

**PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-04-02	14:45	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>1. Height can be lowered to 72 feet. 85 feet is far too high and will cast a 500 feet wide and year-round shadow on neighbors to the north! The neighbors to the north are shorter lots at 101 feet deep only. This was blatantly ignored by Amica.</p> <p>A building height of 72 feet is common for 6-stories class B seniors building built today around greater Vancouver, and allows for the same 232 units. 72 feet does likely mean more affordable units for seniors, which is what is needed by the community.</p> <p>Amica wants high ceilings close to 10 feet tall, high prices, over \$15,000 a month to live there, and high almost year-round shadows on the neighbors to the north.</p> <p>This is a TERRIBLE outcome. Amica makes more money, neighbors suffer, many seniors can't afford to live there.</p> <p>Lower the height - give sunlight to the surrounding neighbors, make it more affordable, without losing unit count. This is a GOOD OUTCOME.</p> <p>2. Save the trees. The trees along the back of W.40th homes are vital for privacy, beauty, and mental wellbeing. They must be retained and kept alive. This is a tradition of development in our beautiful city, and this proposal tosses that tradition aside.</p> <p>3. Sunlight. The proposed building is almost 500 feet wide without any breaks in between. Require breaks in between the building to allow south-facing sunlight to blast thru. This is critical for neighbors to the north.</p>	Henry Lu	Dunbar-Southlands	<a href="#">Attachment 1</a>

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2024-04-02	14:53	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>Dear Council,</p> <p>this proposed building is too HIGH and too WIDE. Height is 85 feet but goes to 100 feet with rooftop amenity and mechanical rooms.</p> <p>The houses to the north are short at 101 feet deep.</p> <p>The results are:</p> <ul style="list-style-type: none"> <li>- year-round wide shadow on properties to the north. no sunlight, and views completely destroyed.</li> <li>- higher interior ceiling for the building means more money Amica can charge. Their West van building charges \$15,000 a month. publicly funded beds charge \$6,000 a month. We need more affordable units.</li> </ul> <p>This is not a good outcome for the community.</p> <p>Asks:</p> <p>Drop the height closer to typical 6 stories class B senior care building at 72 feet tall. Drop the interior ceiling height to 8 feet tall.</p> <p>Keep unit count the same.</p> <p>Retain and keep alive the beautiful mature trees on the neighboring properties to the North. This is expecially important for privacy and mental wellbeing of the neighbors.</p> <p>Don't let Amica destroy this pocket of community in pursuit of profit.</p>	Amy Holloway	Dunbar-Southlands	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>

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2024-04-02	15:14	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>Dear council,</p> <p>I am a senior living in Dunbar. The Amica project needs to work within the community context.</p> <p>There is overwhelming opposition from neighbors due to the height and shadowing.</p> <p>The solution is very simple - drop the height closer to 70 feet and still retain the same unit count.</p> <p>Sure, the ceiling height inside will be 8 feet tall, but that's okay. Many seniors in complex care are sitting down, in wheel-chairs. The height it not an issue for them.</p> <p>Don't let Amica get away with lying about the height is needed for HVAC equipment. that is a total lie. The high ceiling is for them to charge a high price \$12,000 to \$18,000 a month. That is the real and only reason.</p>	Wendy Lu	Dunbar-Southlands	
2024-04-02	15:45	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>Amica once again delivers an ultra-luxury home for seniors that mostly cannot afford it.</p> <p>There is considerable neighborhood opposition to this project.</p> <p>Amica blatantly lies about the need for HVAC equipment as excuse for high ceiling.</p> <p>The Urban Design Panel already said this is not true. Amica's only building in Victoria - 6 stories - just finished also shows it's not true. There, Amica did it in 72 feet vs. 85 feet proposed here and 100 feet counting the rooftop.</p> <p>The impact to the neighbors to the North is devastating from shadow, loss of privacy and complete loss of view of the sky from their back.</p> <p>Please Ask Amica to drop the height.</p> <p>Amica Jubilee attached showing lower height - and this was designed AFTER COVID!</p>	Salina Wu	Dunbar-Southlands	<a href="#">Attachment 1</a>

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-04-03	12:55	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>1. Height can be lowered to 72 feet. This building height of 72 feet is common for 6-stories class B seniors building built today around greater Vancouver, and allows for the same 232 units. 72 feet does mean more affordable units for seniors, which is what is needed by the community. Amica wants high ceilings, high prices, and high shadows on the neighbors. This is not a good outcome.</p> <p>2. Save the trees. The trees along the back of W.40th homes are vital for privacy, beauty, and mental wellbeing. They must be retained and kept alive. This is a tradition of development in our beautiful city, and this proposal tosses that tradition aside.</p> <p>3. Sunlight. The proposed building is almost 500 feet wide without any breaks in between. Require breaks in between the building to allow south-facing sunlight to blast thru. This is critical for neighbors to the north.</p>	xiaowan wang	Kerrisdale	
2024-04-04	18:39	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>To: Vancouver City Council</p> <p>From: Harry Gray</p> <p>Re: CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street</p> <p>I object to the proposed CD-1 Rezoning of 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street for two reasons:</p> <ol style="list-style-type: none"> <li>1. The height of the proposed building is at least 50% higher than surrounding buildings to the west and east on 41st Avenue. <ul style="list-style-type: none"> <li>o Immediately west of the site is a Secured Market Rental Policy (SRP) being built. Its maximum height is 6 stories, and 55'. The proposed 6 story building is 56% higher at 85' tall.</li> <li>o Immediately east of the site is a recently received rezoned building with an approval in principle to allow for a five-storey rental residential building, zoned RR-2B.</li> </ul> </li> <li>2. There is not enough parking. Only 86 parking spots are being allocated. <ul style="list-style-type: none"> <li>o The proposed building will have 232 units providing 3 levels of care, with the top level being 'Long Term Memory Care'. This will require a significant number of staff.</li> <li>o Additionally, there will be visitors for the residents in 232 units. If even 25% of the residents have a visitor by car, this will require 58 parking spots in addition to the spots taken by staff.</li> </ul> </li> </ol>	Harry Gray	Kerrisdale	<a href="#">Attachment 1</a>

2024-03-12	16:01	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>My name is Patricia Johnson. I have lived on XXX for more than 60 years. I planted trees in my garden 60 years ago and do not want them to be destroyed. The roots of my trees will be in the lane on Amica's property . I am now 95 years old , intend to remain living in my house and will never move to AMICAs overpriced accommodation . I enjoy the sunlight each day on my deck . AMICAs tall and massive bldg will destroy my enjoyment , pleasure and well being .</p>	Patricia Johnson	Dunbar-Southlands	
2024-03-12	16:07	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street Dear Mayor Sim and Councillors.</p> <p>Regarding the proposed proposed Amica development at Blenheim and 41st in Vancouver: Building Too High, Massing Oppressive, No Light. The building at a total of 100ft (incl. mechanical) is equivalent to 9 storeys not 6 as presented. This is in contradiction to the council's own interim policy on rezoning senior homes, the Dunbar Community Vision, Streamlined Rental policy and referral report to council</p> <p>February 27, 2024 (page 4). No allowances, breaks or gaps for light to pass through along it's length, Mechanical systems do not need to dictate floor to floor heights. A similar post COVID, 6 storey, Amica project was designed and built at 73ft high (refer to attachment).</p> <p>Lack of light and long term shadow harms liveability and is detrimental to mental health.</p> <p>We ask that the height is lowered and massing revised to allow light through and on to back yards and homes.</p> <p>Trees Destroyed.</p> <p>This development destroys existing trees on neighbouring properties.</p> <p>Many trees on neighboring properties are vital for privacy and mental health. Amica proposed to remove them. While the referral report requires trees to be safely retained, it's imperative that the trees also be kept alive.</p> <p>The City has a longstanding policy on building around trees to retain as much as possible, even if it means going extra before, during, and after construction to keep trees alive and well.</p> <p>We ask that trees be kept alive.</p> <p>Reference projects,</p> <p>This Dunbar site is uniquely differentiated from the Amica Granville and</p>	Marc Williams	Dunbar-Southlands	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>

Arbutus projects in 2 important ways. These differences must be recognized and respected for Dunbar.

The neighbors in Dubar to the North have lots that are shorter at 101.5 feet, and those backyards face south for sunlight.

The 2 other Amica sites face east/west and neighbouring lots are deeper at 120 feet to 150 feet, both alleviate the impact of shadow.

Amica's recent project in Victoria "Jubilee House" just opened and designed after COVID has 6 stories at 73 feet tall.

Massing can be changed - We ask that the height is lowered and massing revised to allow light through and on to back yards and homes.

Please refer to:

Email sent to Nicholas Danford April 24, 2023 representing 89 local residents.

Email: Amica not a good neighbour sent to Council,

Amica, and Intracorp February 18, 2024.

Attachment: Cross-section view - showing proportions and shadow impact

Attachment: Similar care facility designed with lower overall heights

Thank you  
Marc Williams

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2024-03-12	16:10	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>There is a proposed rezoning application in our community for 3329-3429 West 41st Avenue and 5649- 5683 Blenheim Street, by Amica Seniors Living for a private, luxury care facility.</p> <p>We support densification, and we want a project that works for the Dunbar community, not just Amica.</p> <p>Lower the height: Amica is misleading the public on the true size and impact of this building; though the development is 6-storeys high, at 94 ft. high it is actually equivalent to a typical 9-storey building. Lower the height to conform with Vancouver’s Streamlined Rental Policy, and that is the height of the rental building next door currently under construction on W.41 Ave.</p> <p>Allow sunlight to shine through: Have breaks in between buildings and step the building further back with additional setbacks on the higher floors.</p> <p>Retain all the trees on neighbouring properties: Amica’s development requires that trees on our own properties be cut down so they can advance their project. do not kill them by cutting the roots. The trees are important for privacy, noise buffer and views.</p>	PRB Ward	Dunbar-Southlands	<a href="#">Attachment 1</a>
2024-03-29	00:41	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	It will change our community performance.	Dong Cheng	Dunbar-Southlands	
2024-03-29	14:53	PH 1 - 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>The height of the proposal is too tall for the neighbourhood and will introduce a massive shadow to the neighbourhood blocking off sunlight to nearby homes and residents more than a block away. Additionally, parking for 86 vehicles is grossly insufficient for the new 232+ residents and working staff, plus visiting, family, friends and supporting trade services. The additional parking required to support the operation of this seniors building will overwhelm the residential on-street parking for the surrounding 1-2 blocks. This will change the nature of the neighbourhood significantly.</p> <p>Space for seniors to live is a good thing, but this is just too much of a good thing. Imploring council to reduce height to 4 floors and increase parking to something closer to 165+ spaces.</p>	Derek Pettingale	Dunbar-Southlands	