

Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street) - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-28	09:27	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	I oppose this rezoning as this building was approved and constructed to be market rental. Further, no additional information regarding social housing rental rates nor the operator are provided.	Kyra Lubell	Kensington-Cedar Cottage	
2025-10-28	10:40	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	I oppose this rezoning as this building was approved and constructed under the assumption that it would be market rental. Further, no additional information regarding social housing rental rates nor the operator are provided. I would prefer that CACs collected from this project be utilized for community amenities instead of social housing. This is a neglected area of the City where population densities exceed amenities and/or amenities are not maintained to standards applied elsewhere in the City. This project was supported with the understanding that CACs would be utilized in this area to provide community benefits.	Krista Forbes	Kensington-Cedar Cottage	
2025-10-29	06:47	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	I am writing to voice my vehement opposition to the proposed rezoning of 3077 Maddams Street for conversion to social housing. This decision represents yet another instance of the City reneging on its commitments, undermining trust in our planning processes and rendering its so-called affordable housing agenda little more than empty rhetoric. In a city where basic mobility—stepping outside your door—requires opening your wallet at every turn, this move exacerbates the inequities faced by residents without addressing the root causes of our housing crisis. This building was explicitly approved and constructed under the clear assumption that it would operate as market-rate rental housing. Any deviation from that foundational premise demands rigorous justification, which has not been forthcoming. To date, the City has provided zero substantive details on critical elements of the proposal, including social housing rental rates or the identity and track record of the proposed operator. Without this transparency, residents are left in the dark, unable to assess the viability, sustainability, or community impact of such a drastic shift. Furthermore, I strongly urge that Community Amenity Contributions (CACs) collected from this project be redirected toward genuine community benefits—specifically, the development and maintenance of local amenities in this long-neglected neighbourhood. Here, population densities far outstrip available resources, and existing amenities, where they exist, fall woefully short of the maintenance standards upheld elsewhere in the City. The City's pattern of broken promises—approving projects with one set of expectations, only to pivot to half-measures that prioritize optics over outcomes—cannot continue. Social housing, while a worthy goal in principle, cannot come at the expense of transparency, accountability, or the specific needs of overburdened neighbourhoods like ours. I implore you to reject this rezoning and honour the original intent of the project by channelling CACs into amenities that will serve and uplift our residents for generations.	Bryce Green	Kensington-Cedar Cottage	
2025-10-29	09:00	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	I work in housing development, and I oppose this switch for a very simple reason: It sets a terrible precedent. It's hard enough to build housing in this city as is, and now – if this change goes forward – every neighbourhood is going to believe that any proposal for market-rate housing will be bait-and-switched on them to social housing. It's going to turn the public against building any more multi-unit housing period!	Austin Zwick	Mount Pleasant	
2025-10-29	09:11	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	I oppose until BC Housing and the City can provide SPECIFIC details about the proposed population intended for the the site. When the developer had the project initially approved, we knew exactly the type of housing. "Social housing" is loosely defined as is the documentation on this project related to the public hearing. I oppose until the request clearly outlines the population, not for profit, and client population.	Jen Duff	Kensington-Cedar Cottage	

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2025-10-29	09:26	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	I'm a neighbor of this area. My kids walk to Clark Park and Commercial Drive Sky train often by themselves. Having a social housing so close to a park is not something the city should approve, it's not safe for everyone enjoying the park to have people smoking, drinking or having meetings outside their buildings, which you can see in every social housing around the city. I'm opposing to have this apartment building being changed to a social housing so close to a park, a few blocks to schools and in a family oriented neighborhood. The city should plan this housings in locations where neighbors and families won't be affected by it.	Maria Pizarro	Kensington-Cedar Cottage	
2025-10-29	12:49	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	Dear Mayor and Council, I am writing to state that I am not in favour of the proposed amendment to the Housing Agreement referenced in the October 30, 2025 agenda (Item PHEA1). While I support inclusive, well-managed social housing, there is not enough information about the new proposal to understand its impact. It is unclear who the housing is intended to serve — families, seniors, or others — which makes it difficult to assess how it would integrate with a neighbourhood that includes many families, schools, and parks. This amendment appears to be a significant departure from the original agreement, a “bait and switch” that risks undermining public confidence in the City’s planning process. If developer incentives, tax breaks, or other public benefits were tied to the initial terms, these should be reviewed and repaid or reinvested locally before any changes are approved. For these reasons, I respectfully ask Council to decline approval of this amendment.	N. Olsen	Kensington-Cedar Cottage	
2025-10-29	14:16	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	Dear Mayor and Council, I am writing to state that I am not in favour of the proposed amendment to the Housing Agreement referenced in the October 30, 2025 agenda (Item PHEA1). While I fully support inclusive, well-managed social housing, there is not enough information about the new proposal to understand its nature or impact. It remains unclear who the housing is intended to serve — families, seniors, or others — which makes it difficult to assess how it would integrate within a neighbourhood that includes many families, schools, and parks. The proposed change appears to be a significant departure from the original agreement. This kind of “bait and switch” — where commitments made to the public are later altered — undermines community trust and the credibility of the City’s planning process. When terms change after public approval, residents rightly question whether developer incentives, tax breaks, or land-use concessions were granted under false pretenses. These advantages should be reviewed and repaid or reinvested locally before any amendment is considered. Importantly, any social housing project should be designed and supported in a way that fosters a safe, respectful, and inclusive environment for all residents — one that strengthens, rather than disrupts, the surrounding community. For these reasons, I respectfully ask Council to decline approval of this amendment. Sincerely,	N. Olsen	Kensington-Cedar Cottage	