

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 | 20:12 | 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>Oppose to allow Concord to retain 3 social housing sites and convert them to market housing developments.</p> <p>Concord is getting too good of a deal - \$110 million for 316,291 buildable sq.ft and no further non-market housing or CAC. This equal to just \$348 per buildable sq.ft. of land value. The current land value of the 3 sites is much more than that.</p> <p>Oppose to City not designating all added density for rentals. If the City want to increase the density in the area, the City should consider a better community benefit for the City and employ a more sustainable approach. The City should require Concord to build market rental units instead of strata units; and the market rental units should spread among the 6 sites instead of segregating social housing from market housing. There are examples elsewhere in the city where certain units in a rental building are rented out in market rate (i.e., at a premium for higher floor units or units with a view) and the income from the market units will be used to subsidize the social housing in the same development.</p> | Ed Lee | Downtown | |
| | | | | <p>1. The amount and scope of information on the rationale to justify the False Creek North development in this particular location is disappointing; in fact it is rather distressing. The one thing that stands out seems to be the "hurrah" emphasis on the \$110 million in cash contribution and waiver of \$11 million option price by Concord Pacific. What about the potential in sales on the development of properties by Concord Pacific on 431 Beach Crescent, 1502 Granville Street and 900 Pacific Boulevard?</p> <p>2a. Expo Blvd is already a high traffic main connector with 2 huge stadiums, casino, hotels and high-density residential buildings added in the vicinity recently (like Arc by Concord Pacific). Having the proposed 2 high density towers added on the corner of 990 Beatty and on 1050 Expo Boulevard with more than 650 units of housing would mean the accessibility into the existing residences worse.</p> <p>2b. One lot on 1050 Expo Boulevard to be developed into a 29-storey tower is actually in the small divide (currently a car park) between the 2 directions of Expo Boulevard! The height of this building in the divide would mean blocking the building on 1009 Expo Boulevard of the morning sun. For this reason, whether the 2 towers are market or non-market is immaterial.</p> <p>2c. There is very little information given as to how the so called \$121 million financial contribution would benefit in terms of the 'new street network' that would benefit the traffic on this location. The term is very vague. How do we know if the said funds would end up being used to maintain existing bridges (I recall reading about an incredible amount for the cost of the upgrade to Granville Bridge that just started)?</p> | | | |

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| 2023-07-12 | 17:50 | 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>3. There is also the much-discussed potential removal of the viaduct that may cause much worse traffic issues passing through into the commercial and business centre. Where is the study into the impact on the existing infrastructure before coming up with this False Creek North development? Why is this not provided for our consideration?</p> <p>4. There are already 3 existing 'non-market' housing within the area - near Quay West, in Alwin Narod Mews and near Marinaside close to Roundhouse. It is not as if there is no non-market housing here.</p> <p>I am personally not against helping “deserving” people who are willing to work, pay taxes, save money towards a home and live productive life. Knowing that having a place to live and an address to be reached to apply for work is something I am aware of and fully support. What I am concerned about is people seem to know that the municipality is always eager to provide housing support in the city and downtown (which seems to be the preferred location for reasons of the own) and so they are not very motivated to try to make it their financial priority to achieve. I would strongly recommend that the City take action to determine these peoples’ income, expenditure; their life goals and priorities. In fact I am more supportive and empathetic towards people who are willing to save and contribute towards co-operative housing schemes. Not just have housing offered on a silver platter!</p> <p>5. Security for residents in Expo Boulevard area has deteriorated significantly already with increasing break-ins, stolen bikes, stolen parcels delivered, threats of bodily harm etc. Has the City gone through the reports to the police and provided mitigation to reduce such incidents? In fact, for numerous reasons most crimes go unreported. As an example, a small business owner in Yaletown mentioned she had so many thefts, shoplifting and physical threats but there was once, they were informed by the police that the culprits will be out on the street within 24 hours and their hands are tied.</p> <p>We have seen so much of garbage being strewn into and graffiti on our strata property on Landmark 33 on 1009 Expo Boulevard, under Cambie Bridge, Waterworks building, and the town houses . All of these are costing more for the strata to ma</p> | Celia Gan | Downtown | |
| 2023-07-13 | 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 | I oppose this plan. | Mo Khalil | Downtown | |

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| 2023-07-13 | 12:04 | 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 | Please see attached letter. | Anita C. Fellman | Downtown | Appendix B |
| 2023-07-12 | 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>First off it should be noted that this agenda blew up on Reddit and most people supporting actually have not looked into the plans or know what is actually going on - they simply know there are plans to create higher density housing but not what is actually being proposed. I am not necessarily opposing to the social housing (although I would oppose supportive housing given what has happened at Marguerite Ford). I am opposed to the new fire hall that is being proposed at 990 Beatty. The intersection for Nelson and Beatty is already extremely narrow with only one lane for each way of traffic. It makes no sense how a fire truck would be able to get onto the streets if there are cars in both lanes (which there often are due to the stop signs on both Nelson and smithe). There would essentially be nowhere for the cars to move so that the fire truck could get onto the road. This is already an area of high traffic especially during events and concerts and would cause so much chaos with the road closures often happening around BC stadium if a fire truck had to go through.</p> | Tina . | Downtown | |
| | | PH 2 - 5. False Creek North Social Housing Delivery: Amendments to | | <p>I am writing to express my strong opposition to the proposed False Creek North Non-Market Housing specific to 990 Beatty St and 1050 Expo Blvd. The North East False Creek community already faces critical scarcity of essential amenities, infrastructure, and parking spaces. These developments will drastically increase the population density in the Yaletown and False Creek Community. Other negative impacts of such proposed developments are including but not limited to increase in noise pollution, dramatically increase the density of an over populated neighborhood, increasing air pollution, increasing light pollution, decreasing Indoor Environmental Quality of the surrounding residents in the neighborhood.</p> <p>Since the public announcement of the proposed developments on News outlets, this proposed plan created a significant distress amongst owners/residents of the adjacent building about how the proposed plan will affect the Real Estate value of the community and significantly diminish the views of those unit which will be blocked by the new proposed high-rises. As you can review the attached Table 1-A, 70% of the units accepted lower offers to desperately sell their units as a result of this decision.</p> <p>In past 6 months (in just one building 939 Expo Blvd) thirteen units were sold as a result of announcement of the plans for the new developments were shared on News outlets. Of those sold units, 70% were sold under asking price. In 928 Beatty Street 4 units were sold in past 6 months. There are currently 3 units active for sale which bring the count to 20 units sold and</p> | | | Appendix A |

Report date range from: 7/12/2023 3:00:00 PM to: 7/13/2023 12:15:00 PM

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| 2023-07-12 | 23:48 | the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments | Oppose | <p>active in just 6 months.</p> <p>Due to the proximity of the proposed new building at 990 Beatty Street, this plan will have a major impact on the views (as part of the Indoor Environmental Qualities) and living quality of the tenant, owners, residents of the surrounding buildings. See the attached renderings of the proposed building which will totally block the view of those who are residing in those building due to the extremely minimal setback proposed by the building.</p> <p>I strongly urge the COV Council and Development and Planning department to explain why the proposed rendering shows the tower will be built on the southern portion of the property where the proximity of the proposed new high-rise will be preposterously less than any conventional minimum building setback?</p> <p>Please refer to the photo attached of the proposed rendering which demonstrates the 990 Beatty building which will be much closer to an existing high-rise than City bylaws conventionally allowed.</p> <p>I respectfully implore from the council members to re-evaluates the proposed development plans and make an unbiased judgement and review the comments of the opposing party about how these plans will be affecting their investments, property values, finances, livelihoods, views, and in general their quality of living.</p> <p>I sincerely and respectfully thank you for your time.</p> | Amir Naderi | Downtown | Appendix A |
| 2023-07-13 | 00:08 | 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 | This area of False Creek already has one of the highest residential densities in the city. Adding more units at such high concentrations takes available resources in the area passed the breaking point (congestion, parking, foot traffic, gym, community centres, schools, shopping, etc). Lower density buildings, or using some of the sites for community resources should be prioritized. | Faraz Arbabi | Downtown | |
| 2023-07-12 | 15:21 | 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 of fire hall and daycare at 990 Beatty as this area is already congested as is. Nelson street between pacific and expo is also very super a narrow street that poses further challenges to this development plan. | Chia Chao | | |

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| 2023-07-12 | 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>Oppose to the proposed uses and design of the buildings, particular for the two site along Expo Blvd. (990 Beatty & 1050 Expo):</p> <ul style="list-style-type: none"> - Floor plate approx. 850 m2, much larger than the permitted floor plate size; the massing of the buildings will be too big and out of character of the surrounding buildings. The top heavy Arc Building on Nelson Street should not be a benchmark for future developments in the area. The massing of that building is awful and looks like a giant screen on top of 2 buildings, blocking sunlight and view of the surrounding buildings. - No ground oriented housing along Pacific Blvd and no commercial space on the ground floor along Expo Blvd. Land uses on the ground floor should match those on the adjacent sites. We also need another but low-cost supermarket in the area, especially if over 600 affordable housing units are to be proposed in the area. There are commercial uses along Expo, and the City should required a large retail space be provided for co-op or non-profit organization to run a grocery store at 990 Beatty. <p>Ground floor family units should also be provided on 1050 Expo Blvd. There are ground level units on the south side of Pacific Blvd, so there should be some ground floor units on the north side of the street. Just providing common amenity space on the ground floor is not enough for passive surveillance.</p> | OK Lam | Downtown | |

**Proposed updated massing:
Aerial view looking east from above Cambie Street**



**Proposed updated massing:
View looking north from west side Cambie Bridge sidewalk**



Proposed updated massing:

Aerial view looking northwest from above Cambie Bridge

APPENDIX A
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**Proposed updated massing:
View looking north from west side Cambie Bridge sidewalk**



Dear Mayor Sims and City Councillors:

Alas, we will not be able to attend the Public Hearing for False Creek North Non-Market Housing on July 13th, so we here submit our responses to the proposal.

We are **against** the plan for the removal of the social housing obligation on the three sites and the use of these sites for yet more market condo development for the following reasons:

1. **Missed opportunity to build more non-market housing.** As the Shape Your City website itself points out: "There are approximately 800 non-market properties serving 26,000 households in Vancouver, but significantly more is required to address current and future need." Of course, more non-market housing is needed throughout the city, and more quickly than at current rates,, but this neighbourhood is especially valuable for non-market housing because of its excellent access to multiple forms of public transportation, allowing essential workers to easily get to their work in any part of the city (and surrounding municipalities) without the need for automobiles.
2. **Adding more market-rate towers in this neighbourhood would do nothing to address the need for affordable housing,** since experience in Vancouver, as elsewhere, has demonstrated that market-rate rentals are not within the means of the service sector workers, child-care workers, and in-home caregivers so badly needed in the city. Offering the three lots at 431 Beach Crescent, 1502 Granville Street, and 900 Pacific Boulevard to cooperatives or non-profit housing corporations to build non-market housing would be a much more effective way of adding affordable housing stock.
3. **More condo towers in the False Creek North neighbourhood would have a deleterious effect on the neighbourhood** in contrast with the changes likely to follow from additional non-market housing.
 - a. In the early days of this neighbourhood, there was a decided effort to vary the size and nature of the buildings, which made this a visually interesting area. As more towers go up, not only is congestion and strain on resources not being considered, but increasingly we are faced with a boring forest of towers. We need a variety of new building sizes and styles to make this area as appealing as it has the potential to be.
 - b. Adding a more substantial amount of non-market housing would add to the income diversity of the neighbourhood-- an outcome surely to be desired in a contemporary city that wants and needs to be inclusive. For one thing, it might well result in a broadening of the retail options here beyond the restaurants, self-care businesses and high-end groceries that predominate now and are not the marks of a mature and stable neighbourhood.
4. To add insult to the injury of the loss of excellent lots on which to construct non-market housing, **the amount of money that Concord Pacific is offering in exchange for their right to develop these three lots is laughable.** Once again, they seem to have outwitted the city.

Sincerely yours,



Anita C. Fellman (afellman@odu.edu)



Edward I. Steinhart (ed.steinhart@ttu.edu)

Long-time residents of False Creek North