appraisal, in accordance with the commitment (arising from the Brenhill land transaction fiasco) that the City Manager made to Council in an April 2017 memo to “get independent 3rd party appraisals for all land sales above \$1M in value”. (Real Estate Services staff did not honour this commitment, for example, in respect of the \$3.795 million sale in 2020 of land for the PCI development site at Broadway and Granville.)</p> <p>I think that the \$120 million price for the 3 sites is low, especially as there is no provision for additional payment (other than potential CACs) if the sites are rezoned for additional density in the future. For this reason, I filed an FOI request for relevant appraisals and financial analyses. The original response deadline was June 5, 2023 with a fee estimate of \$1,732.50. Through narrowing of my request, the fee was eliminated and the response deadline was extended to June 28. On that date, however, City staff advised that they now have until August 11 to decide whether or not to release the appraisals to me, because they may affect the business interests of a third party</p>	Robert Renger	Fairview
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				<p>(presumably Concord Pacific) whom they are inviting to comment. Bottom line — the public definitely won't have access to the City's appraisals in time for the Public Hearing ... and maybe never.</p> <p>If Council does decide to turn over the non-market sites to Concord Pacific for condo development, the City will in effect have enabled cheap land banking for Concord's condo developments. Concord will have profited from the decades-long designation of the sites for non-profit housing which kept their assessments and taxes low.</p> <p>Additional information and statistics about all 6 non-market housing sites are provided in my article in The Tyee: https://thetyee.ca/Opinion/2023/04/24/Vancouver-Dubious-Deal-Major-Developer/</p> <p>In closing, I again urge you to save these 3 non-market sites for additional affordable housing. They are irreplaceable.</p> <p>Thank you, Robert Renger</p>			
2023-06-29	12:30	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	I strongly oppose the height of this project in relation to the surrounding buildings and the location of the fire-hall in an extremely confusing intersection that currently has alot of traffic and accidents.	Dan Dibadj	Downtown	

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2023-07-06	19:53	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>I have together with many others provided comments in the related survey at the earlier part of the year, voicing concerns and reasons to oppose this proposed development.</p> <p>The Strata that represents our condo has also provided feedback. We have yet to receive feedback on how the City will address the concerns. We are also wanting to know the rationale for selecting the sites for the non-market housing on the Expo Blvd/Cambie/Beatty location and not on the other 2 sites i.e. near Beach location. After all, the City cites the desire and vision to have mixed housing/community.</p> <p>I strongly believe that a better proposal is necessary to address the concerns over overcrowding and additional heavy traffic. This FCN non market housing has to be revised to relocate to another less dense site. If the City has to develop such non-market housing then at the very least, the plan has to be scaled down in terms of the no. of units and height of the 2 proposed towers.</p> <p>We have put up with the Casino built in this area and the Concord Pacific development of One Pacific that has built right up to the surrounding roads without leaving space for greenery. The City ought to take into consideration the need for greenery for environmental and health reasons. The City should act according to the environment principles to make Vancouver downtown an environment and eco friendly city and not just "talk".</p> <p>Please have a balanced consideration for those of us in the community who have raised our concerns and issues.</p> <p>We have rights too.</p> <p>Thank you.</p>	Maggie K	Downtown	
2023-07-10	07:22	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>This project will affect the community adversely. It will change the social dynamics and safety in the area for the worse.</p> <p>There is ample space to house people outside of downtown. Address the economic and social issues that are at the route of the lack of housing instead.</p>	Gayan Pathirana	Downtown	

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2023-06-29	23:39	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>1) The area is very densely populated already, strongly opposed to build Non_marketing high rising 29 story building on the last few small lands.</p> <p>2) The area is an expensive area! Government have to spend huge for construction costs ; tenants have to pay expensive strata fee; insurances and living costs for living at this area, if government really hope provide more affordable housing to people who couldn't afford high rent, why choose the area people have to pay much higher living costs than lots of other areas in great Vancouver?</p> <p>3) Non- Marketing house should not be constructed on expensive areas, government must think more about tenants' living costs, including rents; strata fee; insurances; groceries; children educations etc...so please choose those new and fast developing areas.</p>	YAN FU	Downtown	
2023-07-01	09:14	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	The initial plan to build 8 storey builings was what drove us to buy at 930 Cambie street. This updated plan is jeopardizing the value of our condo and obliterating the views of false creek we currently enjoy. This change of plan is unacceptable.	Philippe Lebleu	Downtown	
2023-07-01	09:33	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>I am writing to express my strong opposition to the proposed False Creek North Non-Market Housing.</p> <p>Our community is already faced with a lack of essential amenities, such as schools and limited availability of medical services (eg – family doctors). Introducing a large-scale social housing development without addressing these existing deficiencies would exacerbate the problem and further strain our already stretched resources.</p> <p>While the need for social housing is undoubtedly crucial, it is equally important to ensure that any development is appropriate in scale and in harmony with the existing neighborhood. An excessively large development could lead to overcrowding, increased traffic congestion, limited parking spaces, and decreased privacy for residents. Such negative impacts would compromise the character and charm of our community, potentially diminishing property values and causing distress to current homeowners.</p> <p>I strongly urge you to reconsider the re-zoning & scope of this social housing development</p>	Vanessa Lebleu	Downtown	

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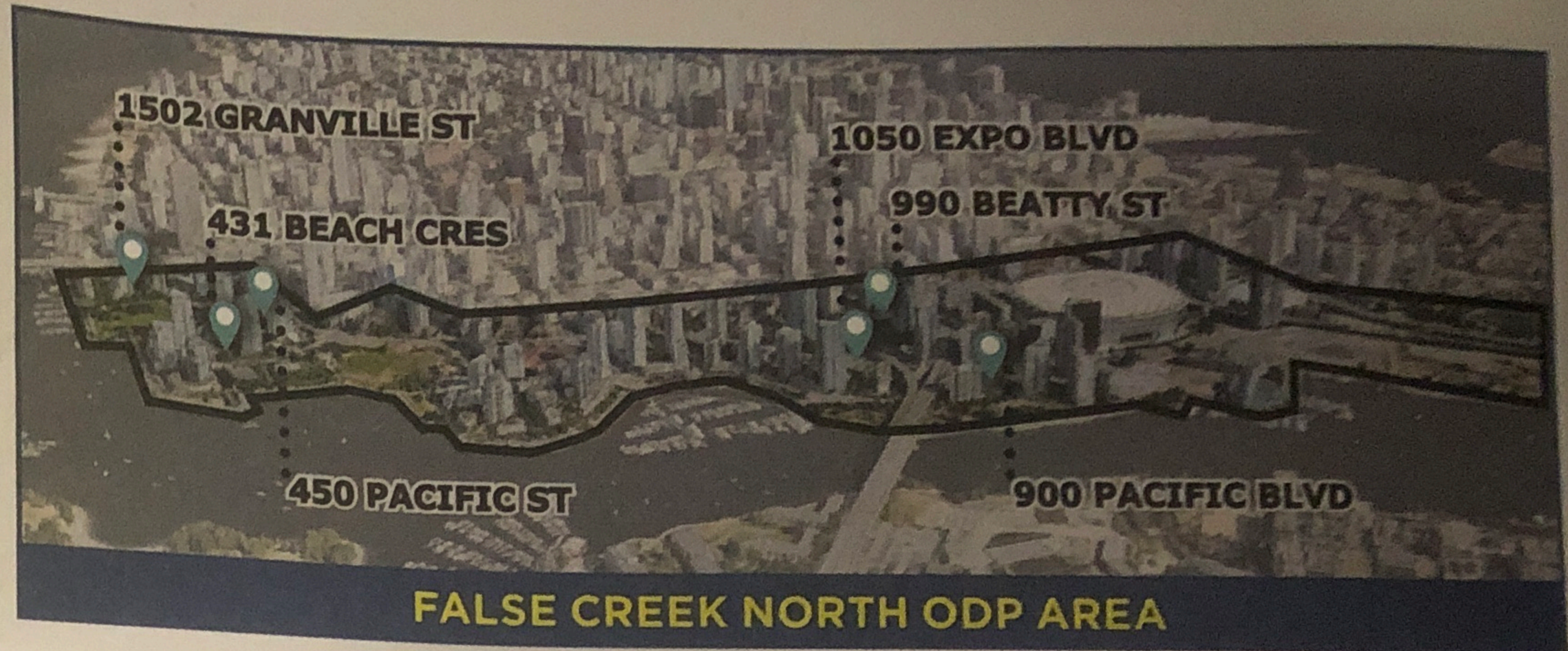
Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-07-09	17:25	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	BC place is near this site, there are lots people & cars during event days. We need extra space for car parking in stead of high-rising residents building on this site. Thus make the traffic worse. We oppose a 29-storey building on 1050 Pacific Blvd.	Tina Chou	Downtown	
2023-07-09	23:00	PH 2 - 5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments	Oppose	<p>OVERALL NEIGHBOUR IMPACT:</p> <ul style="list-style-type: none"> - Create a sound box effect (the operation of a fire hall - the high pitch of siren) with all high rise buildings around it - The increase of the density of buildings in the area, blocking the the air flow and create green house effect, elevating the average temperature, boosting the usage of electricity. - Streets are specially designed (more narrow) to discourage speedy traffic. - The poor city planning with both side streets parallel parking and bike lanes. - Most of the street corners are sharp, not suitable for the steering of fire truck on call. <p>CHILD CARE CENTRE:</p> <ul style="list-style-type: none"> - Multiple street crossings, not great for road users (i.e. pedestrians, parents bringing their children to the facility and vehicles). - Create a stress environment (siren of fire truck in operation) for the development of young children vs. a quiet and peaceful place to learn and play. 	Pauline Kan	Downtown	

NOTICE OF PUBLIC HEARING

June 29, 2023

False Creek North Non-Market Housing

Vancouver City Council will hold a Public Hearing on:
Thursday, July 13, 2023, at 1 pm
To be convened electronically and in-person



Council will consider amendments to the False Creek North Official Development Plan (FCN ODP) and associated CD-1 by-laws and design guidelines to deliver a minimum of 661 social housing units within the FCN ODP area, as follows:

- At 990 Beatty Street, a 28-storey building with a residential floor area of approximately 19,300 sq. m (207,744 sq. ft.), with a fire hall and child day care facility,
- At 1050 Expo Boulevard, a 29-storey building with a residential floor area of approximately 23,700 sq. m (255,104 sq. ft.)
- At 450 Pacific Street, a 7-storey building with a residential floor area of approximately 7,600 sq. m (81,806 sq. ft.), and
- The proposed changes would remove of the social housing obligation on sites located at 431 Beach Crescent, 1502 Granville Street, and 900 Pacific Boulevard.

More information on this proposal:
shapeyourcity.ca/false-creek-north-non-market-housing

PUBLIC HEARING

Public Hearings are to be convened by electronic means, with in-person attendance also available. You may participate in the Public Hearing either by speaking by phone or in person, or submitting comments that will be distributed to the Mayor and Councillors.

All spoken and written comments will be publicly accessible on the City of Vancouver's website with your full name attached.

DRAFT BY-LAWS & MINUTES

Copies of the draft by-laws will be available for viewing at the City Clerk's Office on the 3rd Floor of City Hall, and on the meeting agenda page vancouver.ca/councilmeetings starting June 30 at 1 pm. Minutes of the Public Hearing will also be available at this location approximately two business days after a meeting.

PARTICIPATE

To participate in the Public Hearing, you can register to speak beginning at 8:30 am on June 30:

- online: vancouver.ca/councilmeetings
- call: 604-829-4238

You can also register in person on the day of the Public Hearing, between 12:30 and 1 pm at City Hall.

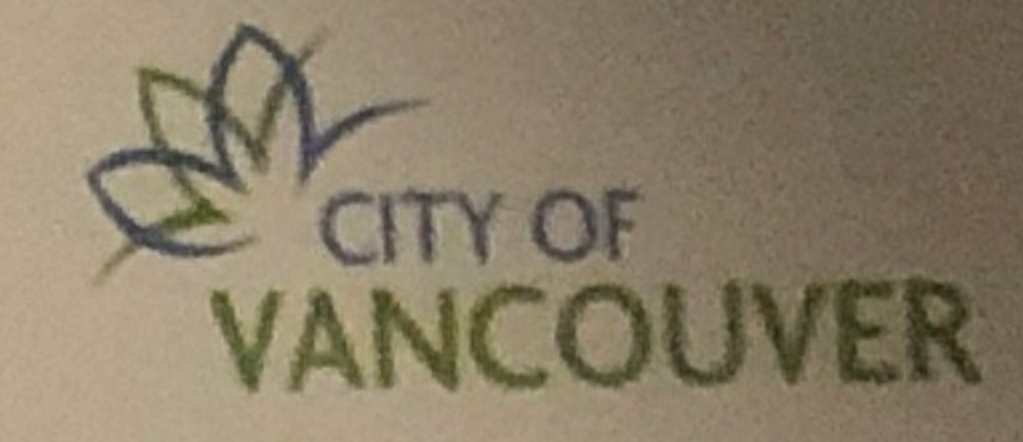
Specify the hearing date and give the application address or project name printed on this card.

To participate by telephone, provide a telephone number that can be used to contact you, and provide an email address where instructions on when and how to call into the Public Hearing can be provided to you.

Unregistered speakers can also call in or attend in person during the Public Hearing. The telephone number and participant access code are tweeted out and available on the live stream while the meeting is in progress.

Send your comments to Council:

- online: vancouver.ca/public-hearing-comments
- mail: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4



July 2, 2023

City of Vancouver Public Hearing Comments

Subject: Concerns Regarding Proposed Social Housing High Rises

Dear Members of the City of Vancouver,

I am writing to express my deep concerns regarding the proposed construction of two large social housing high rises adjacent to my apartment in The Max on Beatty Street. While I understand the importance of providing affordable housing options for those in need, I strongly believe that the current plan will have detrimental effects on our community and the overall well-being of its residents.

First and foremost, I firmly believe that healthy cities should strive for a balanced distribution of social housing throughout various locations, rather than concentrating it in one small area. By diversifying the locations of social housing, we can promote integration and prevent the stigmatization and marginalization of certain communities. A healthy mix of social and market housing creates a safer and more inclusive environment for everyone, fostering a sense of community and belonging.

The proposed location for the social housing high rises is particularly concerning due to its proximity to parks frequently used by children, including a playground, basketball court and a skatepark. These spaces are essential for the physical and social development of our young residents and are meant to be safe and enjoyable for all. Introducing a large concentration of social housing in such close proximity raises valid concerns about the potential impact on the safety and well-being of children and families in our community. Distributing social housing throughout the downtown area would ensure that these amenities remain accessible and enjoyable for everyone without compromising safety.

Secondly, I would like to address the issue of parking in our area. As it stands, parking is already a significant problem in our neighborhood, and the addition of these high rises will only exacerbate the situation. With limited parking spaces available, the increased demand from the residents of the proposed buildings would place an immense strain on the already scarce parking resources. This will not only inconvenience the current residents but may also lead to unsafe parking practices, such as double parking and blocking emergency access routes.

In conclusion, I kindly request that the City of Vancouver reconsider the proposed construction of the two social housing high rises adjacent to my apartment. While I support the initiative to provide affordable housing, I believe it is crucial to ensure a balanced distribution throughout the downtown area. By doing so, we can create a safer, more inclusive community that benefits all residents. I urge you to consider the potential consequences and explore alternative locations that will better support the long-term goals of a healthy and vibrant city.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns raised by the community, and I look forward to a thoughtful and equitable decision that reflects the best interests of all residents.

Sincerely,

Jody Anzarut