

File No.: 04-1000-20-2022-596

December 20, 2022

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of November 16, 2022 under the ***Freedom of Information and Protection of Privacy Act (the Act)*** for:

Notification responses from the public for DP-2022-00631. Date range: October 1, 2022 to November 15, 2022.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-596); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 1:26:04 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't redeveloped the building. It will change the neighbourhood too dramatically. Keep the neighbourhood housing and small business friendly.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 6:10:52 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Unsustainable to demolish 8696 Barnard. What a waste of materials (notably the old growth fir framing) 8698 is under-utilized land, and 8700 Barnard is an empty lot. Build on those, but preserve 8696 please. In allowing the demolition of 8696 Barnard, you would be removing very rare small industrial I2 zoned units from the market. The building currently houses many small-scale artisanal fine craft makers in units that range from 245 sq. feet - 500 sq feet Good luck relocating a business that requires a small space and I2 zoning - this is why Vancouver has seen an exodus of artists and craftspeople. If Vancouver is going to continue to allow developers to smash-and-grab profits from redevelopment, they should at least require developers to commit to preserving the same number and size of units that will be removed by demolition. Increasing the number of these rare small units would be even better. Does the city have an inventory of I2 zoned spaces? The assertion that "...building elevations which fit in with the existing scale and character of the neighbouring sites" is patently false. Building #1 at 90' is more than FOUR times the height of the existing building, and will perpetually shade the school (and playground) located to the North of 8696 Barnard. There are 0 existing buildings on Barnard St. of that size.

Street address

8696 Barnard

Postal code

Vancouver, BC, V6P5G5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 6:31:41 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Traffic in front of 8696 during neighbouring school dropoff/ pickup/ lunchtimes is already a nightmare, increase the number of people working from the property by 5-10 x and there are going to be accidents.

Street address

8696 Barnard

Postal code

Vancouver, BC, V6P5G5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 1:55:51 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi! I'm concerned with the development proposal for a few reasons; 1) Loss of artist and small business space. Marpole already has a bit of a reputation for being "boring." There aren't a lot of performance venues or retail spaces situated in pedestrian friendly areas. At various times I have tried to find studio space for myself, but available spaces far from home, and therefore impractical. 2) Loss of a great building in excellent condition and prime location for a community hub. The location along the greenway and proximity to the #10 and #100 busses means that it's already well connected to active transportation networks and uses that would favor active transportation should be prioritized. An industrial complex does not. An arts center does. The building itself is a historical asset which speaks to the history of the neighborhood and is one of the few remaining in Marpole. Imagine tearing down the net loft in Granville Island. 3) Greenest City? there's nothing green about demolishing buildings in good condition. 4) Neighbourhood Character. I would like *more* reason for the residents of our neighbourhood to spend their time in the neighbourhood. This large complex would be occupied primarily from 9-5 Monday to Friday and empty during the prime recreation/community engagement times. I don't want to have more of the ghost town effects that these spaces bring. It discourages people from walking after dark and creates a nightly ghost town. SUGGESTION: Retain the building at 8696, Allow for the creation of a 4 story complex in the self storage area with affordable studio, restaurant and artisan spaces flexible community spaces (eg family place, neighbourhood house, cafe with performance space (like deux soleils) on the ground floor). This area could be a small version of Stevenson, or Granville island, given time and protection.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 5:25:03 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The plans have nothing on access from the Arbutus Greenway through to Barnard Street. This seems like a major oversight! People will walk this way regardless - there are already unofficial paths from the greenway to the industrial area - so why isn't the developer capitalizing on this? Wouldn't the businesses at this site like the additional ease of access? At the very least, the city should be encouraging access that isn't car related. I'd also note that there's trees and planters, but really there should be much more greenery, flowers and plants here. We're not able to garden on the greenway anymore, and having some bright flowers or public art would be so nice - like the offices next to Fraser River Park nearby. This could be a lovely space for the people who live in this little corner of Marpole, and for people passing by the end of the greenway. I dream of having a cafe or a craft space there, it would be wonderful for us, for the parents and staff of the school, and for everyone who walks up the greenway. I know you'll get comments from people who are mad about losing the view, but frankly all we see are more grey industrial buildings that are a barrier between us and Fraser River Park! Please just don't forget us, please give us something more than that.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 6:03:01 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Vancouver should save some space for unique spaces like ones for artists. Think Seattle! This proposed bustling does not fit into the communities ascetics..

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 3:59:23 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I have just learned of this proposal. I realize that Barnard is already zoned for commercial/light industrial, but I object to a complex of this magnitude and height right across the Greenway. 1 and 2 story buildings are the norm on Barnard. I am concerned about possible manufacturing noise and industrial fumes as well as increased traffic. On a personal note, it would block my view of the river and the airport, and block some sunlight from my unit. Since the existing building has been home to artisans for many years, the new City Council would do well to consider keeping this a space for local arts and culture, as the existing tenants have proposed.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy Bryce](#)
Subject: [EXT] **s.22(1)** completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Wednesday, October 19, 2022 4:44:44 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Tearing down these existing buildings which are still in excellent condition and being used for their purpose seems incredibly wasteful and misaligned with the City of Vancouver's green initiative. There must be other sites that are a better candidate for redevelopment

Street address

s.22(1)

Postal code

Vancouver, BC, **s.22(1)**

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 12:38:51 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
. If you would like to respond, please reply to the individual directly via email.

Your comments:

I strongly oppose the construction of the new buildings. I am very concern about this building blocking our sunlight. The rainy days make our apartments already super dark, no need to add more to that. These days, more and more people work from home and changes in our sunlight and views matter much more than before. Light and lake of light can affect people on a very deep level. I am also concerned about the impact it will have on the Montessori school next door. The school is a very low building and the backyard playground is already pretty cramped and shady. Another reason is I like the green building that is now there. There aren't many heritage, good looking buildings around Vancouver and I feel like more should be done to preserve the ones we have. Many unfortunate examples come to mind.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 7:48:33 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

While I understand the need for industrial zoning, this particular development is right along side the Arbutus Greenway and beside a Montessori school. How many other childcare centres are located this close to a mixed-use area? Will they even have any sun with the tall buildings? And the Greenway currently affords a beautiful spot to watch sunsets and activity at the airport. It will immediately make that stretch of the Arbutus Greenway the least photogenic. Plus, the city knows how important this land is to the Musqueam people, as they have recently stopped any disruption to the land on the Greenway directly around this proposed building. But the city has no problem allowing a paying developer to develop and disrupt the sacred land. Not in favour of this at all, it serves no positive function for the residents nearby and Vancouver has many other areas where such development would negatively impact small families while also disrupting a Nationally recognized aboriginal site of significant importance.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 5:28:36 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not allow this development. It looks like it will be much higher than any of the surrounding buildings.. I do not want office workers looking directly down into my private balcony. Also there are giant trees on the property which if tampered with would damage the habitat of small animals and birds. My community is directly across from the proposed site. We maintain our property beautifully and support the lives of many species. s.22(1)

s.22(1)
due to a request from the Musquem Band who felt the site may have valuable relics buried underneath or may be an ancient burial ground. This site is adjacent so that may apply to that land as well. Finally the old green building that is proposed to tear down for this modern monstrosity is beautifully preserved and is an excellent site for community events, art classes etc. I have lived here for s.22(1) and miss the old railway tracks but I do applaud the City for creating and maintaining our beautiful walkway which would be far less beautiful with that proposed development hovering over it

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Thursday, November 3, 2022 10:26:03 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Great proposal to provide more industrial space in the city.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 4:19:53 PM

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s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Not happy with the proposed height of the new construction, as well as the destruction of the creative space located on the current area. The height would dramatically obstruct the view we enjoy from our home, and the proposed positioning of the balconies would look directly into our homes. As a compromise, I could see the building being restricted to 35 feet, which shouldn't impact the natural light or view we have down toward the river area. However, there is still the issue of the creative space, that will be destroyed with no plan to replace. This should be discussed as well. Rather than destroying creative spaces, I feel the city would be much better served with encouraging and expanding creative spaces! Oh! And as an involved parent on the local elementary school PAC, I'm aware that the catchment school is already at capacity for next school year, even with the new school and increased classroom count that will bring. This area really doesn't need further development at the current time. Perhaps other factors need to be improved and developed before new homes are introduced.

Street address

s.22(1) Vancouver, BC

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: [Casidy, Bryce](#)
Subject: [EXT] Development Concern
Date: Tuesday, November 1, 2022 8:02:06 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Bryce.

I hope you are well. I am writing you today as a Marine co-op resident to discuss my concern about the proposed Intra Urban Southlands development. I am concerned about the negative impact it will have on our neighborhood, particularly the access to light with its planned four-floor height.

I hope that you take my concern into account while assessing this project.

Thank you,

s.22(1)



From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 2:16:31 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am alarmed and disappointed to learn of the proposed land development by PC Urban. I hope that this development will not go forward, and I ask the city of vancouver to deny the application. This Marpole area is already increasingly congested and it is a key transportation junction and route for every direction. The area supports a fair number of residential buildings and residents' safety in area mobility. We have one small local park, hardly enough to support residential usage; the Greenway project is an amazing positive development; we need open space and vistas to enjoy. Let us build on open spaces, respect the vistas, and on building calm quieter areas for health and community - building a balanced life style for residents and local small business. Quiet businesses. I am concerned about privacy once the development goes ahead. I am concerned about noise and what kind of businesses could go ahead. I am concerned about the impact of the development on small business building already present, as well as the SCHOOL. Please refuse this development proposal & project. Thank you

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Friday, October 28, 2022 9:06:34 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1)
s.22(1) at 8696 Barnard St. Over the years this building has been a hidden gem in the city: a place where artists, woodworkers, crafts people, and instrument makers could work at their craft in an environment that promotes creativity. For a number of years the building supported one of the highest concentrations of period instrument makers in North America (2 internationally recognized lute makers continue to work there). The building is a gem of mid 20th century light-industrial construction, and is located beside a sister building converted to a thriving Montessori School. The building is situated beside the southern end of the Arbutus Greenway, a perfect location for the COV to formally recognize the building as a centre for fine crafts people to work, as well as having the potential to convert the large former woodworking shop attached to the building to a performance / gallery space. The proposed development will completely obliterate the artistic community that this building has nurtured for many years. I urge the city to take the high-road on this issue: 8696 Barnard is a treasure that should be preserved and formally designated as a centre for the arts, not just another light industrial multiplex. s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 8:35:23 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am concerned that this project will result in the demolition of a building that has long been an affordable to place for artisans, craftsmen. small businesses for many years. It will be near impossible to find a place for future talent to find such a location in Vancouver that is affordable. I have been at 8696 Barnard St. s.22(1) and when the time comes to leave , It will come as a great lose with no hope of finding a new location. I also know that the remaining tenants feel the same way. If there is any way that this building can be saved and or be incorporated into the new plan , it would give hope to future possibilities creative people yet to come. Thank You

Street address

s.22(1) Vancouver BC

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 3:18:21 PM

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s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi I live across the street in Marine Court Coop. I am concerned with the size of this building, as well as with the building blocking access to the sun for the Montessori school next door. Also this industrial building does not seem to fit in area that is community heavy. We have 4+ coops in the area, and this industrial building does bring anything to make the community better.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 11:00:00 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I live across the Greenway. The information of this development plan wasn't available until the current tenants in 8696 Barnard St. brought a flier to collect feedback. As a resident directly impacted by the development, I wish the plan were communicated to us earlier in the stage. The part of Greenway is very open and reflexing. It would be very sad to have buildings blocking the beautiful sunset view. SW Marine Drive (the part parallel to Granville St. or by the William Mackie Park to the 70th Avenue) has a quite heavy traffic all the time, and I struggle to come out to SW Marine Drive from the 71st Avenue every morning. With cars parked on the side of the road, it feel so dangerous even now. The increased traffic because of the new commercial building will certainly make commute of the residents in the area harder. As a resident and someone who will have direct impact of the new development, I was wondering if the City could support community enhancement, conservation of the current heritage building, and small businesses in the neighbourhood. s.22(1) s.22(1) . It's nice to see the young artist working and making their dreams come true. Please consider the benefit of the Marpole residents and support arts and culture development in the area!

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Friday, October 21, 2022 9:20:09 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is a very large development on a street with limited road access. The building has tenants including musical instrument makers, fine art painter, and craft cabinet makers. The proposal includes patio areas overlooking the housing along the Arbutus Greenway.

Street address

s.22(1)

Postal code

Richmond, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Wednesday, October 19, 2022 4:33:50 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly opposed to this development as is currently designed. The proposed building is out of character and scale with this neighborhood and solely serves to benefit the developer. Consideration should be given to preserving the existing buildings and have new construction on the site match the rustic charm already present.

Street address

8696 Barnard Street

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, November 6, 2022 2:53:43 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am a regular user of the Arbutus Greenway, and this leads to two questions about this application: How will the shape and orientation of this building affect the views to the southwest from the greenway, and the look of the adjacent Greenway? How is the easy access to the comfortably walkable and bikeable Greenway being used to assess traffic demand by the building occupants and reduce the motor vehicle parking requirements for the building?

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 12:10:42 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am concerned about the increased traffic through the small neighbourhood streets, increased use of street parking (already at a minimum), blocking sunlight for residential gardens and for the Montessori school (they use their outdoor space frequently during the day). Keeping the current building to grow as an arts centre fits in with the Marpole vibe, a benefit for Marpole residents and the bigger Vancouver arts community.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 4:57:38 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Currently the usage on Barnard street doesn't impact the neighborhood much, as the current use is 2 floors, and noise is low. Not only would 4 floors in a new development reduce privacy for homes along the Arbutus corridor, but the noise will impact the community. A lower height plan would be desired , or better yet let the tenants continue to use the space as it has been used up until now.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 6:47:08 AM

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s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This development will change the whole quiet nature of this neighborhood. These structures need to be kept to the perimeters of the main busy corridors and not turn our family neighborhoods into busy main corridors. I am against.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 3:28:41 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I love the wonderful little shops and craftspeople that are current tenants in this building. These are all destination businesses and each is unique in some way. It's this little warren of lovely spaces and was a real treat to find. When there is currently a very large new building for exactly of the same small industry/business office use being erected only a block away, there is simply no justification for adding another, let alone one that will displace all these valuable shops and the potential for an arts/cultural centre. DO NOT APPROVE the new construction portion that will replace 8696 Barnard. Approve the building that will replace the storage parcel. And STOP there.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 3:52:10 PM

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s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Dear the Director of Planning, I am writing in opposition of the proposed structure. I believe it would reasonable to have a height up to 35ft but above and beyond that will negatively impact the neighborhood in and around the arbutus greenway. I see many cyclists stop and enjoy the view here as well as the people who live in this area. Please support Vancouver residents in this area in declining the requested height from the developer. Thank you, s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 9:59:14 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

The application affects the immediate area. It will cause the loss of an artistic trade building (that is just shy of heritage status), it will cause disruption to the protected area of the Arbutus Greenway; specifically the protected area of the Musqueam people, where artifacts have been found. I'm concerned for the artisans that are losing their workshop space in a neighbourhood with little affordable space. I'm concerned that the building does not help elevate the pressures lack of affordability and will disrupt the quiet neighbourhood- that is shared by mixed income residents- for very little pay off for the neighbourhood.

Street address

s.22(1) Vancouver BC,

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Wednesday, October 19, 2022 4:56:53 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

With the construction industry accounting for 38% of global carbon emissions, I would hope that this development would be expected to achieve the LEED platinum standard. We cant continue to allow corporations to continue to profit at the expense of our ecosystem without completing a thorough environmental impact assessment.

Street address

8696 Barnard Street

Postal code

Vancouver, BC, V6P5G5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] marpoleresident completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Friday, October 28, 2022 1:08:58 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

marpoleresident completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

At 90' and 80' respectively, the buildings are way too tall and do not keep with the surrounding area. Also, does the updated self storage regulations apply to this application? It says there is to be no main floor storage use for new developments. The renderings seem to show main floor storage.

Street address

8696 Barnard St.

Postal code

Vancouver, BC, V6P5G5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 3:21:19 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm greatly concerned by the impact of this development on the surrounding neighborhood. We live in a humble housing co-op and a building of this size will have an impact on direct sunlight and especially visibility. The outdoor patios will also increase ambient noise and impact on privacy. Surely there's a better way of using this property, particularly in light of the vibrant tenants occupying the current property. We need more cultural properties in this city, not soulless new developments.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT [s.22\(1\)](#)] completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Wednesday, October 19, 2022 3:05:24 PM

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[s.22\(1\)](#) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is an industrial area, good to have modern building for commercial offices. But there is Montessori school nearby, the construction may have affect to the kids. Should have more detail construction protection method. And in the future, more directions protection needed.

Street address

[s.22\(1\)](#)

Postal code

Vancouver, BC, [s.22\(1\)](#)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 5:03:26 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I oppose this development as a resident. This development will overlook my co-op and cause more day traffic and noise. When I saw the development permit I hoped it was for something more interesting than offices. It adds absolutely nothing to the area.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 11:03:20 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

As a longtime resident of Marine Court Housing Co-op, I was alarmed to hear about the proposed development along the Arbutus Greenway as I live directly across the site. I fear it would degrade the residential character of our neighbourhood and community.

Street address

s.22(1) Vancouver, BC

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 3:47:13 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This property would dramatically change our neighbourhood unfavourably. This would affect the natural views from our building and can cause congestion in our backyard. Also, as this semi industrial high rise is very closer our building, this would affect our privacy.

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 7:22:16 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

the plants planned on being used are not native to western Canada. The red climbing plant is known for being an aggressive grower if not pruned regularly. I believe that more native plant options should be implemented for the health of native insects.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 3:21:19 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) of Marine Court Housing Co-operative, adjacent to the proposed development (incidentally, s.22(1) s.22(1) the local Montessori elementary school, right beside the proposed site. This development would ruin my and my neighbours view over the greenway, and affect our privacy on our patios. I would likely rescind my application to the elementary school, which would likely be shrouded in shade due to the large development. Ours is a quiet, residential neighbourhood, and while I appreciate the need for industrial spaces near Fraser River, I feel that this particular development encroaches too much on the residential area due to its size.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: Casidy, Bryce
Subject: [EXT] Opposition of 8696 Barnard Street Proposal
Date: Tuesday, November 1, 2022 9:28:57 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Bryce, and the IntraUrban Planners,

I'm writing to oppose the building plans for 8696 Barnard Street.

As a resident living adjacent this property, I have major concerns about disruption to the people and wildlife living in this area, not to mention the implications on the historical, and cultural use of the green building that will be torn down.

This building, noted as a mid-1940s era commercial building, is made soundly with old growth Douglas Fir, and has been a loving and fruitful workspace for artisans over the decades, including Peter Fenger Builders, who makes stunning doors and windows.

As most of the city's art and studio space are downtown, it would be an absolute travesty to take away working space very much needed in South Vancouver. It's a cultural necessity, as much as Joy Kogawa House and Colburn House are.

Our city needs artisan spaces in every neighbourhood, not just a few in the north and downtown.

As you know, this area of Marpole houses many lower-income families that don't have the ability to travel far for scenic views.

Buildings such as the ones proposed pose a threat to the view corridors, and mental well-being of the residents that rely heavily on this small glimpse of nature in an otherwise very busy neighbourhood.

The Arbutus Greenway is used by hundreds of people daily, including in our neighbourhood, and we were assured by the city that trees and view corridors would be protected.

At Marine Drive and 70th, we live by a busy thoroughfare in and out of Vancouver, and across from the airport. To have a small 30 foot section of view be cut off by buildings would be detrimental to the residents here.

s.22(1), I look forward to coming home and standing on the Arbutus Greenway for a few moments to soak up the sunsets. I notice many other people do the same.

Studies have shown that taking away greenspace and views has significant negative impact on peoples' mental and physical health.

Why do more damage to the already struggling population when you can put a halt and cap on unnecessarily tall buildings?

We do not need to feel boxed in.

The Montessori school right next door will also suffer, losing all available sunshine on the children's playground, with the construction.

Our own personal gardens within our Housing Co-op property will lose much-needed sun as well.

Wildlife will lose the trees that they call home.

I understand that we may not have success in stopping the project. I also understand that the developer is trying to push against the I-2 designation to build even higher than is allowed for a development of that zoning.

This is just unfair and unnecessary greed on their part, and the proposal that they would have a patio on the top for people to converse with others on the Greenway is laughable.

If we, as a community, can fight against construction, or at minimum, for only a two story high building, that would go a long way to helping residents feel heard, respected, and taken care of.

Anything else is a smack in the face in an already over-crowded, unaffordable city.

I truly hope that my words are taken seriously, and make an impact on the decision.

s.22(1), and proud resident of Marpole for the past s.22(1)
s.22(1) found safe
haven in Marpole when s.22(1) just a few
blocks east of my current place.

s.22(1)
s.22(1).

They remained in Marpole until their s.22(1)

We have history here, as do many others, and we would like to keep this place community-friendly, quaint, and as personable as possible

With gratitude

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 11:32:26 PM

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s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

8696 Barnard St is a building where artists, designers, and entrepreneurs have their spaces/studios. Some of them have been there for around 15 years. A project to redevelop a space like that means dissolving a small community and a space where quality work is produced. It might even mean considerably jeopardizing the work and subsistence of those people and their ventures. In my opinion, Vancouver needs more spaces like the one currently in 8696 Barnard St (even from an urbanistic and aesthetic point of view), instead of yet another new developing project that proposes demolishing something with history to start from scratch once again.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 4:45:11 PM

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s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Honestly, this feels unnecessary. There's a Montessori school next door and a well preserved building on the current site. Putting a 4 storey building will reduce the quality of life of both students and nearby residents. Preserve the current building and limit any new building height to 2 storeys. Marpole doesn't need more industrial space, we need arts and culture.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 1:56:42 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

4 story industrial complex will be to high .Block the view from the little of sun we have during winter.Overlook the homes of Marine Court and Wit's End. Bernard St it's a small street not really made for traffic. Breaking the building 8696 Barnard St as been the home for over 40 years to Artists and fincraft plus this Building is in eccellente condition to be teardown . after this big waste City of Vancouver ask us to recycle plastic /glasses /compost and other .

Street address

s.22(1) Vancouver BC

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: Casidy, Bryce
Subject: [EXT] Re: [EXT] 8696 Barnard st DP-2022-00631
Date: Tuesday, November 1, 2022 3:26:44 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Bryce
Thank you for your promo response.

Greenway is completely out of the way and ends at Milton. So greenway traffic does not cross where traffic turns on to SW marine drive or onto Granville st.

Thanks
s.22(1)

On Nov 1, 2022, at 9:57 AM, Casidy, Bryce <Bryce.Casidy@vancouver.ca> wrote:

Hi s.22(1)

I think this is highly unlikely as that would entail blocking the Greenway. I will forward your request to the Engineering department though for consideration.

Sincerely,

Bryce Casidy
Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 1, 2022 7:38 AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: [EXT] 8696 Barnard st DP-2022-00631

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Bryce
I'm requesting if traffic access during construction and post construction can be from 75th side and not from Barnard and marine drive side because there has already been heavy number of truck traffic increased in the past over couple of years to Barnard. I have written to Vancouver city as well and awaiting response. I will appreciate your consideration to this matter.

Sincerely
s.22(1)

NOTICE OF DEVELOPMENT APPLICATION

8696 Barnard Street
DP-2022-00631



October 18, 2022

PC Urban has applied to the City of Vancouver for permission to develop the following on this site:

Three new mixed-use buildings containing manufacturing, office, and storage uses with:

- A proposed FSR of 1.76 (215,203 sq. ft. / 19,993 m²)
- Proposed building heights of 27.62 m (90 ft. 7 in.), 24.36 m (79 ft. 11 in.), and 8.33 m (24 ft. 4 in.)

Over one level of underground parking with vehicular access from Barnard Street.

Under the site's existing I-2 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by November 1, 2022.

For more information and updates, visit: shapeyourcity.ca/development or scan the attached QR code:



Contact **Bryce Casidy**, Project Coordinator at 604.871.6707 or bryce.casidy@vancouver.ca

From: s.22(1)
To: Casidy, Bryce
Cc: Wiebe, Michael; Dominato, Lisa; Carr, Adriane; Bligh, Rebecca; Kirby-Yung, Sarah
Subject: [EXT] Re: 8696 Barnard St - DP-2022-00631 - Development Permit Application
Date: Tuesday, November 1, 2022 10:50:13 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thanks Bryce,

I appreciate the intention on the sign (it's probably the correct size... I didn't tape measure it). I encourage the city to consider an increase to the size of the public input sticker and the city may even want to have the dates added for that input. (perhaps a URL?)

s.22(1)
s.22(1) I was surprised at how many of the neighbours were unaware of both the development and the feedback period. s.22(1)
the community, I know that you would have received more feedback.

I'm glad the city is exploring options to keep the cultural spaces at 8696 Barnard St. Based on my conversations with PC Urban, they won't keep them by choice - only if circumstances require it. PC Urban project managers have said that the city has provided NO incentive the keep the culture spaces (this is in contradiction to my conversations with city Councillors), and that maintaining culture space not in their plan. In our last meeting I was told that keeping 8696 Barnard St and developing the other 70% of the property was not possible because the land did not fit their construction method. I would argue that their position is backwards, and that their construction method may not fit the land. I asked them to "plant the seed" for an adjusted plan.

PC Urban also told me that they are looking to the city for variances to enable the build as proposed. This comment indicates that there is room and reason to hold & negotiate the development plan. s.22(1)

s.22(1) This is not about creating financial hardship. This is about having partners come together (City, Province, Federal and Indigenous & PC Urban... it will take a village...), to create a unique and notable development that benefits the community, the arts + supports sustainable commercial growth.

It is attainable. Just a little outside of the profit-taking model under application.

I look forward to following up.

s.22(1)

On 11/1/2022 9:53 AM, Casidy, Bryce wrote:

Hi s.22(1)

Thank you for taking the time to write in. I will be compiling your comments with the

rest of those that I've received and presenting it to the rest of the staff team to make our decision.

In regards to the site sign, it is required to 4 ft. x 8 ft. which appears to be the case based on the image that I received (see attached). If you can confirm that the sign is smaller than that, I can ask them to put up one that is the correct size. The size of the "public input" note is in keeping with our template. That little icon is not meant for letting people know that they can comment, but rather at what point in the process it currently is. The notes below on the right hand side detail how the public can engage with the project.

I will note that the City is also exploring as many options as possible to try to keep the cultural spaces and have strongly encouraged the applicant to do so.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch

Development Services, Building and Licensing

City of Vancouver

Tel: 604.871.6707

Email: bryce.casidy@vancouver.ca

From: s.22(1)
To: Casidy, Bryce
Subject: [EXT] RE: dp-2022-00631 8696 Barnard
Date: Tuesday, November 1, 2022 8:45:25 AM
Attachments: 5BB6F46E7AFF46EB8F81CA745A7F33FB.png
image001.png

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thanks very much for the follow up.

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: Casidy, Bryce
Sent: November 1, 2022 8:41 AM
To: s.22(1)
Subject: RE: dp-2022-00631 8696 Barnard

Thanks for the follow-up s.22(1)

The I-2 District Schedule does allow for buildings to go up to 100 ft. tall, but anything over 60 ft. is discretionary and requires the City to consider the following:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the effect of building height, bulk and siting on daylight access and visual privacy of developments in nearby residential districts. Daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21. Visual privacy can be achieved by separating building facades by 24.4 m.

All 3 items seem relevant here, so we may ask for a height reduction.

Sincerely,

Bryce Casidy
Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: s.22(1)
Sent: Monday, October 31, 2022 8:56 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: [EXT] RE: dp-2022-00631 8696 Barnard

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Bryce

I walked by this afternoon and the truck is gone. So it could be deliberate or not. Thanks for your reply.

Hopefully there are restrictions on the proposed building heights of 90' and 80'. They seem way too tall for our area. Thanks again, s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: [Casidy, Bryce](#)

Sent: October 31, 2022 1:17 PM

To: s.22(1)

Subject: RE: dp-2022-00631 8696 Barnard

Hi s.22(1)

Thanks for this. Is there any way you can take a photo of the truck in front of the sign? I'm not sure there's much I can do about this but I will look into it.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: s.22(1)

Sent: Sunday, October 30, 2022 12:45 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Subject: [EXT] dp-2022-00631 8696 Barnard

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Bryce

I occasionally walk my dog down Barnard. I've noticed the sign about a DP application in front of 8696 Barnard. For at least the last few weeks there has been a delivery truck parked right in front of the sign so the sign is blocked from view. I think this is totally inappropriate because most people who might be upset with the proposal don't know about it because they can't see the sign. I object to the heights of the buildings. Thanks s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: s.22(1)
To: Casidy, Bryce
Subject: [EXT] Re: IntraUrban Southlands - Mislabeled rendering
Date: Monday, October 31, 2022 5:34:19 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Correction: Barnard Street not Blanchard Street. Apologies.

On Mon, Oct 31, 2022 at 4:50 AM s.22(1) wrote:
Bryce.

On a technical note, this rendering (attached) in the developer's application is mislabeled. It is in fact, a rendering from Blanchard Street looking southeast. The Greenway is technically, but hardly, visible in the top-left corner.

The City could request a street rendering from the Greenway, treating the Greenway as the much used thoroughfare it is, to complement the Blanchard Street street rendering already provided in the developer's application package.

Such an illustration would better share the development's impact to adjacent residents and Greenway users - rather than the single high elevation "crow's eye" rendering which currently is all that is provided to show the combined three building development's east elevation impact.

s.22(1)



From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 9:45:48 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Dear Director of Planning, I write in opposition to the proposed development plan for 8696 Barnard St. As a resident of Marine Court Co Operative on 1599 West 71st Ave, one of the benefits to living in this area is the easy access to Arbutus Greenway. I am concerned that construction and development may negatively impact access and usability. My other concern is the construction of a 4 story building. While I appreciate the goals and objectives for the City of Vancouver, I am also equally concerned about preserving and increasing green spaces in our city for community gardens, residential recreation and the protection of city wildlife. Should the development proceed, I would really encourage and support the development of green-belts and walkways in between buildings. My third concern about the proposed development is related to our quality of life as a resident in the immediate area. I am concerned that a building of this size will negatively impact our city view and privacy. While this may seem selfish, living in an area that is a quiet spot in the city with a view greatly reduces stress, fatigue and anxiety. We need our home to be an oasis amidst a busy city. A four story building will invite increased motor vehicle traffic and a lack of privacy from the new development. As with many residents of Vancouver I am a supporter of the arts in our city. I would encourage the city and the Planning and Development Committee to develop alternate ways of developing the arts in our community. Street art, colour and texture can be added and encouraged to existing buildings and structures within our city. My last, and perhaps most important point is this; has there been consultation with the Musqueam First Nations regarding the proposed development, and if so, can the committee elaborate further on these conversations and agreements that have been reached. Thank you for your consideration of my letter and the thoughts and suggestions I offer. Sincerely s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 6:40:07 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Existing building with artist/artisan spaces and people should be kept intact. Building should be recognised as a heritage building. City should be supporting affordable artist/artisan spaces. City should not approve the extra height requested. As designed Arbutus Greenway users will be met with a concrete wall immediately adjacent to the Greenway. No way to treat what was intended as a showpiece of a greenway. Developer claim that patio will involve and interact with those on the greenway is plainly ridiculous. The patio will be perhaps 70 feet above the greenway at the top of a concrete wall. No interaction possible. Proposed development would drastically harm the views and privacy of all Marine Court Co-op residents on our west side, including s.22(1) Will adversely affect winter sun reaching our co-op. Development is out of scale/height with other buildings in the immediate area. No doubt more noise given the nature of the proposed development. Development would adversely affect the adjacent Montessori School by virtue of blocking almost all sunlight and significantly increasing already heavy traffic right next to the school, including many trucks by the very nature of the development. Will also generate much more noise in the area. Development would also adversely affect Mackie Park in a variety of ways, including shading. Don't understand how this could proceed when the immediately adjacent verge of the greenway is under a Heritage Preservation Act prohibition on any disturbance of that land. Related to potential archeology of the Marpole Midden and adjacent land. In summary a detriment, not a benefit to the Marpole community. It should not be allowed and any possible development of the property should be at a much smaller scale.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22 completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Tuesday, November 1, 2022 9:15:22 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Please prioritize preserving cultural space in our city, per below: There's a building close to me that is slated for demolition, currently it is occupied with artist studio and artisan/small business spaces. It's a m amazing old building which would make a great performance venue/arts centre and it would be possible for the city to save it, but they need to hear from us. we have lost so much artist space in vancouver and there's even less in this area. The proposed development could go ahead with MINOR changes to retain the space!

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 5:15:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

To City Planning, Re: 8696 Barnard St. I appreciate the design proposed for 8696 Barnard St, however, I think 8696 Barnard St is the wrong location for this design. The design board for the development is misleading. It's perspective hides the impact of the height of the development on it's neighbours. The current design is too tall for it's immediate neighbours. It will negatively impact the elementary school north adjacent to the project. The proposed height will cut off sunlight for most of the year to the children's playground. The graphic perspective also fails to show that the commercial spaces of both towers and the proposed balcony of the north-most building will directly overlook the co-op housing residences east across the Arbutus Greenway. The proposed design, when added to the west 75th commercial development under construction, will triple or quadruple the commercial traffic in the neighbourhood. This will negatively impact not only the school and the school children who frequently take walking field trips down to Fraser River Park, it will negatively impact the residences on Barnard St. Barnard St is unique in that it is an interface between residential, commercial and a school. The development on the street needs to support the community. Not simply create profitable commercial real-estate for a developer. I think that maintaining the current commercial building at 8696 Barnard St and adjusting the development at 8700 Barnard St would create a development better suited to the neighbourhood. The current commercial community at 8696 Barnard St already supports city goals and should not be demolished. I have been trying to work with city council to save 8696 Barnard St from demolition and I've been working to find partnerships to convert the building into an arts and culture center. There is interest at the city for such a project. My last meeting with PC Urban had them saying that they would look at such a change at a cost neutral position if it had to happen (though getting their development as planned was their first goal....). If conditions could allow 8696 Barnard St to be maintained and become a culture center it would support many of the goals of the City of Vancouver including... * Enhancing arts and culture by creating a culture space in the community of Marpole. * A culture space would meet city goals to enhance the Arbutus Greenway as a public transportation corridor. Creating a destination venue. * Maintaining independent entrepreneurs in the arts by not evicting the current artists from small, affordable work spaces. btw... most of them ride their bikes on the greenway to get to work! * Supporting sustainability by repairing and enhancing an existing old growth Douglas fir framed commercial building in "exceptional repair" instead of demolishing it for a modular cement build. * Supporting early education and childhood health by maintaining reduced building height beside an elementary school, maintaining daily sunshine on the school and playground. * Supporting the residential community on Barnard St and in Marpole by maintaining a gradual low rise transition into commercial property. I hope the head of

planning will NOT approve the PCUrban development for 8696 Barnard St. The city of Vancouver has a unique opportunity in 8696 Barnard St to develop a rare and notable commercial-arts-heritage build that fits with and would enhance the current community. The head of planning at CoV should hold off on development approval so that potential partners for a culture center can work with PC Urban to realize such a project. Also to note... The developer seemed to go out of their way to minimize the note re: public input on their development sign. A 3.5' x 5' sign and the "public input" note was tiny (2" x 4") and hard to read. Are there rules on how small / large notifications need to be?

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 3:07:19 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I feel that the proposed development is took big for the area - poor access, a Montessori School next door and the lack of privacy for the tenants living in the Co-Op Housing overlooked by this proposed development. With the granting of permission a lot of small businesses will disappear including fine cabinet makers, lute makers, guitar repairer, sustainable packing company, custom t-shirt printer, stain glass maker, fine artist etc. 8696 Barnard Street provides the city with a rare amenity in terms of workspace for craft concerns and should be protected from this massive development.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22 completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Sunday, October 30, 2022 11:02:33 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

It is a historical building home to many artists. We should preserve the rich history of the Marpole community as it one of the first communities in the Lower mainland. s.22(1) and we would like more communal spaces in the community, especially one that nourishes arts and culture. We would like more spaces for our children to be able to go to to learn, grow, and build relationships. Somewhere where they can feel safe and feel like they belong to a community. A mixed use industrial building would not provide these family values. Rather it would bring more traffic, noise and block our sunlight. Hopefully they will consider the families that live in this quiet neighborhood and support our wishes to build a healthy community.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Thursday, October 27, 2022 9:07:47 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi. s.22(1)
This building has a long history (40+ years) of providing workshop spaces to fine craft workers s.22(1) It's a great building for this type of work--the post and beam all wood construction makes it a living, breathing space (and that's not an exaggeration.) It's a wonderful building, a survivor from the mid-20th century, and it should be preserved not only as a space for fine craft work but as a representative of Vancouver's industrial history (it originally began life, I'm told, as a ladder factory.) As the City knows well, workshop spaces in the city for artists and fine craft workers are becoming fewer and fewer. In an ideal world, the City, Province and even the Country itself should step in to preserve and maintain this building as a space for cultural workers. s.22(1)
the large woodworking shop that's attached to the main building is a great candidate for conversion to gallery/ performance space. There is nothing in this end of the city that could match this place as a cultural hub. Its location, close to Granville and 70th, right along the south end of the Arbutus Greenway, makes it ideal for this kind of use. Its location, right beside the Vancouver Montessori School, makes it a great candidate for preservation too. Like 8696, the Montessori School building is a mid-20th century clapboard building. They make a great pair. If 8696 is knocked down and a 5- to 7- story industrial condo building is put up in its place, this new building will completely overshadow the school, its playground, its garden, and the parking lot where the parents assemble twice a day to pick up their kids. Alongside s.22(1) and I see this as a metaphor--of faceless, mindless concrete capitalism towering over our kids. Is that what we really want? There's plenty of empty land to develop on this parcel--the entire self-storage area can be filled with multi-story concrete slabs, and nobody will care. Leave the building at 8696 alone. Let it stand as a little monument to what Vancouver used to be, and what it could still aspire to.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] VMS completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Monday, October 31, 2022 11:04:00 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

VMS completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

We at Vancouver Montessori School are the direct neighbours of the above proposed building site. Our school has 230 children aged 3-13 years and have been at our location since 1993. We write to express our concerns with the proposed development site. **SAFETY** – (over convenience) on the street. Children arrive and leave at various times during the school day 8:00-4:15 (September to June). Truck/building traffic at these times is a concern. Use of the sidewalk and parking on Barnard Street remain as is. **VISUALS** – As this construction is directly against our parking lot and playground, we are requesting a sound barrier/fence cover completely around the property to minimize sound and debris to our property. **BUILDINGS** – Presently there is a 2-story building on that property housing local artists and crafts people. If this building was to remain, it certainly would benefit the community. There is a proposed 4-story building to take its place. To lessen the impact on the school, we request this 4-story building be moved to the further south end of the property. We have concerns of windows looking down on a children's playground and building shadows blocking the light. **TIMING on DEMOLITION** – To have the least impact on the school (noise, dust, traffic) we request the demolition be made during the summer months of July and August. School starts just after the September labour day weekend. And this is crucial for a positive start to the school year.

Street address

8650 Barnard Street

Postal code

Vancouver, BC, V6P5G5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Casidy, Bryce](#)
Subject: [EXT] s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application
Date: Saturday, October 29, 2022 4:22:46 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 8696 Barnard St (DP-2022-00631) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

In a neighbourhood already struggling with overcrowding, and intense traffic congestion, I am fiercely opposed to any new development on Barnard Street, especially in the spot proposed Vancouver is cherished for it's stunning view of nature, and along the Arbutus Greenway adjacent to the proposed building site, there is a beautiful, unspoiled view of sunsets over the airport and Vancouver Island in the distance I have witnessed many local residents standing in awe and appreciation durin sunsets, and on fine clear days I myself as an s.22(1) s.22(1) to admire the view and s.22(1) s.22(1) are on the rise, and studies show that access to nature like the one described are so vital for our wellbeing As this particular area of Marpole is serviced by many income-tested and senior residents, it is vital we have nature corridors preserved, without fear of losing them to development Building on this site does not add positivity to the neighbourhood, nor the families struggling to just afford to live here It will increase motor vehicle traffic, congestion, and noise pollution Do not approve this building site Fight for the residents of Marpole, hard-working community-minded people who are already living in a noisy and traffic-congested neighbourhood The building itself is in great condition for a mid-1940s heritage era building, made with old growth douglas fir, and used as essential studios for fine crafters who do valuable artisitic work with pieces being sold world-wide Heritage in this city is hard to come by and needs preservation by city council, against developers There is already a similar building being built just a stones throw away It would be better to preseve the building, and the talented individuals using it, as an homage to the pioneers of the original Marpole settlement

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Casidy, Bryce](#)
To: s.22(1)
Subject: 8696 Barnard St - DP-2022-00631 - Development Permit Application
Date: Tuesday, November 1, 2022 9:53:00 AM
Attachments: [P435082678698BarnardStreetVancouver_20221012_114817 \(1\).jpg](#)

Hi s.22(1)

Thank you for taking the time to write in. I will be compiling your comments with the rest of those that I've received and presenting it to the rest of the staff team to make our decision.

In regards to the site sign, it is required to 4 ft. x 8 ft. which appears to be the case based on the image that I received (see attached). If you can confirm that the sign is smaller than that, I can ask them to put up one that is the correct size. The size of the "public input" note is in keeping with our template. That little icon is not meant for letting people know that they can comment, but rather at what point in the process it currently is. The notes below on the right hand side detail how the public can engage with the project.

I will note that the City is also exploring as many options as possible to try to keep the cultural spaces and have strongly encouraged the applicant to do so.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

DEVELOPMENT APPLICATION

8696 - 8700 Barnard Street
DP-2022-00631

DETAILS

To develop 3 new mixed-use buildings containing manufacturing, office, and storage uses, with:

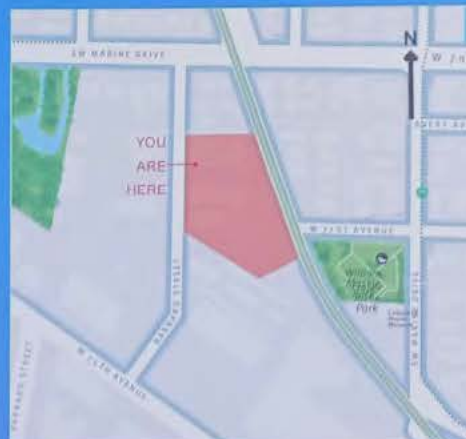
- A proposed FSR of 1.76 (215,203 sq.ft. / 19,993 m²);
- Proposed building heights of 27.62 m (90'-7"), 24.36 m (79'-11"), and 8.33 m (24'-4");

Over one level of underground parking with vehicular access from Barnard Street

APPLICANT: PC Urban Properties
880-1090 West Georgia Street
Vancouver, BC, V6E 3V7



PROPOSED BUILDING



LOCATION

What's happening:

Development application submitted July 26, 2022

Application review by City staff, advisory panels and committees

PUBLIC INPUT

Decision by Director of Planning

The City is committed to supporting Vancouver's economic and community recovery from COVID-19.

To learn more or provide input on this project:

- Visit shapeyourcity.ca/development
- Scan the QR code below
- Phone the Project Coordinator at 604-871-6707

CITY OF VANCOUVER



From: Cassidy, Bryce
To: **S.22(1)**
Subject: Vancouver Appraisal: 8696 Barnard St - DP-2022-09631
Date: Tuesday, November 8, 2022 2:40:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi **S.22**

If you look at the renderings pages, it should give some sense of the impact the buildings will have on your view from the Greenway:

<https://www.shapifyourcity.ca/33065/widgets/135266/documents/09097>

The following images I think give the best idea:



BUILDING 1 NORTH ELEVATION



VIEW FROM GREENWAY



BUILDING 3 FROM THE GREENWAY

Though perhaps this view from Barnard gives the best idea in terms of the building heights in relation to the Greenway behind:



BARNARD STREETSCAPE NTS

From what I can tell, there will be no direct connection to the Greenway for the site so any commuters using the Greenway would likely need to come down Barnard Street.

Sincerely,

Bryce Cassidy
Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.cassidy@vancouver.ca

From: [Shape Your City](#)
To: [Casidy, Bryce](#)
Cc: [Shape Your City](#)
Subject: FW: RE: Thank you for completing 8696 Barnard St development application comments
Date: Monday, October 31, 2022 9:41:37 AM

Hi Bryce,

This came through our general Shape Your City email. Please respond to [s.22\(1\)](#) directly.

Thanks!

From: [s.22\(1\)](#)
Sent: Friday, October 28, 2022 4:40 PM
To: Shape Your City <ShapeYourCity@vancouver.ca>
Subject: [EXT] RE: Thank you for completing 8696 Barnard St development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

You might be interested to know that the applicant appears to have parked a truck in front of the permit application sign so people can't see it very well. The truck has been parked in front of the sign for a week or more.

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: [Shape Your City Vancouver](#)
Sent: October 28, 2022 1:08 PM
To: [s.22\(1\)](#)
Subject: Thank you for completing 8696 Barnard St development application comments

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Bryce Casidy, Project Coordinator

From:
To: s.22(1)
Subject: RE: [EXT] 8696 Barnard Street Proposal
Date: Tuesday, November 1, 2022 9:56:00 AM

Hi s.22(1)

Thank you for reaching out. We can actually take comments up until the decision date, but having it now is very helpful for staff completing their reviews before then. I will wait until tomorrow morning to compile everything and send off to the rest of the team so that you have time to put together a proper submission.

Sincerely,

Bryce Casidy
Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

-----Original Message-----

From: s.22(1)
Sent: Tuesday, November 1, 2022 8:23 AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: [EXT] 8696 Barnard Street Proposal

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Bryce

I understand that today is the final day open for public comments and opposition regarding the 8686 Barnard Street plans

I would like to share my views later today, as I'm just on my way to work

I hope it's acceptable that I email after 5pm, and that you will still allow my submission to sneak under the wire

Many Thanks

s.22(1)

Sent from my iPhone

From: [Casidy, Bryce](#)
To: s.22(1)
Subject: RE: [EXT] IntraUrban Southlands - Comments
Date: Monday, October 31, 2022 11:46:00 AM

Hi s.22(1)

Thank you for taking the time to respond. I will share your comments with the rest of the team and ensure that our planning and landscape teams consider treatment of the adjacent Greenway.

I have received lots of comments regarding the artists' use of one of the current buildings. Unfortunately we do not have anything in our policies that allows us to dictate that they keep this building as it has been deemed not to be a heritage building. I believe there is something in the works to try to expand our definition of heritage buildings to include "cultural heritage" but currently we do not have the ability to enforce this change. We have requested the applicant team work with the existing tenants and I believe they are in discussions.

The developer has been in active communication with the Musqueam Indian Band and the Province regarding the archaeological impacts and appear to be doing their due diligence. Any permits from the City will require Provincial clearance first.

I don't believe there would be any impacts to the Greenway's availability.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: s.22(1)
Sent: Sunday, October 30, 2022 12:05 AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: [EXT] IntraUrban Southlands - Comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I see the application will require the Director of Planning or the Development Permit Board to permit a specific increase in building height from the 18.3m maximum to 27.62m (I-2). That increase, if granted, should come with a more considered treatment of the development's combined East Elevation to reduce the multiple impacts to users of the Greenway and to the Marine Court Housing Co-operative residents.

I understand there are residents at 8696 Barnard Street who have a preferred use for this site as a center for culture and arts to continue an existing use.

I notice the site plan identifies trees to remain in the Greenway suggesting ground disturbance (possibly for the immediately adjacent foundation construction and generally during construction operations?), is the developer aware of the posted deemed BC Heritage Conservation Act area at 71st and the Greenway?

The City should ensure the developer is required to keep the Greenway fully available (with no obstruction either to the green parts or the path surfaces) to users during construction.

I write as a resident of the Marine Court Housing Co-operative. I do not wish the Director of Planning or the Development Permit Board to permit a building height beyond 18.3m.

s.22(1)

A grey rectangular box redacting the text in this block.

From: [Casidy, Bryce](#)
To: ["vancouvermontessorischool@telus.net"](mailto:vancouvermontessorischool@telus.net)
Subject: RE: [EXT] RE: [EXT] Development Permit of 8696-8700 Barnard Street. PC Urban Properties
Date: Thursday, November 10, 2022 10:28:00 AM

Hi Roni, Prasannata,

Thank you both for your continued contributions and history of your school and zone.

The City staff team is currently in discussions about exactly what we can ask for here. The height and shadowing from the north building is our key focus and something we are confident we can address, at least to a certain degree. We will at the very least be asking that they reduce the height to the outright height of 60 ft, but will encourage reducing it further.

I will also look into whether we can ask to have the mechanical relocated and to see if we can maintain the ivy.

I will share a copy of the Prior-to Letter when it is issued (some time in the next couple of weeks).

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: vancouvermontessorischool@telus.net <vancouvermontessorischool@telus.net>
Sent: Tuesday, November 8, 2022 3:03 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: [EXT] RE: [EXT] Development Permit of 8696-8700 Barnard Street. PC Urban Properties

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello again Bryce,

We had planned to respond to your email after we met with our new neighbours. Unfortunately, they postponed the meeting and we wait for a future date. We have some added concerns we would like to share with you.

As previously mentioned, we have had our school at this location, 8650 Barnard Street, since 1993 when schools were encouraged to be built in this location. Other schools followed such as the Glen Eden School built directly across the street from us. The zoning was later altered but the City still has an obligation to protect our school as we have invested a significant amount of energy and money to make the school a success, based on the City giving its approval of our school. We have educated thousands of students at this location and confirm there has been and continue to be a

huge demand for our school. We are the largest and oldest Montessori school in Vancouver and have established an excellent reputation over the years at this location.

The proposed 4-story building of the applicant directly next to us, exceeds the height limit of the zoning at the time we built our school so we were never expecting a building to our south of such height. While the City keeps changing the rules of the zoning, we feel they are obligated to protect the buildings and uses they have previously approved. We reiterate the city as an obligation to the safety of children coming to school using the sidewalk and street. We request this be stated as part of the permit conditions.

We respect the applicant's right to build next door but we respectfully request that the building height be reduced to allow sun to reach our site. Specifically, we have the following comments:

1. The height be reduced and shade drawings be produced to show the effect of the building height on our property. We are concerned about getting sunlight into our classrooms and in the playground areas. If a 4-storey building is to be approved we would appreciate it moved to the south end of property, for less impact on the school.
2. Mechanical units are shown on the roof. We are concerned about noise from these units and would like to see noise kept to a minimum by locating the units away from the property line, installing better quality and quieter units and providing a noise barrier between the units and our property.
3. The shared property line has an existing concrete block retaining wall with a fence on the top. Ivy was planted at the base of the wall to grow up onto the fence and was watered from the 8696 property. It would be wonderful if the applicant was able to replace this watering system for the ivy and maintain it. It would be in their interest as well as the ivy softens the block wall and fence and offers a beautiful 'green' wall visible mostly from the 8696 side.

We appreciate consideration of these added issues to protect our school so we can offer the best situation for the many students who will be attending over the coming years. Thank you for your time and consideration.

Kind regards,

Roni Jones, Administrator of Operations

Prasannata Runkel, Principal

604 261 0315

Vancouver Montessori School

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Sent: October 26, 2022 3:16 PM

To: vancouvermontessorischool@telus.net

Subject: RE: [EXT] Development Permit of 8696-8700 Barnard Street. PC Urban Properties

Hi Roni,

Thank you for taking the time to submit such a thorough response. Unfortunately, as this is an industrial zone, we do not have the ability to enforce action to address most of your concerns. I have been working with our Planning team as well as the Arts and Cultural Services team to try and find

an adequate solution for the artists, but as mentioned, our regulations don't really give us much authority to impose anything that would achieve our wants. Your comments, along with those of the artists being displaced might be enough to justify some action though. I will keep you posted for when a decision is made on this project and will share the conditions required to have the permit issued.

Make sure you address your concerns with PC Urban when you meet with them, as so far, they have been pretty amenable to cooperating with any requests where it does not affect their financial feasibility of the project. You may be able to successfully request some of these items that we are unable to enforce.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: vancouvermontessorischool@telus.net <vancouvermontessorischool@telus.net>

Sent: Wednesday, October 26, 2022 1:18 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Subject: [EXT] Development Permit of 8696-8700 Barnard Street. PC Urban Properties

Importance: High

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8650 Barnard Street
Vancouver, BC
V6P 5G5
26 Oct. 2022

City of Vancouver
Building and Permits
Bryce Casidy, Project Coordinator
bryce.casidy@vancouver.ca

RE: Development Permit of 8696-8700 Barnard Street. PC Urban Properties

Attention: Bryce Casidy,

We at Vancouver Montessori School are the direct neighbours of the above proposed building site. Our school has 230 children aged 3-13 years and have been at our location since 1993.

We write to express our concerns with the proposed development site.

SAFETY – (over convenience) on the street. Children arrive and leave at various times during the school day 8:00-4:15 (September to June). Truck/building traffic at these times is a concern. Use of the sidewalk and parking on Barnard Street remain as is.

VISUALS – As this construction is directly against our parking lot and playground, we are requesting a sound barrier/fence cover completely around the property to minimize sound and debris to our property.

BUILDINGS – Presently there is a 2-story building on that property housing local artists and crafts people. If this building was to remain, it certainly would benefit the community. There is a proposed 4-story building to take its place. To lessen the impact on the school, we request this 4-story building be moved to the further south end of the property. We have concerns of windows looking down on a children's playground and building shadows blocking the light.

TIMING on DEMOLITION – To have the least impact on the school (noise, dust, traffic) we request the demolition be made during the summer months of July and August. School starts just after the September labour day weekend. And this is crucial for a positive start to the school year.

VMS is planning a meeting with PC Urban Properties in early November to address these points of concern. We also request the City Of Vancouver consider our concerns as stated. A reply would be most appreciated.

Regards,

Roni Jones, Administrator of Operations
Bamendine, Site Manager

Prasannata Runkel, Principal

Ainsley

Vancouver Montessori School
604 261 -0315
vancouvermontessorischool@telus.net

To: **S.22(1)**
Subject: **Blanchard Street - 10000-10000**
Date: **Friday, November 1, 2022 10:00 AM**
From: **S.22(1)**

I will share your concerns with the team and see if we can ask for further renderings.

Sincerely,

Bryce Candy
Project Coordinator - Development Services Branch
Development Services - Building and Planning
City of Vancouver
Tel: 604.681.4347
Email: bryce.candy@vancouver.ca

From: **S.22(1)**
Sent: **Friday, October 28, 2022 12:22 PM**
To: **Bryce Candy**
Subject: **Blanchard Street - 10000-10000**

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Thank you Bryce - these renderings are helpful to us as a team. The developer should be asked to share a rendering from this perspective (Greenway looking southeast).

It is missing from the package, and so the package underestimates the visual impact to Greenway users and residents of any co-impacts of the height of the northwestern of the three buildings.

Thanks,

S.2

On Mon, Oct 31, 2022 at 11:08 AM Candy, Bryce <bryce.candy@vancouver.ca> wrote:

S.22(1)

You are correct about that image being mislabeled. They do have the following images from their package though which give a good idea of views from the greenway.



6. development of houses

Sincerely,

Bryce Candy
Project Coordinator - Development Services Branch
Development Services - Building and Planning
City of Vancouver
Tel: 604.681.4347
Email: bryce.candy@vancouver.ca

From: **S.22(1)**
Sent: **Friday, October 28, 2022 12:22 PM**
To: **Bryce Candy**
Subject: **Blanchard Street - 10000-10000**

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Bryce,

On a technical note, the rendering (attached) in the developer's application is mislabeled. It is in fact, a rendering from Blanchard Street looking southeast. The Greenway is technically, but hardly, visible to the top left corner.

The City could request a street rendering from the Greenway, treating the Greenway as the street (not through it) - to complement the Blanchard Street street rendering already provided in the developer's application package.

Such an illustration would better show the development's impact to adjacent residents and Greenway users - rather than the single high elevation "one's eye" rendering which currently is all that is provided to show the combined three building development's east elevation impact.

S.2



From: [Casidy, Bryce](#)
To: s.22(1)
Subject: RE: [EXT] Re: [EXT] Re: [EXT] 8696 Barnard st. proposed development.
Date: Tuesday, November 15, 2022 1:32:00 PM

Hi s.22(1)

If they were proposing a “green” building we would review at this stage as there are incentives that we can give but otherwise heating and energy performance is reviewed at the Building Permit stage. When applications go through rezoning, we have increased energy performance requirements, but otherwise buildings are free to follow the Vancouver Building By-law.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 15, 2022 11:46 AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: [EXT] Re: [EXT] Re: [EXT] 8696 Barnard st. proposed development.

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Bryce

Something quite different and not connected with our objections to the development.

As I was looking over the plans again I noticed something labelled as 'gas heater vent'. Got me thinking about the energy profile of the development.

As I recall City Council has taken action on gas stoves in apartments and perhaps gas-fired fireplaces, but I don't recall if there is anything applicable to industrial building heating and cooling.

On one hand the buildings as planned could benefit from a good deal of passive solar heating by virtue of the large area of south-facing glass, and assuming that appropriate coatings were used on that glass. I am not so sure if there are appropriate overhangs to reduce the need for summer cooling. But it appears that they have in mind to use natural gas for general heating requirements. Aside from the fumes/pollution that would spread over us and other residents in the area that seems to run counter to the general Vancouver thrust of reducing energy consumption and sources of pollution. Would seem much more sensible to use heat pumps to provide both heating and cooling, as needed.

I don't know that these questions of energy use/heating etc. show up in plan applications - perhaps they should. Even in the absence of binding regulations a degree of gentle persuasion might be employed. And could reduce their operating costs although perhaps not an issue for them as they may just pass such costs on to the end user/tenant. Perhaps these issues are above your paygrade/level of authority. Still...

Anyhow, thought that I would touch base on this.

s.22(1)

On Tue, Nov 8, 2022 at 10:44 AM Casidy, Bryce <Bryce.Casidy@vancouver.ca> wrote:

Hi s.22(1)

Other than the additional height that is being requested, there is not much conditional about this application, so if they stuck to the 18.3 m (60 ft.) outright height maximum, we would be forced to issue the DP. The reality is that the City does not have much power to force change so we need to be creative to encourage the applicant to revise their submission in a way that achieves as many of the City's and the community's shared goals for this application. I use the term "mitigate" because I think it is highly unlikely we are able to fully satisfy the community due to the regulations and policies in place for this site.

I can assure you that there is a very passionate City staff team trying to find creative solutions while working within our current framework. Shifting the extra height from Building 1 to Building 3 is one of the suggestions I have proposed to prevent shadowing of the residences across the Greenway in addition to the school's playground or we could step the building height away from the Greenway. We are looking at a bunch of options but need to make a coordinated plan. In the next couple of weeks, we should be making a decision on the application and I will share more with you then.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

From: s.22(1)

Sent: Monday, November 7, 2022 2:32 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Subject: [EXT] Re: [EXT] 8696 Barnard st. proposed development.

City of Vancouver security warning: Do not click on links or open attachments

unless you were expecting the email and know the content is safe.

Hi Bryce

'Mitigating concerns' sounds like accepting the project but perhaps doing a little trimming around the edges to make things slightly better.

I hope that I am wrong about that.

In looking at the overall project I initially thought that building 3 looked like a positive element due to its relatively low height. Thought that folks on the greenway would be able to look over it as they would be above the roof. On looking more closely at the Elevation drawings I now see that would not be the case. However if building 3 is a little too high it might just as well be one or two floors higher. So if buildings 1 and 2 lost some height and a couple

of floors were added to building 3, similar overall floorspace could be achieved. But the added height to building 3 would have a much smaller impact on our co-op, Mackie park and greenway users.

It would also be useful if buildings 1 and 2 could be moved further from the greenway, rather than being extremely close to the greenway right of way.

I look forward to seeing just what you and your colleagues recommend.

s.22(1)

On Fri, Nov 4, 2022 at 3:44 PM Casidy, Bryce <Bryce.Casidy@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your comments. Based on the comments received from you and other residents of the area, our staff team is looking at what we can do to mitigate concerns about the height and shadowing caused by it. I will keep you posted with either the Prior-to Letter with the list of conditions for the applicant to get their permit.

Sincerely,

Bryce Casidy
Project Coordinator, Development Review Branch
Development Services, Building and Licensing
City of Vancouver
Tel: 604.871.6707
Email: bryce.casidy@vancouver.ca

-----Original Message-----

From: s.22(1)

Sent: Thursday, November 3, 2022 3:30 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Subject: [EXT] 8696 Barnard st. proposed development.

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Bryce

I submitted some comments via the online form a few days ago.
A bit more that I could/should have emphasised more.

Notwithstanding the comments of the developer, this project is vastly out of scale with the immediate neighbourhood.

On Barnard we have the Heritage Furniture building - essentially two stories. Likewise the Post Office building.

To the north the Montessori school, two stories at most and then a couple of single family houses - likewise two stories.

The only part of the proposed project that fits in with current profiles is building three. Buildings one and two are really quite massive and would totally change the area. And it seems apparent that the developer knows this by virtue of the deceptive images included and labelled as from the Arbutus Greenway. When in fact the imaginary viewpoint for those is from many feet above the Greenway - not at all what an actual Greenway user would see.

I am particularly sensitive to the impact on the Arbutus Greenway as I have been involved in all of the City's events connected with the Greenway, including both the intention and design discussions and workshops. I have also been on the HUB committee dealing with the Greenway from its inception. These would be the most intrusive buildings anywhere on the Greenway.

Of course the project would drastically and adversely affect many of us in Marine Court Co-op, and to a lesser degree

Witt's End. For us, the east-west orientation of the buildings is likely the worst possible in terms of blocked views, sun, etc. It would also loom over the northwest part of Mackie Park.

All considered, it would be best if this development did not proceed at all. If it does go ahead the additional height requested should not be allowed.

There should be significant setback from the Greenway - much more than the current narrow strip. An amenity added as a new section of Mackie Park on the west side of the Greenway could provide a plaza with picnic tables, benches etc. that would actually connect the Greenway, Marpole, and the community with a development. Imagine a fairly large semi-circle at Greenway level in the 71st ave/park area. Just because the buildings are in an industrial zone doesn't mean that they have to be intrusive and ugly. Properly done, a development could perhaps even enhance the area.

I could go on, but I think that you get the idea.

I would be happy to talk with you or whoever about this matter. My phone number is
s.22(1)

s.22(1)

s.22(1)