

**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
2024-04-07	19:42	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>I strongly oppose to this proposal based on the following three reasons:-</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	KIM SETO	Dunbar-Southlands	
2024-04-07	19:42	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>My property borders to the north side of the proposed Amica project site. I support densification and seniors housing but I want a project that works for the Dunbar community, not just Amica.</p> <p>The City of Vancouver needs more affordable housing for seniors. This must be done sustainably. Allowing buildings that are far too high and have negative impacts on neighbours and the community is not a sustainable path. The same unit count for this building could be achieved with a lower height, setbacks and sunlight corridors to minimize impacts.</p> <p>What the immediate neighbours are asking for is:</p> <ol style="list-style-type: none"> <li>1. Lower the Height: Throughout the rezoning process, Amica has mischaracterized the building size and misled the public as to the true size and impact of this building. Those receiving misinformation included the immediate neighbours as well as the Dunbar Residents Association as confirmed by them in their July 5, 2023, letter to the City of Vancouver. Based on Ameca’s description, everyone thought it would be a typical, six - storey building of approx. 72 ft. In fact, it ranges between 85 Ft – 100ft ft. in height and is actually equivalent to a typical 9-storey building. Citizens deserve to have factual information presented during a public engagement period and should not be misled. The shadow impacts from the heigh and massing of this building will have negative impacts on current and future.</li> <li>2. Let the Sunlight in: Maintain light to the surrounding properties by not</li> </ol>	Joyce Wagenaar	Dunbar-Southlands	

				<p>only lowering the height but also stepping buildings back at different levels and providing breaks in the building. The large width of the building should be broken up so as not to create a massive wall without any opportunity for light to pass through.</p> <p>3. Do Not Allow Amica to Cut Our Trees: Amica’s development requires that trees on our OWN properties be cut down so they can advance their project to build a lane. Our trees are perfectly healthy, and will provide a much needed visual barrier from the great wall to be created by the project.</p> <p>Amica’s proposed building also overlooks housing affordability. Annual rent for this luxury care facility is anticipated to range between \$91,000 – \$180,000 per year, depending on a resident’s needs. Clearly this building will not help the Housing Affordability Crisis while having a very negative impact in terms of completely depriving neighbouring properties of sunlight.</p> <p>Solution: Sustainable Development is Timeless and Inclusive</p> <p>By looking at other similar Amica facilities, and speaking with another architect, it is possible to build a senior’s care facility at 72 feet, with the same unit count, even allowing for the HVAC equipment.</p> <p>We believe our proposed height achieves an outcome good for:</p> <ul style="list-style-type: none"> <li>• Dunbar residents: more seniors housing and more in line with the Streamlined Rental Policy which specifies six storeys at 72 ft.</li> <li>• the City: more housing stock and taxes</li> <li>• the neighbours: less shadow and privacy impact, and</li> <li>• Amica: to proceed with a development without losing support of the immediate neighbours to the north and the local residents, immediately north of the proposed site.</li> </ul>			
2024-04-07	19:50	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>I am deeply OPPOSED to this EXCESSIVE proposal for this luxurious senior home based on the following reasons:</p> <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>	KATHY BRENT	Dunbar-Southlands	

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2024-04-05	22:41	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>My main concern is that this proposed 6-storey big building is far too excessive. The actual height of this building is actually equivalent to a 9-storey building (94 – 100 feet). It is far too tall and big and is non-conforming to the council's own interim policy on rezoning senior homes, the Dunbar Community Vision, and the Streamlined Rental policy (max 65 feet allowed for 6-stories market rental building). - Height must be lowered and CAN BE lowered to 72 feet or lower.</p> <p>- The true height &amp; massing of the building will cast a massive 400 feet wide shadow on the neighbors to the North for the entire spring, fall, and winter seasons. This is devastating &amp; unethical &amp; unsustainable. A lack of sunlight can cause a multitude of problems such as weak bones, foot deformities, some cancers, depression, skin problems, weight gain and Melatonin deficiency etc.</p> <p>- Amica's reason for the additional height is the need to accommodate the HVAC equipment. This is a blatant lie. Amica's own project in Victoria - Jubilee House - that just opened and designed after COVID has 6 stories at 73 feet tall. The REAL REASON for the additional height is luxury - so Amica may charge \$15,000 a month or \$180,000 a year to residents. This is NOT affordable housing, not a reason to allow for the unacceptable shadow.</p> <p>This re-zoning proposal will badly affect its immediate surroundings such as loss of invaluable native trees and its associated wildlife. This will definitely worsen the current traffic congestion issue with Crofton House (elementary/high school) and Kerrisdale Elementary School nearby. With the open back lane between 41st and 40th Ave., I can predict that cars will use this back lane as a shortcut to/from W-E, particularly with cars going to and leaving UBC. Also our well-being will be adversely affected by this high density (3 big blocks stretching from 5683/5649 Blenheim to 3429 W 41st) Residents here are fatigue with the tremendous development of condos and apartment buildings in the neighbourhood. This project is just too much for the area and raising alarms about the treatment of the heritage trees on site, traffic congestion and environment. We need more garden and green space instead.</p> <p>I sincerely request the Mayor and the Council to reject Amica's proposal.</p>	CARRIE SETO	Dunbar-Southlands	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>

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2024-04-05	22:45	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>I have great concern about the building's scale and positioning, and I suggest for reducing the height to 70 ft. The proposed demolition of those houses on 41st Ave. stoke fears in the neighbourhood that the area's heritage trees will be at risk.</p> <p>I don't agree with the size and scale of this development and its environmental impact. The extreme height will create severe shadow issues on properties to the north on West 40th Ave. It should be noted that the lot sizes on both 40th and 41st are short. Lack of sunlight will create health issues. Particularly with "working from home" has become normal in today's society, the effects of no sunlight on the human body can be detrimental. Insufficient sun exposure is a significant public health problem. Studies in the past decade indicate that insufficient sun exposure may be responsible for 340,000 deaths in the United States and 480,000 deaths in Europe per year, and an increased incidence of breast cancer, colorectal cancer, hypertension, cardiovascular disease, metabolic syndrome, multiple sclerosis, Alzheimer's disease, autism, asthma, type 1 diabetes and myopia.</p> <p>Hopefully they don't make an atrocity in the neighbourhood. Both Blenheim and 41st W Ave. are very narrow and busy. With more buildings being built right across this proposed institutional building, there will be no sunlight at all in the surroundings. Can anybody kindly consider the wellbeing of the residents here? Shading is harmful to our mental health as well.</p> <ol style="list-style-type: none"> <li>1. Lower the height to 72 ft. 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.</li> <li>2. Have additional breaks in between buildings to allow sunlight to shine through.</li> <li>3. Step the building further back with additional set backs on the higher floors to allow sunlight on the neighbouring properties.</li> <li>4. Trees be kept ALIVE.</li> <li>5. REJECT Amica's project if they cannot comply with the above FOUR items.</li> </ol>	RICHARD SETO	Dunbar-Southlands	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-04-06	11:02	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>- This building at 85 to 100 feet tall is disguised as 6-stories, but the actual height is closer to 8 stories. The public and the city have been misled by Amica. This height is non-conforming to the council's own interim policy on rezoning senior homes, the Dunbar Community Vision, and the Streamlined Rental policy (max 65 feet allowed for 6-stories market rental building).</p> <p>- The true height &amp; massing of the building will cast a massive 400 feet wide shadow on the neighbors to the North for the entire spring, fall, and winter seasons. This is devastating &amp; unethical &amp; unsustainable.</p> <p>Diagram of shadow impact to scale is attached.</p> <p>- Amica's reason for the additional height is the need to accommodate the HVAC equipment. This is a blatant lie. Amica's own project in Victoria - Jubilee House - that just opened and designed after COVID has 6 stories at 73 feet tall. The Casa Mia that opened recently on S.W Marine Drive is 2 stories. The REAL REASON for the additional height is luxury - so Amica may charge \$15,000 a month or \$180,000 a year to residents. This is NOT affordable housing, not a reason to allow for the unacceptable shadow.</p>	ANNE FOWNES	Dunbar-Southlands	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2024-04-07	13:15	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>The traffic down Blenheim has become a significant issue. Often backed from W 41 to W 37-W38. Crofton House parents take up significant street parking on Blenheim from W39 to W 43 with many side streets as well. Side streets are very narrow as it is.</p> <p>Large trucks do not obey the signs and come down Blenheim even with the present roundabouts. The area cannot accommodate a building of this size that is proposed. The streets are too narrow and supply trucks will add to the present congestion. Many are building multi-dwelling houses in the area. We can't do this as well as have large builds in the area due to the surrounding streets and infrastructure. Can't do both in this area.</p>	Sally Barrio	Dunbar-Southlands	
2024-04-07	14:19	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>While I fully support development of senior living or rental housing in our neighborhood, this proposed building with a height of 100 feet, as opposed to the typical 72 feet, is not appropriate.</p>	Hassan Farzadeh	Dunbar-Southlands	

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2024-04-08	10:52	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>Re: Amica project, CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street</p> <p>Dear Mayor and Vancouver City Councillors,</p> <p>I oppose this project for several reasons:</p> <ol style="list-style-type: none"> <li>1. Excessive size and height. There have been no reasonable explanations for why this so-called six-storey facility needs to be the equivalent of eight storeys, given that other similar facilities have been built at the regular six-storey height. As planned, this facility’s height and massive length will cruelly affect the neighbours, some very long-term and elderly, who will lose their sunshine and trees and end up looking at an 85-foot-high wall.</li> <li>2. Environment. A new Metro Vancouver study has just detailed how much tree canopy we are losing due to densification. This project will remove EVERY tree on the 10-parcel site, plus more than half of the city trees, plus threaten neighbours’ mature trees. It will also send nine houses, some quite big and modern, to the landfill. A city that aspires to being “green” should be working hard to avoid such environmental destruction.</li> <li>3. Affordability. Neither the city report nor the proponents’ literature mentions the costs of living in this facility, but there is little doubt that it is a luxury institution aimed at the wealthy. As such, the claims that it will provide needed seniors’ housing in Dunbar are vastly overstated. There are always plenty of places for the rich – aging and otherwise -- to live. This facility does not provide what’s really needed – comfortable, affordable places for the “regular” residents of Dunbar.</li> </ol> <p>In conclusion, this project will bring a highly profitable business to Dunbar that will impose massive changes on the neighbourhood, destroy habitat, and have terrible consequences for nearby neighbours. I urge council to do what it can to mitigate the damage.</p> <p>Thank you for reading this.</p> <p>Carol Volkart, Dunbar resident, but not a nearby neighbour of this project</p>	Carol Volkart	Dunbar-Southlands	

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2024-04-08	11:35	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>Traffic safety is a pressing concern in our area, particularly with over 1640 students ranging from kindergarten to secondary grades walking to Kerrisdale Elementary, Kerrisdale Annex, and Crofton House. This intersection is ever busy for students, school staff, parents and UBC students and neighbors at rush hours. It's alarming to witness instances where children are almost struck by large trucks maneuvering in the vicinity. Delivery and garbage truck drivers often appear rushed, adding to the potential hazards. With Amica will be situated here, the frequency of delivery trucks will be increased, exacerbating the rush and potential risks associated with hurried driving. Amica has to consider it will jeopardize the safety of all neighbors especially school children. Amica has to reduce the capacity or not to be at this already busy location.</p>	Iden Farzadeh	Kerrisdale	
2024-04-08	11:56	PH 1 – 6. CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Oppose	<p>I support densification and the City of Vancouver needs more affordable housing for seniors. This must be done sustainably. This proposed project is far too high and will have negative impacts on neighbours and the community. It is not a sustainable path.</p> <p>Right next to the proposed Amica site, at 3449-3479 West 41st Avenue and 5664 Collingwood street, is a true six storey building (69 ft) under construction, approved under the Streamlined Rental Policy. This developer incorporates a lower height and terracing so the shade in the neighbours yards is dramatically less then what the Amica building in its current form will generate.</p> <p>Amica should be held to the same account to build a building that not only creates more housing but is built in a manner that is sensitive to the surroundings</p>	Laura C	Dunbar-Southlands	