

**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
2023-07-12	10:24	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 a resident of Yaletown who will be negatively impacted by this by-law change and new development at 990 Beatty Street. The City should honor its original height restrictions of 15 stories for this land and reconsider the 4-bay firehall that will be built on Beatty Street. My comments are:</p> <ul style="list-style-type: none"> <li>• The concentration of below-market housing in such a small area of Yaletown is not healthy for the neighborhood and should be spread out across the 6 sites as originally planned. Will the city commit to adding more services in the area to accommodate these additional residents? Transit, doctors, schools, day-cares, etc. One 40-space child care centre is hardly sufficient given the area is already struggling with current level of families with young children.</li> <li>• The firehall location is on a street that is frequently backed up with traffic (due to sporting events, concerts, etc.) and will cause emergency response times to suffer during those times. There is hardly enough space for normal vehicle traffic on Beatty Street. I can't imagine how a fire truck could get through.</li> <li>• Residents in neighboring buildings have bought property with the existing height limitation of 15 stories in mind, and paid accordingly. The city has given no thought to those residents who will be both physically and financially impacted by this.</li> <li>• The proposed development at 990 Beatty does not have sufficient parking, both for residents, and for deliveries to handle the volume of new residents. It will create traffic chaos in the surrounding areas and create tension between neighbors.</li> <li>• The City of Vancouver has NOT considered the fair market value of the 3 properties being exchanged for the \$110 Million from Concord and therefore doesn't know if this is a good deal or not. This is extreme negligence on the part of the City of Vancouver and is fiscally irresponsible.</li> </ul>	Nicole Liedtke	Downtown	
2023-07-12	11:02	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 strongly oppose the proposed changes to FCN ODP especially as related to allowing for two adjacent high rise buildings 29 and 28 stories respectively at 1050 Expo and 990 Beatty with 100% nonmarket housing. This proposed change will create a hardship for existing residents and may not best serve the needs of the residents of these proposed buildings. More details are in the attached letter. Thank you.</p>	Guy Cooper	Downtown	APPENDIX D

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2023-07-12	09:10	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	Oppose	<p>1. The corner of Beatty Nelson is often congested with traffic wishing to cross the Cambie street bridge as is. Adding 661 units will worsen an already bad traffic situation.</p> <p>2. As an owner, I paid a premium to live in Yaletown, and viewed purchasing in Yaletown as insurance to better protect the value of my property. Placing social housing next door will significantly diminish the value of my property, and is highly unfair to all owners.</p> <p>3. There is already a firehall 2 blocks away on 895 Hamilton. Residents already have to listen to sirens all day long. Adding another firehall will create even more interruptions.</p> <p>4. As an owner, I paid a large premium to have a water view in my unit. I even inquired the city and strata whether a high rise would be placed in said location before making my purchase. A 28 storey building would completely block my view. If I had known social housing high rises would be placed, and that my view would be completely blocked, I would not have made the purchase and feel misinformed</p> <p>5. There are no good reasons to place social housing in one of the most desirable and expensive locations in the city. There is insufficient rental units for working professionals who need to commute to their downtown office as is, why are we giving up that space for social housing?</p>	Annie Chan	Downtown	
2023-07-11	10:43	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 oppose the amendments to the False Creek North Official Development Plan (FCN ODP) and associated CD-1 by-laws and design guidelines. It is because part of them are irrational and out of logic. First, why is the proposed building at 450 Pacific Street only 7 stories high? As the site is already surrounded by numerous much taller building nearby, it is more logical to have a building with more stories on the site.</p> <p>Second, the site at 1050 Expo Boulevard is narrow and triangular shape. In my opinion, put a 29-story building on the site is not appropriate. The height of the building at the site should be significantly lowered, preferred cut in half (from 29 stories to 14 or 15 stories).</p> <p>The proposed of the heights of the buildings at 1050 Expo Boulevard and 450 Pacific Street should be swapped and they will become more ideal. If the city still sticks to the proposed amendments, I strongly oppose the amendments.</p>	Chung-Tao Chu	Downtown	

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2023-07-11	13:10	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	Oppose	See attached letter.	Gabriella and Yoram Minnes		APPENDIX A
2023-07-11	13:12	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	See attached letter.	Frank and Lynn Beck		APPENDIX B
2023-07-11	17:13	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	My partner and I strongly oppose to the proposed changes for 990 Beatty St. We just recently bought a unit in <span style="background-color: #cccccc; color: red; font-size: small;">§. 22(1) Personal and Confidential</span> We welcome social housing in False Creek next to our home, but not under the form of a 29 storey building. The new plans would put excessive load on local infrastructure, and would decimate the value of the condo we just purchased. We support the original plan of building a low rise social housing building. We will continue to fight this project if it moved forward.	Olivier Duval	Downtown	
2023-07-11	20:44	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 area proposed for the off market social housing has always been residential neighbourhood. The tremendous size of these two buildings, coupled with their extreme close proximity to each other and to long-standing residential towers of the neighbourhood, is very concerning. These two developments will put a lot of pressure for safety and security, in a neighborhood that is already at risk due to other social, low income housing and recovery initiatives located on Seymour and Granville Streets. In addition, these buildings will undoubtedly diminish the skyline and views of the neighbouring buildings, devaluing tax paying citizens' properties even further. I do not understand why off market social housing is being proposed in a densely residential, waterfront neighbourhood. Is Kitsilano, Coal Harbour, Point Grey or Ambleside unavailable?	Dan R	Downtown	
2023-07-11	21:09	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	Increasing the population density in the most dense area of the city without any plans to increase the size and number of infrastructure to serve the increased population seems irresponsible.	Shayan Mackie	Downtown	

2023-07-12	10:00	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>After observing a noticeable increase in vagrancy near Emery Barnes park, I oppose the construction of social housing at site 3.</p> <p>Site 3 is close to both Seastar and Charleston VSOCC centers and I am concerned that a similar increase in vagrancy will occur in such close proximity to daycare centers.</p>	Christine Marie	Downtown	
2023-07-12	09:26	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>My partner and I bought our condo at [REDACTED] in April 2022 . We assumed that there could be something built in the vacant lot, but was never aware of even the 15-Storey proposal. We had asked our realtors and searched the internet for something concrete, but never heard or found anything. We are on the 15th floor ourselves. Regardless of this fact, 28 floors would certainly cause the following hardships:</p> <ol style="list-style-type: none"> <li>1. Block all natural light: The ARC blocks the morning light on one side of condo and this new building will block the rest. It's possible we might get an hour or two of natural light. We expect our heating and electricity costs to increase as we find ourselves walled in.</li> <li>2. Block Air Flow: We have some natural air flowing throughout the apartment. I assume that the close proximity of this building will result in little airflow to combat the heat and pollution that comes with living in a congested area.</li> <li>3. Fine Dust and Noise Disruption during Construction: I am due to have a baby late this summer. I expect that the construction of 990 Beatty and 1050 Expo Blvd will result in fine dust particles that will permeate my baby's room and could potentially cause breathing issues for all occupants of the condo. Two high-rises with one being directly beside us will certainly affect our health.</li> <li>4. Devaluing of the apartment: As you have mentioned in your letter, our water view will be no more. Instead we will be staring into apartments on both sides of the condo. We need a REDESIGN of the tower part of this new complex at 990 Beatty. You can easily flip the design so that the tower isn't directly in line with ours. The fire station can be located at Yaletown Park, or even in front of our tower. This station's location will still be near enough to the Cambie Bridge with only a 2 minute difference in driving time.</li> <li>***5. Unequal treatment of Vancouver residents:</li> </ol> <p>Over the past year since paying for our condo, we have had to endure 10 mortgage rate increases with the possibility for more. We are hard working residents of Vancouver who are trying to keep our heads above water. Despite working three jobs myself, the one thing that brings me joy is to come home to a bright and cheery apartment. How is it fair that the city disregards its own tax-paying citizens enough to destroy the value of their home in favor of other citizens? I come from one of the poorest cities in</p>	Melodie Erickson	Downtown	APPENDIX C

				<p>Canada, and I grew up in a low-income household. I understand the need for diversity and housing for all. However, never in my wildest dreams would I have expected to be placed in housing that would ruin the value of someone else's home, cause them to live in darkness for most of their day, and take away their access to fresh air.</p> <p>The city website says, "We want people to stay, live, and build a future in our city." Does this sound like the way to do it?</p> <p>I propose a low-rise building, a redesign of the tower, or no building at all in this particular lot at 990 Beatty.</p> <p>*I have attached photos of how this building will affect my access to light and air for my condo. I anticipate one window pane that will be unobstructed as indicated in the photos.</p> <p>Thanks,</p> <p>Melodie Erickson</p>			
2023-07-12	12:59	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 think this will negatively affect the quality of living for the neighborhood	Hsbb Hhbbs		

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2023-07-12	12:49	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>I am writing to voice my partner and my strong opposition to the proposed plan at 990 Beatty street.</p> <p>My partner and I are in our early 30's and have just purchased our first apartment. A purchase that took 5 years to make possible and seemed to be unachievable for the beginning of our adult years. Yes, Vancouver is becoming unliveable, unaffordable and social housing is an absolute must. But this 29 story building would decimate hundreds of investments that people, my partner and I included have dedicated parts of their lives to achieving.</p> <p>Vancouver has always placed value on maintaining the natural scenery in the downtown core and although we fully believe social housing should be built in the false creek area, a 29 story building located right next to two other high rises directly contradicts that value.</p> <p>I will restate that we believe social house is a necessity and we fully support it. The investments that this project devalues needs to be taken into full consideration because those investments were achieved by young people like us who had to fight against a world leading cost of living and an absurdly unbalanced medium income. Social housing should build our community and diversity not devalue the neighbourhood.</p>	Reid Cuming	Downtown	
2023-07-12	11:41	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	Not good for the surrounding neighborhoods.	Paul Chauvel	Kitsilano	

July 7<sup>th</sup>, 2023

Dear Mayor Sims and City Councillors,

We are writing in response to the Notice of Public Hearing regarding False Creek North Non-Market Housing. Since we are unable to attend in person, we are sending this letter.

WE are against the current plan for removal of three of the lots initially designated for social housing for the following reasons:

- 1) The low number of social housing units in comparison to the larger need
- 2) The location of this area is appropriate for social housing, It is central, close to public transportation. Therefore, it could be well used by essential workers, who currently have a hard time finding appropriate housing.
- 3) Massive towers in the area without additional infra-structure will create a burden on the people living in the area, when many people will move to the area without solutions to schools, parking, and green spaces.

No- market housing is needed in Vancouver, and can help the community to be more welcoming if the plans take into account demographics, ability and disability, as a part of a larger plan for community.

We welcome diversity in our neighbourhood and support the original plan for non-market housing.

s. 22(1) Personal and Confidential"

Personal and Confidential"

Drs. Gabriella and Yoram Minnes

s. 22(1) Personal and Confidential"

Dear Mayor Sims and City Councillors

July 06,2023

We have received the Notice of Public Hearing for False Creek North Non-market Housing. Unfortunately we are unable to attend in person.

We are against the current plan for the removal of 3 of the lots from social housing obligations for the following reasons.

1. The low number of social housing units proposed in comparison to the need.
2. The location of this area is very appropriate for social housing as it is central and close to excellent public transportation options. Perhaps the housing could be targeted to essential workers as availability of affordable housing is a key component of shortages of essential workers in the community.
3. The density would be substantially increased in the area contrary to the promises made by city planners at the last public presentation. Three massive towers of market housing would be added to the non market housing specified with no new provision made for schools, traffic flow, etc.

Non-market housing is desperately needed in Vancouver. It may help the community to be more welcoming if the plans for the demographic to be targeted, as for example essential workers, disabled persons, was shared as part of the community planning.

We welcome diversity in our neighbourhood and thought the original plan for non-market housing would enrich our beautiful community.

Yours sincerely,

Drs. Frank and Lynn Beck

**s. 22(1) Personal and Confidential”**





# APPENDIX C - Melodie Erickson

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BABY'S FIRST YEARS

Be Brave

Isabel

we love you already



s. 22(1) Personal and Confidential"

To: Vancouver City Council

**QUESTIONS FOR VANCOUVER CITY COUNCIL PUBLIC HEARING TO BE HELD JULY 13, 2023**

RE: False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments

This email is sent in advance of the July 13, 2023, Public Hearing with questions and comments from an owner residing in a building that would be significantly affected by the proposed changes.

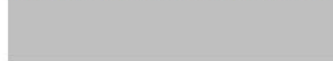
- **Background.**
  - I have lived for the past 10 years in a condominium unit s. 22(1) Personal and Confidential in a building that the proposed zoning changes will have a major impact.
  - The proposed zoning changes will introduce 29 stories (Expo 1050) to the southeast of my condo and 28 stories (990 Beatty) of nonmarket housing behind my building.
  - When I subsequently bought my condo in 2015, it was with the understanding the city development plan that 1050 Expo would be no more than 8 storeys tall and not obstruct my view.
  
- **Summary.**
  - Changing the zoning to cram into two adjacent high rises with a total of 584 units of nonmarket housing will:
    - Cause a hardship for the existing residents of adjacent buildings.
    - May not serve well the nonmarket housing residents.
    - Change a low concentration of nonmarket housing spread across six sites to a high concentration with 88% in two high rise sites. This proposed change reduces the diversity of the neighborhood.
    - In consideration of all areas in Vancouver which could accommodate nonmarket housing, it seems poorly planned to cluster this many units in to two adjacent high-rise buildings.
  
- **Current False Creek North Official Development Plan (FCN ODP).**
  - The current plan has six sites approved for FCN.
  - Social Housing (598 units) will be incorporated into all six sites as a portion (20-30%) of the total units.
  - 1050 Expo will be restricted to 8 storey tall unit.
  - 950 Beatty will be restricted to 15 storey tall unit.
  
- **Proposed zoning change for the False Creek North Official Development Plan (FCN ODP).**
  - The current plan has six sites approved for FCN.
  - Social Housing (increased to 661 units) will be incorporated into only three of the sites with 100% of the building units as social housing.
  - 1050 Expo will be increased to 29 storey tall unit with 100% nonmarket housing.
  - 950 Beatty will be restricted to 28 storey tall unit with 100% as nonmarket housing.

- Expo and Beatty will now have 584 or 88% of the total 661 social housing units as part of the proposed plan.
- These buildings bordering on Expo Blvd-Nelson Street will be adjacent (kitty corner) to each other.
- This will represent an extremely high density of social housing in close proximity.
- **Impact of the proposed change.**
  - My eastern view of False Creek will be obstructed.
  - I will literally live in the shadow of the 29-story building as shown in the shadow studies of the May 30, 2023 Referral Report.
  - Because of the above, my and others property values will decrease.
  - Restaurants, groceries stores and casino restaurants in the area charge higher prices as a result of high commercial rental/tax rates and may not be suitable for all nonmarket housing residents.
  - There is a safety aspect for the residents of 1050 Expo as they effectively live on a land island surrounded by four lanes of traffic. Residents may not always cross Expo or Pacific at designated crossings. The four lanes of traffic on these streets tend to move at high rates of speed.

I hope the planning group and city council is willing to consider changing the proposed zoning to one that more uniformly distributes nonmarket housing across the entire False Creek North and over Vancouver for that matter.

Thank you,

s. 22(1) Personal and Confidential"



s. 22(1) Personal and Confidential"

