

**CD-1 Rezoning: 800 Commercial Drive - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-07-12	09:52	CD-1 Rezoning: 800 Commercial Drive	Oppose	The proposed buildings are too high for the neighbourhood.	Hakan Kocer	Grandview-Woodland	
2024-07-19	08:47	CD-1 Rezoning: 800 Commercial Drive	Oppose	I am a neighbour of 800 Commercial dr and own 9 houses and duplex within 1 km been owner MOM and POP for 35 years and honestly making a living renting houses for FAMILIES at very low price I give \$100 off for each child and \$200 for grandparents or in law. and rent to people that love the community ,Family needs 3 and 4 bedrooms ,they stay longer landlords grow older with the tenants kids they bring present for Christmas , your project of social housing is not suitable-- it gear to transients and ,system sucking people ,peope that do not ricyclele ,do not clean,and abandon furniture in the corners because they keep on moving ,average family moves every 10 to 15 years ,single people average every 1 year ,leaving trash behind ,I advice those council members to be a landlord for 1 year to experience the difference I have done for 42 years and have experience from backpackers hostels to student housing to duplex ,this project is wrong in here chop down to 5 storie high and have single family of 3 and 4 bedrooms only ,, put your social housing downtown were social housing belongs and do like Mayor TAYLOR did in 1930	vincent fodera	Grandview-Woodland	
2024-07-20	17:18	CD-1 Rezoning: 800 Commercial Drive	Oppose	<p>Dear Members of the Vancouver City Council,</p> <p>Subject: Concerns Regarding the Proposed Zoning Change from R1-1 to CD-1 (800 Commercial Drive)</p> <p>I am writing to express my concerns about the proposed change in zoning from R1-1 to CD-1 district for the development of a 15-storey building to include 93 units in our resource-limited neighbourhood.</p> <p>While I fully support the need for increased social housing and affordable housing across Vancouver, I believe building dense towers without an aligned and immediate community improvement resource plan will have significant and disruptive impacts on our neighbourhood due to a lack of essential resources and infrastructure. Just walk by 258 Union street to see what good intentions without resources leads to .... a complete breakdown in safety and community feel for the whole neighbourhood.</p> <p>1. Insufficient Transit Infrastructure:</p> <p>Our neighbourhood currently lacks adequate and SAFE, public transit options. There is no high-speed train, metro, light-rail or safe bus route here. The bus frequency is not according to schedule, with limited connections to major transit hubs (it is faster to walk downtown or to VGH than to take a bus). This lack of accessibility will not only hinder residents of the new social housing from reaching employment, educational, and medical facilities but</p>	Lianne Dolan	Grandview-Woodland	

could also place additional strain on our existing transit system.

Further, it is well noted by the neighbourhood that taking the east Hasting bus increases your chance of being sexually assaulted, harassed, being urinated on or sadly, defecated on. All experienced by us in the area. Given that social housing developments often require strong transit connections to function effectively, this deficiency could undermine the intended positive benefits of the project. Perhaps keep the zoning to 4 stories to align with the current resources that city council has supported to the poorest postal code in the city, until the city can guarantee sufficient and continuous long-term funding for facilities and support for the food programs, for neighbourhood safety, to the child and adult education programs, and mental health programs according to the current population ratio in the area.

We are aware the city will have to continue to fund the Broadway corridor as well to the West 4th corridor due to the Jericho Lands build. So will the council have funding left in 2025 to improve the infrastructure and provide medical resources to support the zoning change in the Grandview-Woodland community??

#### 2. Limited Medical and Mental Health Resources:

Our area is underserved in terms of medical and mental health resources. The nearest medical facilities, including urgent care and mental health services, are difficult to get into to get needed care. It is already challenging for the residents to access necessary care at the current population-to-health facility ratio. (Why does a women in Vancouver east side have to wait 3 months to get into a doctor after she is assaulted?)

The introduction of mass social housing without corresponding improvements in these essential services may exacerbate existing health disparities and result in inadequate support for those in need. All you have to do is sadly walk by, or cycle by, 258 Union street, just down the bike path from this rezoning proposal to understand the impact of building in resource-limited poor neighbourhoods to see the detrimental impact in health disparity between Strathcona/ Woodland communities to Kitsilano, Shaughnessy/Kerrisdale or Point Grey.

258 Union is proof the city cannot support more dense building without social and medical resources in this area. Building a 3 storey (258 Union) apparently cannot currently be supported by the city, never mind a 15-storey building that lacks a multi-million dollar neighbourhood resource plan for 2025 (to include education facilities, health care facilities, safe transit, more funding for Britannia Community Center (recreation facilities, education, green space etc)).

#### 3. Strain on Existing Community Resources:

Our neighbourhood already faces challenges in terms of resource availability, including limited recreational facilities and community centers. The city did not provide enough funding for Britannia Community Center to build adequately for the future. The introduction of a large-scale social housing project could place additional strain on these already scarce resources, potentially diminishing the quality of life for all residents (new, future and old). As a volunteer at Britannia across multiple programs, I see the cracks in the system from the excessive stress and it saddens me the council may not be aware of this. Increased demand for local services and amenities, without a corresponding increase in capacity, may lead to overcrowding and reduced service levels leading to greater health, financial and resource disparities between Vancouver neighbourhoods.

#### 4. Impact on Neighbourhood Cohesion:

The rapid and significant transformation of our neighbourhood through the proposed zoning change could disrupt the social fabric of our community. Research continually highlights that the 4-storey building is the maximum height prior to loss of sense of community. (Please pull any scientific journal for most European cities that are well versed in this topic to minimize crime and maintain community health). After 4 stories people tend not to shop locally, do not support local community initiatives or help each other. It is crucial to consider how adding 15 stories around a neighbourhood of 3-6 stories would create such a change and affect existing residents' sense of belonging and community cohesion. Effective integration of new housing projects requires thoughtful planning and engagement with the community to ensure that the needs and concerns of all stakeholders are addressed.

I urge the City Council to reconsider this proposed zoning change and explore alternative solutions that would better align with our neighbourhood's current common 3 and 4-storey infrastructure and the current resource limitations. Unlike other neighbourhoods in Vancouver, (e.g., Greek town, China town, Japan town, West 10th), "The Drive" has persevered and kept its unique cultural & family feel for decades, with strong ties within the community; it is an important neighbourhood to the city for Tourism and Vancouver identity. Ensuring that any new development is accompanied by enhancements in transit, healthcare services, and community resources is essential for achieving positive outcomes for all residents.

I hope the feedback from the last request for this zoning change is also being considered on July 25. It is important to set up people in social housing for success, as they have the right to an opportunity to thrive. The current plan (that lacks resources) the current council may approve, looks like a path to failure for these unsuspecting individuals.

Thank you for considering my concerns. I look forward to seeing a balanced and thoughtful approach to this important issue to support the growth of this beautiful city.

Report date range from: 6/11/2024 12:00:01 AM to: 7/23/2024 9:30:00 AM

				Sincerely, Lianne			
2024-07-20	17:54	CD-1 Rezoning: 800 Commercial Drive	Oppose	I disagree with the proposal as the local community simply doesn't have resources available to handle this level of density.  Britannia is already suffering due to lack of funding, additional buildings of this scale will do nothing but cause further strain.	Bryce Burnip	Grandview- Woodland	