

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
2023-07-13	12:48	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	1. We already have one across the street. 2. I'd be looking at it straight out my window. 3. Value on my property would most definitely go down. 4. Perhaps 20% non-market housing.	Hardip Harvie Siddoo	Downtown	
2023-07-13	12:54	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	Regarding the developments on Beatty Street and Expo Boulevard, it's my understanding that what was initially proposed and approved was an 8 story and 15 story development, with 30% allocated to off market social housing. This initial scale of development is conducive to preserving the neighbourhood, skyline, and does not pose a security risk given the percentage of mixed housing in the complexes, versus 28+ story buildings with 100% off market social housing. This deviation from the original plan is unacceptable, and poses a tremendous risk to the tax paying citizens' residential buildings, as well as the safety and energy in an established, primarily residential community. I adamantly disagree with the large scale of these developments, and their proximity to each other, as they are not being adequately spread out throughout Vancouver, and targeting downtown, which is shifting the livability of downtown neighbourhood.	Dan R	Downtown	
2023-07-13	12:58	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	Public Safety and Traffic overflow concerns; The development would affect my property value. - We have starting to see lots of homeless people staying under the cambie bridge; sleeping in the park and surrounding area - People overdose and crime cases increase in our area - When I purchased my condo; Concord didn't disclose the proposed development which will negative impact my property value	Fiona Ko		
2023-07-13	13:00	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	Regarding the large scale 28+ story off market developments proposed for Beatty Street and Expo Boulevard, it is obvious and apparent that the City of Vancouver and Concord Pacific are attempting to strike a deal that favours their agenda and Concord Pacific profitable interests for other land parcels around False Creek seawall, completely disregarding the established residential neighbourhood around the Cambie Street Bridge, and those tax paying citizens safety and property values.	Dan R	Downtown	

2023-07-13	13:05	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>The immense height of these off market social housing buildings will completely eliminate the sunshine and water views from all neighbouring residential buildings. A complete disregard for the betterment of the residential community.</p>	Dan R	Downtown	
2023-07-13	13:14	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	<p>While I am not opposed to the development of housing on any of these parcels, I am extremely concerned about the choice to locate the proposed Fire Hall at 990 Beatty St.</p> <p>Given the comprehensive nature of this development plan, the choice could have been made to locate the fire hall on any parcel on any street. What is being proposed is in my opinion the poorest choice.</p> <p>20 years ago when 939 Beatty and 989 Beatty were constructed (two buildings with over 300 units combined), they were approved with no driveway or roundabout off-street. An underground parkade for residential vehicles is shared between the two high rises. At the time, there was street parking on both sides of the 900 block of Beatty St, and a few spaces were designated for loading/unloading so that daily activities of the hundreds of residents in these two buildings could occur (things like deliveries, moving trucks, and so on).</p> <p>5 years ago when Beatty St was transformed by the addition of bike lanes on both sides of the street, all street parking was eliminated on the south side of the street, and street parking was reduced by nearly half on the north side of the street – including two spots eliminated for Mobei bikes. The result was a reduction for the entire block on which hundreds of people live to have one spot for loading/unloading. While the bike lane has been a nice addition to the area, it has caused difficulty in parking and congestion.</p> <p>The proposed location for the fire hall in the proposed False Creek North Development plan would result in fire trucks directly facing the front door of 989 Beatty. This would disrupt the lives of the hundreds of residents that live in this high rise building.</p> <p>In addition, Beatty Street is a very narrow street to begin with. Since the increase of events downtown in the last 20 years, including at BC Place and Rogers Arena, Beatty St has become a critical road for cars to get from the area onto the Cambie St bridge or to turn south on Nelson to stay downtown. During rush hour and during any event day, there is very high traffic at the intersection of Beatty and Nelson and traffic backs up the entire length of the 900 block of Beatty St. The road is overwhelmed from its original purpose as a quiet residential street in Yaletown. This is the exact corner that the fire hall is being proposed.</p> <p>The residents of this block, particularly at 989 Beatty have already seen a</p>	Jarrett Bachman	Downtown	

				<p>drastic reduction of street parking and increased congestion that has reduced quality of living.</p> <p>In summary, the residents at 989 Beatty (and 939 Beatty to a lesser extent) have already seen a drastic reduction of street parking and increased congestion on the road that has reduced quality of living. The proposed location for the fire hall is further disruptive to these hundreds of residents while also jeopardizing public safety by putting the entrance to the hall on a street that is often congested at critical times. I feel that having the fire hall at 990 Beatty facing north is the worst choice among the options. On the 990 Beatty parcel alone, the fire hall would be better served facing west onto Nelson St where it would face zero residents or even facing south onto Expo Boulevard where it would face a small empty retail space and a much wider road. As another option, the development that is as part of the proposed North False Creek Plan at 1050 Expo would be a better location for the fire hall, as the parcel is not bordered by other buildings and could be engineered to effectively utilize its unique location that services locations both East (via Pacific Blvd) and West (via Expo Blvd). I ask for the city to reconsider the placement of the fire hall within the Development Plan. As constituted is neither equitable nor effective for residents of this neighborhood.</p>			
2023-07-13	14:12	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	<p>Add too much density of population in the area.</p> <p>Put pressure on existing infrastructure ie schools are full and there is no proposal to increase capacity or build new ones</p> <p>Drop the value of our properties : all apartments facing the new buildings will see their views disappear and loose over C\$ 100,000 in value</p> <p>Loss of community character</p> <p>Increase population density not supported by increased infrastructure (school, traffic), especially after the addition of the one and the are buildings in recent years within a few hundred feet</p> <p>Negative impact on the skyline which is impacting on the value of current condos</p> <p>Decrease privacy and safety for residents</p>	MICHELLE WONG	Downtown	

2023-07-13	15:06	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	<p>Oppose</p> <p>While on the surface it may appear to be a win-win situation for both the City of Vancouver and Concord Pacific, it is at enormous expense of the residents currently living in Yaletown especially those residing at 1009 Expo Blvd where I live. CoV will have a windfall of the contribution of \$110 million in cash and a waiver of \$11 million option price by Concord Pacific. For Concord Pacific, it will be a preservation of the potential sales on the development of properties on 431 Beach Crescent, 1502 Granville Street and 900 Pacific Boulevard.</p> <p>\$110 million is a paltry sum compared to the sales to be generated from these properties. It is evident that CoV is not sympathetic nor care about residents currently living in the affected neighborhood who have invested their hard earned savings to afford living in this area. There are many like me, we have worked, saved and sacrificed much for more than 4 decades to afford a place here in this neighborhood.</p> <p>Why concentrate these two towers of 661 units of non-market housing in front and adjacent to our strata building?</p> <p>Security and un-hygienic conditions in our neighborhood has deteriorated over the years especially since housing the homeless in the Roundhouse Community Center during the Covid period. Many of us in our neighborhood have felt threatened or have personal experiences of theft and break-ins. What will it take before CoV pay attention to the well-being of residents in our neighborhood? More serious crimes and fatalities in our neighborhood? We had such high expectation when we voted and had a new Mayor and council members.</p> <p>CoV is perceived to be receptive to big players like Concord Pacific rather than the interest of tax paying ordinary people like us. How can CoV even consider the rezoning and increase in heights to 28-storeys and 29-storeys. Most of us in our strata will live in the shadow of these two towers. We will also be deprived of one of the popular amenities in our building (which we pay ever increasing hefty strata fees) which is our common patio on the second floor especially during summer for sunbathers and those who gather there. It will be in perpetual shadow once the two proposed towers are erected.</p> <p>This will lead to huge resentment towards the decision makers if this rezoning goes through which may also be directed towards those who are assigned those affordable housing who directly affected the increasing cost existing residents have to pay (to beef up security and maintenance/clean up) but yet with decreasing benefits of our amenities. Increasing Property tax and home insurance have also been a financial burden for us.</p> <p>We feel so penalized despite having worked so hard, paid our taxes and contributed to community building.</p> <p>To be fair, those who are in favour of this re-zoning are mostly non residents of this neighborhood and their voices should not drown the affected residents of this neighborhood</p>	Poh Gee	Downtown	
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