

File No.: 04-1000-20-2023-319

July 10, 2023

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 May 26, 2023 under the ***Freedom of Information and Protection of Privacy Act (the Act)*** for:

1. **Regarding Development Application DP-2023-00084 at 845 W 20th Avenue:**
 - a. **Record of the Director of Planning's reasoning for refusal of development application; and**
 - b. **Record of comments from members of the public;**
2. **Regarding Development Applications DP-2021-00253 at 3636 W 4th Avenue and DP-2020-00819 at 3629 Fraser Street, record of comments from members of the public.**

Date range: January 19, 2023 to May 24, 2023.

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 (#04-1000-20-2023-319); 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,

[Signed by Cobi Falconer]

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. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm

Survey Responses

18 February 2020 - 24 May 2023

485 W 20th Ave development application comments

Shape Your City Vancouver

Project: 845 W 20th Ave (DP-2023-00084) development application



VISITORS					
29					
CONTRIBUTORS			RESPONSES		
16			17		
8	8	0	9	8	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Feb 23, 2023 18:05:48 pm

Last Seen: May 24, 2023 00:22:25 am

IP Address: s.22(1)

Q1. Your comments:

Great to see more childcare options in Vancouver! It's unfortunate that basic human needs like this need to be approved by senior planning staff (the "Director of Planning"); daycare should be allowed outright.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Feb 24, 2023 16:12:00 pm

Last Seen: May 11, 2023 07:36:43 am

IP Address: s.22(1)

Q1. Your comments:

My only concern is the over-use of Heather Park by too many children's groups. The availability of Douglas Park would be helpful but at the moment the two daycare facilities in the neighbourhood are using Heather Park because it is more convenient and Dougls Park is inaccessible.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 3

Login: s.22(1)

Email: [REDACTED]

Responded At: Feb 27, 2023 16:44:31 pm

Last Seen: Feb 28, 2023 00:44:32 am

IP Address: s.22(1)

Q1. Your comments:

I'm a resident of this neighbourhood s.22(1) and do not support rezoning this property as a day care. FYI - day care activities are already taking place in this building and it is resulting in congestion in the lane, which is deteriorating/in very poor repair, and s.22(1) dropping off/picking up their kids.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Feb 28, 2023 07:42:16 am

Last Seen: Feb 28, 2023 07:42:16 am

IP Address: n/a

Q1. Your comments:

Fully supportive of this development. Childcare facilities around the Douglas Park area are next to impossible to find, particularly for working families with siblings attending the nearby elementary schools. The facility is well located across the road from beautiful Douglas Park providing outdoor play opportunities for the children which is so important for their development. The facility is also well serviced by existing access from the laneway and parking. I believe this is a great fit for the area which is in desperate need of quality childcare services.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 5

Login: s.22(1)

Email:

Responded At: Feb 28, 2023 16:55:19 pm

Last Seen: Feb 28, 2023 16:55:19 pm

IP Address: n/a

Q1. Your comments:

This is a residential street so the idea of changing a home into a primary business does not fit. Parking will be a huge issue as s.22(1) and it is already really hard to find parking. This area of Vancouver is changing too fast too quickly and this just seems like another big hit for us people who want to preserve residential areas.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email:

Responded At: Mar 02, 2023 14:40:14 pm

Last Seen: Mar 02, 2023 22:34:55 pm

IP Address: s.22(1)

Q1. Your comments:

I am in favour of this development application. I am a resident of this neighbourhood in Vancouver and s.22(1). I personally have not noticed a significant change in traffic and any change from the daycare is dwarfed by the traffic created by trucks which are present due to construction of homes in this block. Our city is in dire need of more daycares everywhere, including this neighbourhood that is full of young families. We need to share our neighbourhood, make it welcome to everyone, and think beyond our own backyards and our desire to protect what we have in abundance. This development application supports the Vancouver Plan childcare vision that families have access to licensed quality childcare in their neighbourhood. Any concerns about traffic as a result of this development are minor in the context of community needs. Thank you

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 7

Login: s.22(1)

Email:

Responded At: Mar 04, 2023 12:20:12 pm

Last Seen: Mar 04, 2023 12:20:12 pm

IP Address: n/a

Q1. Your comments:

I do not support the rezoning of this property from a single detached home to a Child Care Facility/commercial property. The current daycare at 845 West 20th is already a contentious issue in the neighbourhood due to the rear access (back lane) location. Parents repeatedly leave their cars parked in the lane, unattended, blocking access to our garage or parking in private property at the back of the lane. This is causing conflict between neighbours. This is a congested lane and additional traffic, blocked lanes, is unsafe for children and residents. Surely the grey building extension attached to 845 West 20th, backing onto the lane, is not a legal extension. Can I suggest that the Child Care Facility be relocated to a commercial area or added to the Douglas Park Community Centre?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email:

Responded At: Mar 04, 2023 19:23:15 pm

Last Seen: May 28, 2022 00:21:36 am

IP Address: s.22(1)

Q1. Your comments:

I support this application as there is such a need for daycare in the city. It seems an appropriate place, near the community centre and park s.22(1) the proposed site.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 9

Login: s.22(1)

Email:

Responded At: Mar 08, 2023 08:52:41 am

Last Seen: Mar 08, 2023 08:52:41 am

IP Address: n/a

Q1. Your comments:

Dear Sir/Madam, I am writing in regards to the development application for 845 W 20th s.22(1) s.22(1) the proposed development site. I have observed several instances of illegal parking outside the existing daycare facility, s.22(1) during drop-off and pick-up times. As the proposed development seeks to designate the property as a childcare facility, the number of vehicles s.22(1) and resident-only parking would increase. The property only provides one parking spot, which is insufficient to accommodate the current number of children attending the daycare. While I appreciate the need for childcare facilities in the city, I would like to point out that the Douglas Park Community Centre across the street and commercial spaces located at King Edward, Oak, 16th Ave, and Cambie would be more appropriate locations for a childcare facility. If the property were designated as a childcare facility, I would be concerned about the noise impact on the neighbourhood, particularly if the plan is to expand to two daycare centres on the single home property. This situation appears to be more like a commercial business operating in a residential area, which would increase noise and traffic during working hours, creating a s.22(1). I do not believe that a residential block can meet the needs of the proposed facilities, and therefore, this location is not suitable for this development. Thank you for your attention to this matter. Sincerely s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 10

Login: s.22(1)

Email:

Responded At: Mar 08, 2023 08:57:41 am

Last Seen: Mar 08, 2023 08:57:41 am

IP Address: n/a

Q1. Your comments:

I am writing to express my concerns regarding the development application for 845 W 20th s.22(1) s.22(1) the proposed development site. My main concern is with the existing daycare on the property, which already causes issues with s.22(1) during drop-off and pick-up times. The proposed designation of the property as a childcare facility would increase traffic, and exacerbate the parking situation, especially since the property only has one parking spot that would not be enough to accommodate the needs of the children who are already attending the daycare. While I understand the need for childcare facilities in the city, there are several other options available that would be better suited for this type of development. Commercial spaces located at King Edward, Oak, 16th Ave, and Cambie, are all locations that would be more appropriate for a childcare facility. The plan to expand to two daycare centres on the single home property seems like a commercial business operating in a residential area. In conclusion, I strongly believe that a residential block is not the right location for this type of development. Therefore, I urge you to reconsider the proposal and explore other options that would be more suitable for everyone involved. Thank you for your attention to this matter. Sincerely, s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 11

Login: s.22(1)

Email:

Responded At: Mar 10, 2023 14:11:42 pm

Last Seen: Mar 11, 2023 15:52:02 pm

IP Address: s.22(1)

Q1. Your comments:

Both 20th Avenue and the back lane of this property is very busy with endless construction as well as daily activities. The extra parking for drop off will make the congestion worse.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 12

Login: s.22(1)

Email:

Responded At: Mar 10, 2023 17:59:16 pm

Last Seen: Mar 10, 2023 17:59:16 pm

IP Address: n/a

Q1. Your comments:

- Information on Notice card is incomplete... - Is the property approved now for the existing commercial Day Care use? - We have seen an Operational Letter indicating change from 8 to 16 children...Is this what the application is for or for legalizing the existing operation? - Existing garage parking is inaccessible for parking use. - Existing surface parking is in conflict with use of Daycare entry....only good for drop-off - Free parking in street is always full in front of 845....and other parts of street are restricted to residents of this block. - In short...access and drop-off provisions are inadequate for this use. - Assuming detailed daycare design is not the City's concern at this time.... Is this City or BC licencing responsibility? - Our position is based on information available.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 13

Login: s.22(1)

Email:

Responded At: Mar 12, 2023 11:13:35 am

Last Seen: Mar 12, 2023 17:37:11 pm

IP Address: s.22(1)

Q1. Your comments:

I'm writing with respect to the development application of 845 W 20th. s.22(1)
s.22(1) Please know that I understand the challenge for childcare spaces in the city, i have experiences this issue firsthand. That being said, I want to point out that this property is already servicing this need with spaces for 8 children. I do not oppose the use of a portion of this home to service the community but I am concerned with the impact on the neighbourhood if this approval was moved from a small business in a residential community to a full commercial property in a residential area. I bring to your attention the need to think of the greater population as we have a park, recreation facilities and playground that people travel to from all over Vancouver to enjoy and this may impact their ability access and utilize services if you were to add pickup and drop off of 16 children daily. Illegal parking and dangerous parking is already a daily frustration for cyclists, drivers and pedestrians around the park. I also want to note that there is a large childcare facility across the street in Douglas Park Community Centre and another proposed for the new development at the Balfour property on 19th between Laurel and Oak specifically designed to decrease the pressure for the need of more childcare AND these are in properly designed commercial spaces with appropriate access and safe ability for pickup and drop off multiple children. It would appear that the s.22(1) would no longer even be able to live in the home as both full floors would be for business use ? In my humble opinion, this is not a small business in a residential community but a "commercialization" of a business in a residential community-we do not need commercial enterprises in an area with limited parking, limited access and small lots. My specific concern is that this residential building is not in a space to accommodate a business increase to this size and could lead to dangerous parking, jaywalking, blocking of city streets and alleys (to park goers AND city services) and all next to a park where safety should be paramount. I firmly believe that this residential block cannot accommodate the needs of the proposed doubling of this facility. This is not the right place for this size of a commercial enterprise development. Finally, I would ask that you review the number of times that city services were unable to access this specific block in past years due to laneway and street closures and traffic and please recognize the additional burden to residents AND for city services with an increase of traffic.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 14

Login: s.22(1)

Email:

Responded At: Mar 18, 2023 23:19:10 pm

Last Seen: Mar 18, 2023 23:19:10 pm

IP Address: n/a

Q1. Your comments:

Hi. I say no to the application to changing over the current property status to a child care facility. But, that said, I noticed at the bottom of the card we rec'd it states: "... the application is "conditional" so it may be permitted." Translation to us after dealing with the City of Vancouver and the unscrupulous Wes Group developer over that horrible Balfour Bloc project and the "dog park" in Heather Park that was for humans, is that this 845 application is a "Done Deal." Get the rubber stamp out as it falls within the "flavour of the month". That said, with approval the vehicle traffic in the area will increase, as will the noise level and the tax payers, particularly s.22(1), will be ignored once again. My two cents. P.S. s.22(1) and we all feel the same way ...

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 15

Login: s.22(1)

Email:

Responded At: Mar 24, 2023 17:59:57 pm

Last Seen: Mar 24, 2023 17:59:57 pm

IP Address: n/a

Q1. Your comments:

There are very limited parking in this neighbourhood. If there is only one parking provided at childcare, what about other children? It is most likely gonna parking on-street where already a huge parking issue existed.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 16

Login: s.22(1)

Email:

Responded At: Mar 27, 2023 17:26:40 pm

Last Seen: Mar 28, 2023 00:26:41 am

IP Address: s.22(1)

Q1. Your comments:

I'm writing with respect to the development application of 845 W 20th. s.22(1) the proposed development site. As daycare already exists on the property, I have noticed several cars parked illegally outside the daycare, blocking lane access during drop off and pick up times. expanding the child care spots to 16 and designating the property as a child care facility will only increase the number of cars accessing the lane and add additional pressure to parking in the neighbourhood. The property has just one parking spot, not nearly enough to accommodate the drop offs and pick ups of the kids currently attending that daycare, never mind adding 8 additional families. While I understand the need for childcare spaces in the city, we have a large childcare facility across the street in Douglas Park Community Centre, and I'm not sure if that is even at capacity. I am also concerned with the noise impact on the neighbourhood, especially the noise generated on the property during working hours. s.22(1)
This residential block cannot accommodate the needs of the proposed facility. This is not the right place for this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 17

Login: s.22(1)

Email:

Responded At: Mar 27, 2023 17:27:55 pm

Last Seen: Mar 28, 2023 00:26:41 am

IP Address: s.22(1)

Q1. Your comments:

I'm writing with respect to the development application of 845 W 20th. s.22(1) the proposed development site. As daycare already exists on the property, I have noticed several cars parked illegally outside the daycare, blocking lane access during drop off and pick up times. expanding the child care spots to 16 and designating the property as a child care facility will only increase the number of cars accessing the lane and add additional pressure to parking in the neighbourhood. The property has just one parking spot, not nearly enough to accommodate the drop offs and pick ups of the kids currently attending that daycare, never mind adding 8 additional families. While I understand the need for childcare spaces in the city, we have a large childcare facility across the street in Douglas Park Community Centre, and I'm not sure that it is even at capacity. I am also concerned with the noise impact on the neighbourhood, especially the noise generated on the property during working hours. s.22(1)
This residential block cannot accommodate the needs of the proposed facility. This is not the right place for this development.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

Project Report

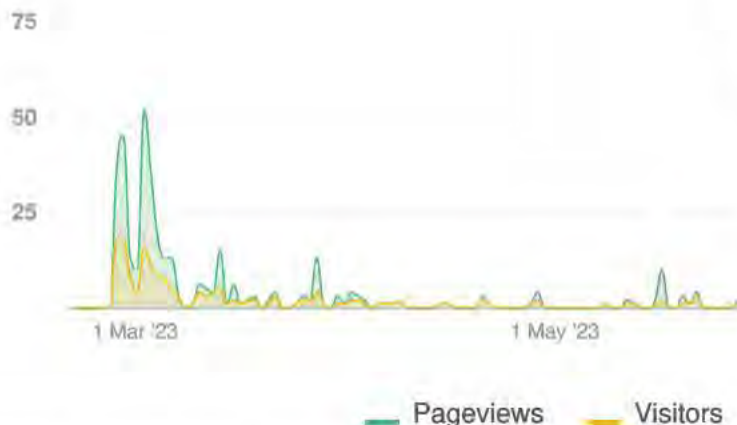
18 February 2020 - 24 May 2023

Shape Your City Vancouver

845 W 20th Ave (DP-2023-00084) development application



Visitors Summary

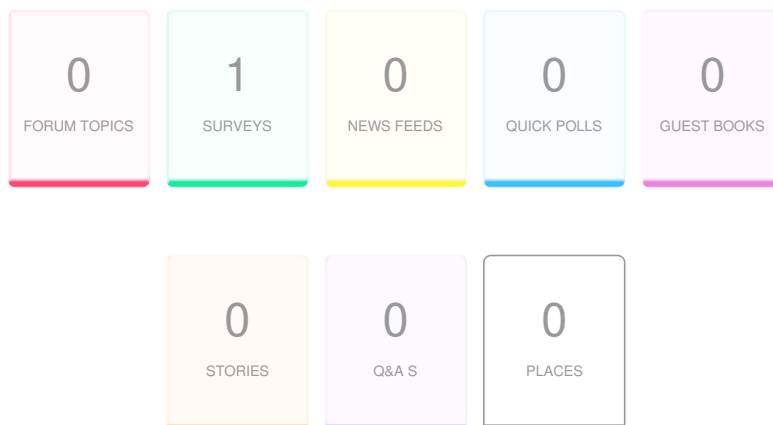


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
180	18	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
16	47	151

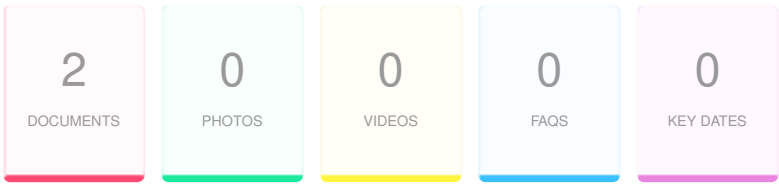
Aware Participants	151	Engaged Participants	16		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	151				
Informed Participants	47	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	8	8	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	25	Posted on Guestbooks	0	0	0
Visited the Key Dates page	3	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	28	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	16				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	485 W 20th Ave development application comments	Published	29	8	8	0

INFORMATION WIDGET SUMMARY



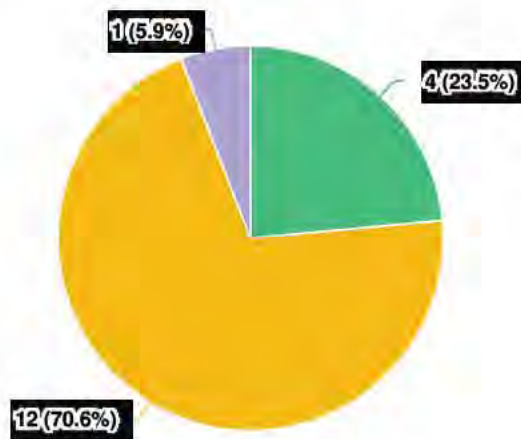
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Operational letter	17	24
Document	Notification postcard	13	13
Key Dates	Key Date	3	3

ENGAGEMENT TOOL: SURVEY TOOL

485 W 20th Ave development application comments

Visitors 29	Contributors 16	CONTRIBUTIONS 17
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Your overall position about the application:



Question options

Support Opposed Mixed

Optional question (17 response(s), 0 skipped)

Question type: Dropdown Question

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Thursday, February 23, 2023 6:06 PM
To: Neal, Justin
Subject: [EXT] s.22(1) vancouver completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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) vancouver completed a comment form for 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Great to see more childcare options in Vancouver! It's unfortunate that basic human needs like this need to be approved by senior planning staff (the "Director of Planning"); daycare should be allowed outright.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Friday, February 24, 2023 4:12 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

My only concern is the over-use of Heather Park by too many children's groups. The availability of Douglas Park would be helpful but at the moment the two daycare facilities in the neighbourhood are using Heather Park because it is more convenient and Dougls Park is inaccessible.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

Neal, Justin

From: s.22(1)
Sent: Monday, February 27, 2023 2:54 PM
To: Neal, Justin
Subject: [EXT] 845 W 20th development application

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 Justin,

s.22(1). I want to express my concerns about the application. In short, I am not in favour. s.22(1) currently runs a daycare out of the basement suite and there are 7 or 8 children currently in attendance. Each morning and afternoon parents either park illegally s.22(1) s.22(1) it continues to be an issue. s.22(1). By s.22(1). This is time consuming for me and hasn't resulted in any change in the situation. Street parking is often pretty full in our block, we have currently one house under construction so that adds to the pressure therefore lane access to our property is essential. I worry if she changes the use of this property and adds an additional dwelling, it will continue to negatively impact the s.22(1). This house cannot accommodate the number of cars that need to access it currently. One possible solution would be to designate a drop off zone or time limited parking in front of her property, if that is an option. The lane cannot accommodate the traffic.

s.22(1)

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Monday, February 27, 2023 4:45 PM
To: Neal, Justin
Subject: [EXT s.22(1)] completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm a resident of this neighbourhood s.22(1) and do not support rezoning this property as a day care. FYI - day care activities are already taking place in this building and it is resulting in congestion in the lane, which is deteriorating/in very poor repair, and s.22(1) dropping off/picking up their kids.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Tuesday, February 28, 2023 7:42 AM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Fully supportive of this development. Childcare facilities around the Douglas Park area are next to impossible to find, particularly for working families with siblings attending the nearby elementary schools. The facility is well located across the road from beautiful Douglas Park providing outdoor play opportunities for the children which is so important for their development. The facility is also well serviced by existing access from the laneway and parking. I believe this is a great fit for the area which is in desperate need of quality childcare services.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

Neal, Justin

From: s.22(1)
Sent: Tuesday, February 28, 2023 12:13 PM
To: Neal, Justin
Subject: [EXT] DP2023-00084

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 Justin,

I received a notice regarding the proposed development. Just wondering how many children will this facility be providing childcare to? Similar to a school, there will be peak traffic times due to parental drop off and pick up. My concern is the additional amount of vehicular traffic on this street.

Look forward to your reply.

Thanks,

s.22(1)

Neal, Justin

From: s.22(1)
Sent: Tuesday, February 28, 2023 12:14 PM
To: Neal, Justin
Subject: [EXT] 845 W 20th Ave -- DP-2023-00084

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 Justin,

s.22(1) and have received your notice of development application for 845 W 20th Ave. Kindly note that we are 100% opposed to this proposal.

The property is completely not to code and the owner has done several add-ons over the years without any permits or consultation so any application for rezoning at this stage would not be justified. The street has undergone and is currently undergoing a considerable amount of redevelopment which is adding to the pressure put on the infrastructure, use and well-being of the neighbourhood. Douglas Park already receives a considerable amount of traffic and is utilised extremely well as it is. The current use of the property by the owner as a daycare has caused some s.22(1). Again this use as a daycare business was not put to consultation with the other neighbours on the street, so expanding the business in any way should not be warranted.

Thank you,

s.22(1)

s.22(1)

Vancouver

s.22(1)

s.22(1)

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Tuesday, February 28, 2023 4:55 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

This is a residential street so the idea of changing a home into a primary business does not fit. Parking will be a huge issue a s.22(1) and it is already really hard to find parking. This area of Vancouver is changing too fast too quickly and this just seems like another big hit for us people who want to preserve residential areas.

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: s.22(1)
Sent: Thursday, March 2, 2023 6:04 AM
To: Neal, Justin
Subject: [EXT] Application #DP-2023-00084

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 Justin

I am emailing you regarding the application to expand the daycare facility at 845 W20th Ave, Vancouver to which I am opposed. I have no objection to the daycare that is currently there & s.22(1) has done an excellent job running it. s.22(1)

s.22(1)

There have been many instances s.22(1)

s.22(1) before the parent dropping off their child has returned to their vehicle. There has even been the odd time where s.22(1) If they weren't allowed to use the laneway to park that s.22(1) but it would mean that the people living on W20th would have to deal daily with another 8 cars parking on their street which currently only allows parking on one side because of the park. It's already hard to find parking on this street. They could add parking in their front yard but since that is the children's play area, I don't see that that is feasible or desired.

I also don't think a larger commercial facility is a good mix for the neighbourhood. I certainly understand the urgent need for affordable daycare in this city. I just think that a bigger facility would be better located in a commercial area with better parking & not located so close to peoples' homes, where the noise will be an issue.

If you wish to contact me regarding my concerns, you can email or call at s.22(1)

s.22(1)

s.22(1)

Vancouver

Sent from my iPhone

Neal, Justin

From: s.22(1)
Sent: Thursday, March 2, 2023 11:48 AM
To: Neal, Justin
Subject: [EXT] RE: [EXT] RE: Development application -- 845 W 20th

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Thank you, Justin. Appreciate the follow up.

Best regards,

s.22(1)

s.22(1)

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

From: Neal, Justin <Justin.Neal@vancouver.ca>
Sent: Thursday, March 2, 2023 11:17 AM
To: s.22(1)
Subject: RE: [EXT] RE: Development application -- 845 W 20th

Hi s.22(1)

Yes, I did receive your email. I have received a few others responses and was planning on responding by the end of the week.

Your comments are in line with other responses received so far. This applicant does have the right to apply for this permit and go through the development permit process. You will be notified of the outcome of this application and your comments will be included in my letter of recommendation to the director of planning.

Thank you,

Justin Neal | Project Coordinator
Development Review Branch
604.829.9626 | justin.neal@vancouver.ca

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

From: s.22(1)
Sent: Thursday, March 2, 2023 10:43 AM
To: Neal, Justin <Justin.Neal@vancouver.ca>
Subject: [EXT] RE: Development application -- 845 W 20th

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 Justin,

Just checking in -- can you kindly confirm receipt of this email?

Regards,

s.22(1)

s.22(1)

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

From: s.22(1)
Sent: Tuesday, February 28, 2023 10:42 AM
To: 'Justin.neal@vancouver.ca' <Justin.neal@vancouver.ca>
Subject: Development application -- 845 W 20th
Importance: High

Dear Justin,

I recently received notice for the above mentioned property and strongly oppose moving forward with the application.

What is being proposed is a major commercial enterprise in a single-family neighbourhood. It does not make sense to have 16 children being dropped off and picked up 5 days a week in an already jammed packed area with traffic congestion and a lack of parking.

This will pose significant problems as it relates to safety issues, with kids spilling out on the streets in front of Douglas Park.

Further, what is being proposed does not even come close to the minimum requirements as per the City of Vancouver Childcare Design Guidelines -- see attached.

In short, I request this application be rejected.

Regards,

s.22(1)

s.22(1)

Vancouver, s.22(1)

s.22(1)

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Thursday, March 2, 2023 2:40 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am in favour of this development application. I am a resident of this neighbourhood in Vancouver and s.22(1). I personally have not noticed a significant change in traffic and any change from the daycare is dwarfed by the traffic created by trucks which are present due to construction of homes in this block. Our city is in dire need of more daycares everywhere, including this neighbourhood that is full of young families. We need to share our neighbourhood, make it welcome to everyone, and think beyond our own backyards and our desire to protect what we have in abundance. This development application supports the Vancouver Plan childcare vision that families have access to licensed quality childcare in their neighbourhood. Any concerns about traffic as a result of this development are minor in the context of community needs. Thank you

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

Neal, Justin

From: s.22(1)
Sent: Thursday, March 2, 2023 5:47 PM
To: Neal, Justin
Subject: [EXT] DP-2023-00084 845 West 20th Avenue

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.

Justin - just wanted to go on the record as being supportive of the Child Care Facility proposal at 845 West 20th Avenue. s.22(1)
s.22(1) I understand the proposed Child Care Facility may cause more traffic because of drop offs and pick ups but we wouldn't mind that. The neighbours immediately east and west of the site will be impacted and I was wondering if the City could change the parking for that 800 block of 20th to resident of that block only - just to help them out. Super excited about this Child Care Facility and the City's efforts to help create more spaces. Child Care is a huge challenge in this City. If you need anything else or have questions, please feel free to reach out. Thanks for all your good work. s.22(1) Neighbour

Neal, Justin

From: s.22(1)
Sent: Thursday, March 2, 2023 7:17 PM
To: Neal, Justin
Subject: [EXT] DP-2023-00084 disapproval

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.

Hey Justin,

s.22(1) I am against the request to change the use of single detached house.

Our neighbourhood is single detached families and turning a quiet neighborhood into hosting a daycare will impact the surrounding area significantly.

There are multiple instances where there are cars s.22(1) because of kids dropoff and pickup. s.22(1) for pickup and dropoff. This has introduced inconvenience for our families. s.22(1) more cars usage than what it is supposed to have.

The owner has decided to close down a kids facility she owned before and moving the business full size into a residential area is very unfair for the surrounding families.

I would like to provide this feedback s.22(1)
s.22(1) Thanks for understanding.

Cheers
s.22(1)

Neal, Justin

From: s.22(1)
Sent: Friday, March 3, 2023 5:08 PM
To: Neal, Justin
Subject: [EXT] DP-2023-00084

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.

Mr. Neal:

We are writing to you with respect to the DP Application 2023-00084 for 845 West 20th Avenue. s.22(1)
s.22(1)

s.22(1), with the refuse trucks and the building trucks seems to us a dangerous backward step.

In the operational letter the statement is made that there is "free public street parking directly in front of the property." This is completely incorrect, in fact the exact opposite is the truth. The parking signs very clearly state that parking is "For residents of this block only."

845 West 20th Avenue faces south directly onto the Douglas Park West field, which is one of the heaviest user recreational fields in the City. Traffic and parking are a constant nightmare and now the applicant is compounding child security to the mix.

It further appears to us that the applicant wants to expand an existing business in a residual area of the city. The question then begs to be asked, as to how did the applicant get the approval initially?

Mr Neal, we oppose the development application.

Sincerely

s.22(1)

s.22(1)

s.22(1)

{M}s.22(1)

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Saturday, March 4, 2023 12:20 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I do not support the rezoning of this property from a single detached home to a Child Care Facility/commercial property. The current daycare at 845 West 20th is already a contentious issue in the neighbourhood due to the rear access (back lane) location. Parents repeatedly leave their cars parked in the lane, unattended, blocking access s.22(1) This is causing conflict between neighbours. This is a congested lane and additional traffic, blocked lanes, is unsafe for children and residents. Surely the grey building extension attached to 845 West 20th, backing onto the lane, is not a legal extension. Can I suggest that the Child Care Facility be relocated to a commercial area or added to the Douglas Park Community Centre?

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Saturday, March 4, 2023 7:23 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I support this application as there is such a need for daycare in the city. It seems an appropriate place, near the community centre and park, s.22(1) the proposed site.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

Neal, Justin

From: s.22(1)
Sent: Sunday, March 5, 2023 8:43 AM
To: Neal, Justin
Subject: [EXT] DP Application 2023-00084 for 845 West 20th Avenue

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:

Regarding the DP application for a change of use for 845 W 20th Avenue, much as day care space is needed in the City, I don't believe it can safely be located at this address due to the nature of where the residence is situated on the block & the major problem of lack of parking availability. I am very concerned about safety issues of parents picking up and dropping off their children as available parking space is so limited. Lining up in the back lane, as I believe they do now, is fraught with danger. Spaces on the small public parking stretch on street are invariably taken by hospital staff who park from very early in the morning until the end of the working day. An additional 8 vehicles (added to the current allowance of 8 children) dropping off and picking up children either in front of the residence or in the back lane has the potential for major safety issues for all concerned, especially small children.

As you can imagine, being opposite the very popular Douglas Park means many people wish to visit this area to enjoy the space & most of the time they arrive here in a vehicle.

s.22(1)

A large rectangular grey box redacting the content of the email body.

Neal, Justin

From: s.22(1)
Sent: Monday, March 6, 2023 9:25 AM
To: Neal, Justin
Cc: s.22(1)
Subject: [EXT] Notice of Development Application for 845 West 20th Avenue "DP-2023-00084"

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 Justin,

I'm writing in regards to the Notice of Development Application for 845 West 20th Avenue "DP-2023-00084".

s.22(1)

There are a number of reasons why I would like to voice my opposition to this application:

1. We already have issues s.22(1) becoming more and more worn and pot holes and deterioration, extra traffic will just exacerbate this, and we've already been told that the city will s.22(1) any time soon
2. We consistently have issues with illegally parked vehicles and problems s.22(1) s.22(1) s.22(1), so we stopped doing that as it was taking more of our time than it was saving). I believe the applicant has only one available lane parking spot, so clearly not adequate for the existing Day Care needs, let alone any expansion
3. Noise is another concern as we have had issues already with what I assume are parents waiting for, or even honking at their kids to come out.
4. Pollution is a concern as parents idle in their cars while picking up/dropping off
5. s.22(1) can already be compromised with the existing traffic load, and garbage/recycling/green waste bins, and adding extra traffic will further s.22(1) s.22(1)
6. s.22(1) the extra noise is a concern as well. It just doesn't seem to fit with the neighborhood infrastructure and usage for an expanded commercial enterprise on a block like ours, when I believe there is already child care facilities in Douglas Park as well

In short, I just don't support this application as being appropriate at this time in this location.

Thank you for your time and consideration.

s.22(1)

s.22(1)

s.22(1)

This email is confidential. The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you received this in error, please contact the sender and delete the material immediately.

Neal, Justin

From: s.22(1)
Sent: Tuesday, March 7, 2023 7:31 AM
To: Neal, Justin
Subject: [EXT] Neighbor in Support of DP-202-00084

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Hi Justin,

We live s.22(1) and received the Notice of Development DP-2023-00084 and wanted to share that we are in support of it.

Thanks,

s.22(1)

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Wednesday, March 8, 2023 8:53 AM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Dear Sir/Madam, I am writing in regards to the development application for 845 W 20th. s.22(1) the proposed development site. I have observed several instances of illegal parking outside the existing daycare facility, s.22(1) during drop-off and pick-up times. As the proposed development seeks to designate the property as a childcare facility, the number of vehicles s.22(1) and resident-only parking would increase. The property only provides one parking spot, which is insufficient to accommodate the current number of children attending the daycare. While I appreciate the need for childcare facilities in the city, I would like to point out that the Douglas Park Community Centre across the street and commercial spaces located at King Edward, Oak, 16th Ave, and Cambie would be more appropriate locations for a childcare facility. If the property were designated as a childcare facility, I would be concerned about the noise impact on the neighbourhood, particularly if the plan is to expand to two daycare centres on the single home property. This situation appears to be more like a commercial business operating in a residential area, which would increase noise and traffic during working hours, creating a s.22(1). I do not believe that a residential block can meet the needs of the proposed facilities, and therefore, this location is not suitable for this development. Thank you for your attention to this matter. Sincerely, s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Wednesday, March 8, 2023 8:58 AM
To: Neal, Justin
Subject: [EXT s.22(1)] completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I am writing to express my concerns regarding the development application for 845 W 20th. s.22(1) s.22(1) the proposed development site. My main concern is with the existing daycare on the property, which already causes issues with s.22(1) during drop-off and pick-up times. The proposed designation of the property as a childcare facility would increase traffic, and exacerbate the parking situation, especially since the property only has one parking spot that would not be enough to accommodate the needs of the children who are already attending the daycare. While I understand the need for childcare facilities in the city, there are several other options available that would be better suited for this type of development. Commercial spaces located at King Edward, Oak, 16th Ave, and Cambie, are all locations that would be more appropriate for a childcare facility. The plan to expand to two daycare centres on the single home property seems like a commercial business operating in a residential area. In conclusion, I strongly believe that a residential block is not the right location for this type of development. Therefore, I urge you to reconsider the proposal and explore other options that would be more suitable for everyone involved. Thank you for your attention to this matter. Sincerely, s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: s.22(1)
Sent: Wednesday, March 8, 2023 11:40 AM
To: Neal, Justin
Subject: [EXT] Re: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 Neal

An additional 2 comments:

1. We've heard (may be gossip and can't corroborate) that the s.22(1) run two day cares out of the house.

2. A few days ago s.22(1)

s.22(1)

s.22(1).

Thanks for listening

s.22(1)

On Mar 8, 2023, at 9:57 AM, Neal, Justin <Justin.Neal@vancouver.ca> wrote:

Hi s.22(1)

Thank you for your comment. It will be included in my letter of recommendation to the Director of Planning.

This application is to add another child day care to the upper floor. Right now they have proposed 16 children on site, double what is currently there.

Since you have responded, you will be notified of the outcome of this application.

Thank you,

Justin Neal | Project Coordinator
Development Review Branch
604.829.9626 | justin.neal@vancouver.ca

<image001.png>

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Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Friday, March 10, 2023 2:12 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Both 20th Avenue and the back lane of this property is very busy with endless construction as well as daily activities. The extra parking for drop off will make the congestion worse.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Friday, March 10, 2023 5:59 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

- Information on Notice card is incomplete... - Is the property approved now for the existing commercial Day Care use? - We have seen an Operational Letter indicating change from 8 to 16 children...Is this what the application is for or for legalizing the existing operation? - Existing garage parking is inaccessible for parking use. - Existing surface parking is in conflict with use of Daycare entry....only good for drop-off - Free parking in street is always full in front of 845....and other parts of street are restricted to residents of this block. - In short...access and drop-off provisions are inadequate for this use. - Assuming detailed daycare design is not the City's concern at this time.... Is this City or BC licencing responsibility? - Our position is based on information available.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Sunday, March 12, 2023 11:14 AM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm writing with respect to the development application of 845 W 20th. s.22(1) s.22(1). Please know that I understand the challenge for childcare spaces in the city, i have experiences this issue firsthand. That being said, I want to point out that this property is already servicing this need with spaces for 8 children. I do not oppose the use of a portion of this home to service the community but I am concerned with the impact on the neighbourhood if this approval was moved from a small business in a residential community to a full commercial property in a residential area. I bring to your attention the need to think of the greater population as we have a park, recreation facilities and playground that people travel to from all over Vancouver to enjoy and this may impact their ability access and utilize services if you were to add pickup and drop off of 16 children daily. Illegal parking and dangerous parking is already a daily frustration for cyclists, drivers and pedestrians around the park. I also want to note that there is a large childcare facility across the street in Douglas Park Community Centre and another proposed for the new development at the Balfour property on 19th between Laurel and Oak specifically designed to decrease the pressure for the need of more childcare AND these are in properly designed commercial spaces with appropriate access and safe ability for pickup and drop off multiple children. It would appear that the s.22(1) would no longer even be able to live in the home as both full floors would be for business use ? In my humble opinion, this is not a small business in a residential community but a "commercialization" of a business in a residential community-we do not need commercial enterprises in an area with limited parking, limited access and small lots. My specific concern is that this residential building is not in a space to accommodate a business increase to this size and could lead to dangerous parking, jaywalking, blocking of city streets and alleys (to park goes AND city services) and all next to a park where safety should be paramount. I firmly believe that this residential block cannot accommodate the needs of the proposed doubling of this facility. This is not the right place for this size of a commercial enterprise development. Finally, I would ask that you review the number of times that city services were unable to access this specific block in past years due to laneway and street closures and traffic and please recognize the additional burden to residents AND for city services with an increase of traffic.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: s.22(1)
Sent: Sunday, March 12, 2023 11:14 AM
To: Neal, Justin
Subject: [EXT] 845 West 20th daycare 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 Justin,

I'm writing with respect to the development application of 845 W 20th. s.22(1)
s.22(1)

Please know that I understand the challenge for childcare spaces in the city, i have experiences this issue firsthand. That being said, I want to point out that this property is already servicing this need with spaces for 8 children. I do not oppose the use of a portion of this home to service the community but I am concerned with the impact on the neighbourhood if this approval was moved from a small business in a residential community to a full commercial property in a residential area.

I bring to your attention the need to think of the greater population as we have a park, recreation facilities and playground that people travel to from all over Vancouver to enjoy and this may impact their ability access and utilize services if you were to add pickup and drop off of 16 children daily.

Illegal parking and dangerous parking is already a daily frustration for cyclists, drivers and pedestrians around the park. I also want to note that there is a large childcare facility across the street in Douglas Park Community Centre and another proposed for the new development at the Balfour property on 19th between Laurel and Oak specifically designed to decrease the pressure for the need of more childcare AND these are in properly designed commercial spaces with appropriate access and safe ability for pickup and drop off multiple children.

It would appear that the s.22(1) would no longer even be able to live in the home as both full floors would be for business use ?

In my humble opinion, this is not a small business in a residential community but a "commercialization" of a business in a residential community-we do not need commercial enterprises in an area with limited parking, limited access and small lots. My specific concern is that this residential building is not in a space to accommodate a business increase to this size and could lead to dangerous parking, jaywalking, blocking of city streets and alleys (to park goes AND city services) and all next to a park where safety should be paramount.

I firmly believe that this residential block cannot accommodate the needs of the proposed doubling of this facility. This is not the right place for this size of a commercial enterprise development.

Finally, I would ask that you review the number of times that city services were unable to access this specific block in past years due to laneway and street closures and traffic and please recognize the additional burden to residents AND for city services with an increase of traffic.

Thank you for your consideration.

Warm Regards,
s.22(1)

Neal, Justin

From: s.22(1)
Sent: Monday, March 13, 2023 2:38 AM
To: Neal, Justin
Subject: [EXT] 845 w20th ave - DP 2023-00084

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 Justin

How are you? We received notice that there will be an application for another daycare for 845 W20th ave.

s.22(1) Unfortunately we don't agree with this addition of another daycare. What we are finding is that the parking on our street is already congested, and we're finding illegally parked cars in front of the current daycare.

In addition, with the additional daycare, we are worried about the extra traffic and noise that will be created.

This is a residential neighborhood, having the additional daycare will make have a negative impact on the neighborhood, a childcare center of this size should belong in an area that is more zoned for commercial use and not in a quiet residential area

Thank you for your consideration and we hope that the additional daycare is not approved.

Best regards

s.22(1)

Neal, Justin

From: s.22(1)
Sent: Wednesday, March 15, 2023 12:19 PM
To: Neal, Justin
Subject: [EXT] Re dp2023-00084 / 845 w 20 Ave

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 Justin Neal,

I am writing you regarding the zoning change to child care facility request at 845 w 20 Ave. s.22(1)
s.22(1)

s.22(1) growing up in Vancouver, I know how important it is to have access to qualify daycare.

However, I am very concerned about this rezoning. The lane is already extremely clogged with multiple families dropping off and picking up their kids at a location that has one parking spot. They spill over into the neighbours parking spots, who then can't park themselves and clog the lane.

Adding another daycare would exacerbate this issue.

As the current/new daycare has not been there a year yet, we have no idea how the daycare will influence the neighbourhood during spring and summer months.

Could they rent space at the community center across the street? This would help with all car related issues, noise issues and neighbourhood issues.

Sincerely,

s.22(1)

Neal, Justin

From: s.22(1)
Sent: Wednesday, March 15, 2023 2:26 PM
To: Neal, Justin
Subject: [EXT] 845 W 20th Ave Development Application

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 Justin,

I am writing regarding the proposed development application at 845 20th Ave. s.22(1)

s.22(1)

s.22(1)

I want to first start by stating that we understand the struggle of finding adequate daycare in this city and the need for more daycares. Yet, it is a concern for us all that the daycare is looking to expand. Our current experience with the daycare hasn't been terrible, s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

With the existing daycare, there is already an increase in traffic in the laneway during pick-up and drop-off times. s.22(1)

s.22(1) several heated exchanges between neighbours and daycare users. The parents park their vehicles illegally and on private property blocking access s.22(1)

s.22(1)

. The plan to expand the daycare will only exacerbate the situation.

The increase in noise levels would be another issue. s.22(1)

s.22(1)

. Having the increased children's noise, traffic and further possible disputes that occur with neighbours, will, unfortunately, cause a s.22(1)

s.22(1)

This is a residential area and not a commercial zone. If the owners would like to expand their daycare business, they should use a spaced zoned for it. There is no adequate reason why their business needs to be expanded specifically at this location. With the current state of the market, there are plenty of commercial spaces available. We do not believe that this proposal should be approved.

Please let me know if you have any questions.

Thank you,

s.22(1)

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Saturday, March 18, 2023 11:19 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi. I say no to the application to changing over the current property status to a child care facility. But, that said, I noticed at the bottom of the card we rec'd it states: "... the application is "conditional" so it may be permitted." Translation to us after dealing with the City of Vancouver and the unscrupulous Wes Group developer over that horrible Balfour Bloc project and the "dog park" in Heather Park that was for humans, is that this 845 application is a "Done Deal." Get the rubber stamp out as it falls within the "flavour of the month". That said, with approval the vehicle traffic in the area will increase, as will the noise level and the tax payers, particularly s.22(1) will be ignored once again. My two cents. P.S. s.22(1) and we all feel the same way ...

Street address

s.22(1)

Postal code

Vancouver, BC s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Friday, March 24, 2023 6:00 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

There are very limited parking in this neighbourhood. If there is only one parking provided at childcare, what about other children? It is most likely gonna parking on-street where already a huge parking issue existed.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

Neal, Justin

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Monday, March 27, 2023 5:27 PM
To: Neal, Justin
Subject: [EXT] s.22(1) completed a comment form for 845 W 20th Ave (DP-2023-00084) development application

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 845 W 20th Ave (DP-2023-00084) development application . If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm writing with respect to the development application of 845 W 20th. s.22(1)
s.22(1) the proposed development site. As daycare already exists on the property, I have noticed several cars parked illegally outside the daycare, blocking lane access during drop off and pick up times. expanding the child care spots to 16 and designating the property as a child care facility will only increase the number of cars accessing the lane and add additional pressure to parking in the neighbourhood. The property has just one parking spot, not nearly enough to accommodate the drop offs and pick ups of the kids currently attending that daycare, never mind adding 8 additional families. While I understand the need for childcare spaces in the city, we have a large childcare facility across the street in Douglas Park Community Centre, and I'm not sure if that is even at capacity. I am also concerned with the noise impact on the neighbourhood, especially the noise generated on the property during working hours. s.22(1)
s.22(1) This residential block cannot accommodate the needs of the proposed facility. This is not the right place for this development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

RECOMMENDATION TO DOP

May 24, 2023

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:

845 W 20TH AVENUE, Vancouver, BC V5Z 1Y3

PERMIT NUMBER:

DP-2023-00084

RECOMMENDATION TO:

Mandy So

Manager/Supervisor Name

FROM:

Jneal

Staff Initials

RECOMMENDATION SUMMARY:

I would recommend REFUSAL to change the use of approximately 1862 sq. ft. of Single Detached House with Secondary Suite to a 16 child daycare facility on this existing site.

Reasons for REFUSAL:

Refusal 1 – Non-compliance – Regulations;

- The existing building is a one family dwelling with secondary suite with the occupants already operating a "family" daycare" (8 or less children) in the secondary suite (see History below).
- Child Daycare facility requires conditional approval in this RS-5 zoning.
- The applicant has confirmed that the building will become a daycare with a total of 16 children, with no one living at the address outside of operating hours (see email in Documents), therefore the building will become a commercial entity in a residential zone/neighbour.

It should be noted that the intention of a standalone commercial daycare facility was not clear at time of applicant, through the operational letter and the submitted plans, or when the neighbourhood was notified.

Refusal 2 – Objections Received; objections have been received from neighbouring property owners;

- Include separate outdoor play spaces for each childcare program on site. A request for use of Douglas Park for this purpose has been submitted on behalf of this application to the Board of Park and Recreation
- Interior spaces to meet the intent of the Childcare Design Guidelines, including a table of areas for activity and support spaces.

- Two pickup/drop-off spaces should be provided. Most comments received from the neighbourhood were due to the pickup/drop off of children. See parking notes for more detail.
- Yvonne Hii, social planner to present at BOV to provide accurate feedback and requirements.

SPECIAL DEPARTMENTAL NOTES:

Department	Note	Condition Reference
DRB	Accepted with conditions	
Engineering	Accepted with conditions	
BRB	Accepted with conditions	
Social policy	Accepted with conditions	
CCFL	Accepted with conditions	

NOTIFICATION SUMMARY:

Site Sign: No

Postcards: Yes **Send Date:** February 23, 2023 **Number:** 209
Expiry Date: March 16, 2023

Open House: No

Results of Notification:

Responses: 34 **Objections:** 24 **In Favour:** 4 **Mixed:** 1

Responses from outside of the notification area: No

- Only postcards sent.

Summary of Responses:

22	Parking issues + drop off and pick up
10	Not a commercial zone
7	Noise
3	Child care facility close by
2	Home is not taken care of

Summary of Comments Received from Recognized Neighborhood Groups:

- No

HISTORY:

Number of Dwelling Units: 2

Approved Use: SDH + SS

Occupancy: *Owner*

Permit / Application Details:

Permit Number	Issue Date	Project Description
BP-2021-02042	Aug 17, 21	<p>Change of use from one family dwelling to one family dwelling with a secondary suite, and interior and exterior alterations to legalize previous work done on this site. Scope of work includes validating the removal of interconnecting stairs between main and basement floors, washroom and mechanical room renovations, and new rear landing and stairs.</p> <p>Secondary suite to be used as Group multi age child Day Care Facility with a maximum of 8 children over 30 months of age. Upgrades including emergency lighting should comply with Table 3.1.2.8 of Vancouver Building By-law.</p>
DP-2021-00849	Jan 1, 22	<p>Interior/exterior alterations and change of use from one family dwelling to one family dwelling with a secondary suite with one off-street parking space provided in the existing accessory building (garage) having vehicular access off the rear lane. Scope of work includes validating the removal of interconnecting stairs between main and basement floors and washroom and mechanical room renovations, replacing unauthorized non-conforming rear stairs with new landing and stairs, and providing a minimum of 2'10" of secondary suite access.</p> <p>Rear concrete slab is not permitted for parking area but should remain for firefighter access to the secondary suite.</p> <p>Addressing note: #1 - 845 W 20th Av - 1st & 2nd storey (1FD) #2 - 845 W 20th Av - Basement (Sec Suite)</p> <p>Note: Second side entrance relaxed by David Jung.</p>
BP-2022-03696	Aug 3, 22	<p>Interior alterations to remove one wall in the suite, unit #2 of the existing one family dwelling with secondary suite on this site.</p>

TECHNICAL REVIEW:

Relaxations: Yes

Parking: required is 4 spaces. 2 for staff and 2 for children. Provided is one drop off space in rear of site and one small car enclosed spaces. So two spaces are provided. There is street parking out front for staff or pickup/drop-off.

Parking & Loading & Bicycle Calculation Details:

Parking:

	Standard	Small	Accessible
Required	4	1	0
Existing	2	2	0
Proposed	2	2	0

- Existing parking is one small car space, and one enclosed car space. Only 1 space is available for either pick-up/drop-off or staff parking
- Street parking is available in front as well for staff parking.

Loading:

	Class A	Class B	Class C
Required	0	1	0
Existing	0	0	0
Proposed	0	0	0

Bicycle:

- N/A

APPLICABLE SECTION 10 & 11 REGULATIONS:

- No

ADDITIONAL REGULATIONS & REQUIREMENTS:

Bonus Density: N/A

Covenants: N/A

Guidelines: Yes

- Childcare design guidelines

TECHNICAL CALCULATION DETAILS:

	By-law	Floor area/ calc m2	Required - Existing			Provided - Existing			Required - New			provided - new			Notes/relaxations?
Parking			regular	small	accessible	regular	small	accessible	regular	small	Accessible	regular	small	Accessible	
Child care Facility	4.2.3.5	173	-	-	-	-	-	-	2	1	0	0	2	0	
dwelling unit	4.2.1.13	173	-	-	-	-	-	-	2	1	0				
SDH + SS	4.2.1.2	173	1	0	0	0	2	-	-	-	-				
TOTAL PRKG			1	0	0	-	2	-	4	2	0	0	2	0	
Loading			Class A	Class B	Class C	Class A	Class B	Class C	Class A	Class B	Class C	Class A	Class B	Class C	
Child care Facility	5.2.3	173	-	-	-	-	-	-	0	1	0	0	0	0	
dwelling unit	5.2.1	173	-	-	-	-	-	-	0	0	0	0	0	0	
SDH + SS	5.2.1	173	0	0	0	0	0	0	-	-	-	0	0	0	
TOTAL LDG			0	0	0	0	0	0	0	1	0	0	0	0	
Bicycles			Class A	Class B		Class A	Class B		Class A	Class B		Class A	Class B		
Child care Facility	6.2.2.3	173	-	-		-	-		0	0		0	0		
dwelling unit	6.2.1.1	173	-	-		-	-		0	0		0	0		
SDH + SS	6.2.1.1	173	0	0	0	0	0	0	-	-	-	-	-		
TOTAL BICYCLES			0	0	0	0	0	0	0	0		0	0		
child care guidelines: 1.6 - Vehicular parking and access									Parking Total:						
1. one parking stall for each 8 kids. = 2 needed									2 spaces for 16 kids						
2. two parking stalls for staff = 2 spaces needed									2 spaces for staff						
3. free parking outside.															
4. park across from the street															
									4 spaces total						

Project Report

18 February 2020 - 03 August 2021

Shape Your City Vancouver

3629 Fraser St (DP-2020-00819) development application



Visitors Summary

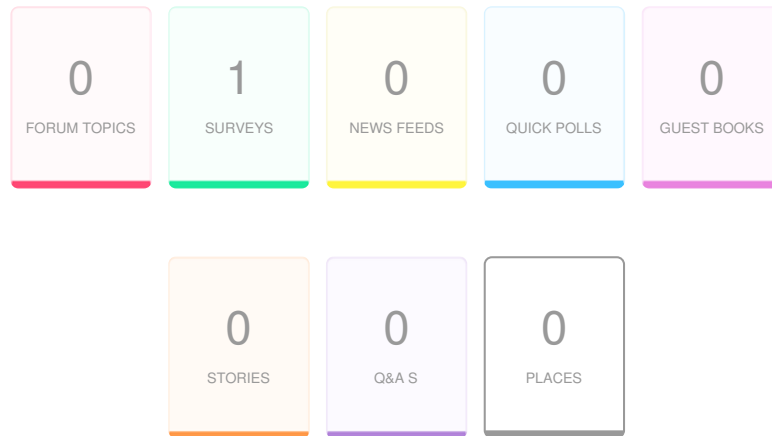


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
130	11	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
4	29	113

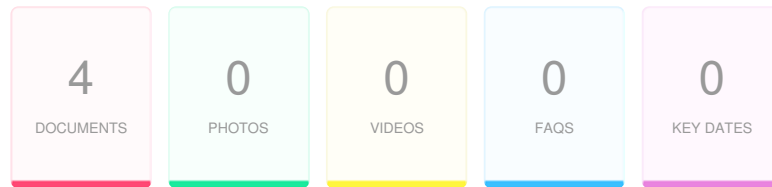
Aware Participants	113	Engaged Participants	4		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	113				
Informed Participants	29	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	1	3	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	23	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	22	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	4				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	3629 Fraser St development application comments	Published	15	1	3	0

INFORMATION WIDGET SUMMARY



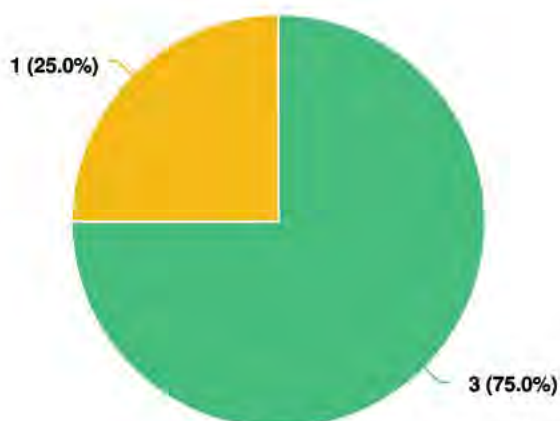
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	17	18
Document	Landscape plan	9	10
Document	Operational letter	9	12
Document	Notification postcard	7	8
Key Dates	Key Date	0	0

ENGAGEMENT TOOL: SURVEY TOOL

3629 Fraser St development application comments

Visitors	15	Contributors	4	CONTRIBUTIONS	4
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Your overall position about the application:



Question options

Support Opposed

Optional question (4 response(s), 0 skipped)

Question type: Dropdown Question

Project Report

18 February 2020 - 11 May 2021

Shape Your City Vancouver

3629 Fraser St (DP-2020-00819) development application



Visitors Summary

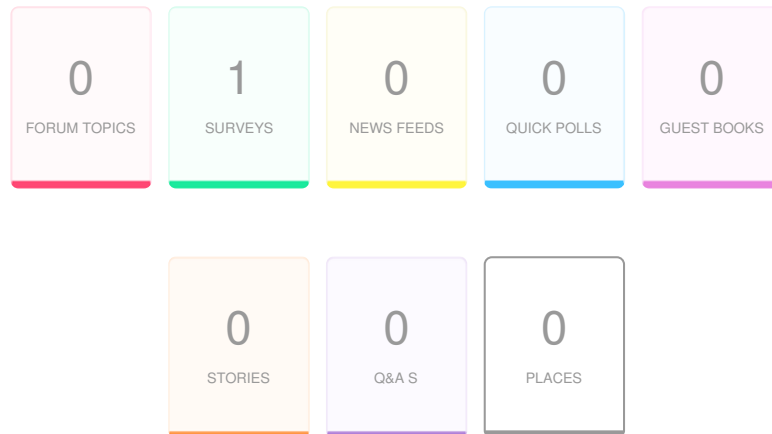


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
84	11	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	21	78

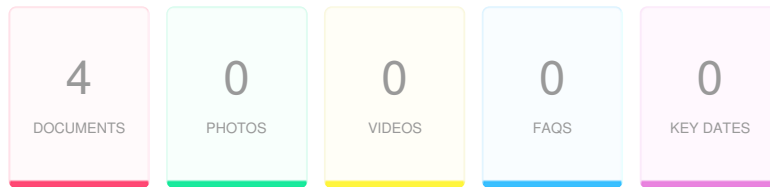
Aware Participants	78	Engaged Participants	2		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	78	Contributed on Forums	0	0	0
Informed Participants	21	Participated in Surveys	1	1	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	17	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	18				
Contributed to a tool (engaged)	2				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	3629 Fraser St development application comments	Published	9	1	1	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	13	13
Document	Operational letter	8	9
Document	Landscape plan	7	7
Document	Notification postcard	6	6
Key Dates	Key Date	0	0

ENGAGEMENT TOOL: SURVEY TOOL

3629 Fraser St development application comments

Visitors 9	Contributors 2	CONTRIBUTIONS 2
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Your overall position about the application:



Question options

Support Opposed

Optional question (2 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 03 August 2021

3629 Fraser St development application comments

Shape Your City Vancouver

Project: 3629 Fraser St (DP-2020-00819) development application



VISITORS					
15					
CONTRIBUTORS			RESPONSES		
4			4		
1	3	0	1	3	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Apr 26, 2021 17:05:09 pm

Last Seen: Apr 26, 2021 17:05:09 pm

IP Address: n/a

Q1. Your comments:

Fully support this application

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: May 03, 2021 06:56:58 am

Last Seen: May 03, 2021 13:58:22 pm

IP Address: s.22(1)

Q1. Your comments:

We do not support this application. The street parking in the 3600 block of Fraser St. is already congested, having 25 children being dropped off and picked up twice per day will make parking even worse. Not only for west side of the 3600 block of Fraser st, but also the east side of 3600 Fraser St, and the two side streets of East 20th and East 21st . Furthermore, the traffic flow in the lane in the back will also be impacted with parents potentially driving around, to 'circle back' until a spot opens up in front. The laneway behind is a very narrow T-intersection that is on a steep grade, bumpy, narrow and unsafe on good days, with local traffic. Small neighbourhood children play in the lane - as the side streets are busy, and now its safety will be compromised. The proposed 3 parking spaces in the rear - which I am assuming would be for staff, will already impact the amount of traffic in this lane. The residential homes in this area only have room for 2 parking at most. We feel that this proposal is blatantly ignoring the fact that the 3600 block of Fraser Street is a long time residential block and only has families living here. Just because we are located on a main street, our residential rights should not be compromised. If this application goes through, then we, the neighbours, are being penalized for living on a main street. If this application were for a side street, it would meet similar criticism or not even be allowable. s.22(1) and I feel this is a terrible location for a daycare of this many children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email:

Responded At: May 12, 2021 12:14:55 pm

Last Seen: May 12, 2021 12:14:55 pm

IP Address: n/a

Q1. Your comments:

I am very much in favour of this project. This is an important service that is desperately lacking in the neighbourhood. Very happy to see this application come forward.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Jul 06, 2021 11:58:20 am

Last Seen: Jul 06, 2021 11:58:20 am

IP Address: n/a

Q1. Your comments:

We need more day care options (especially for infants and toddlers) around fraserhood. Young families are moving in and there are not enough options for day care!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support

Survey Responses

18 February 2020 - 11 May 2021

3629 Fraser St development application comments

Shape Your City Vancouver

Project: 3629 Fraser St (DP-2020-00819) development application



VISITORS					
9					
CONTRIBUTORS			RESPONSES		
2			2		
1	1	0	1	1	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Apr 26, 2021 17:05:09 pm

Last Seen: Apr 26, 2021 17:05:09 pm

IP Address: n/a

Q1. Your comments:

Fully support this application

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: May 03, 2021 06:56:58 am

Last Seen: May 03, 2021 13:58:22 pm

IP Address: s.22(1)

Q1. Your comments:

We do not support this application. The street parking in the 3600 block of Fraser St. is already congested, having 25 children being dropped off and picked up twice per day will make parking even worse. Not only for west side of the 3600 block of Fraser st, but also the east side of 3600 Fraser St, and the two side streets of East 20th and East 21st . Furthermore, the traffic flow in the lane in the back will also be impacted with parents potentially driving around, to 'circle back' until a spot opens up in front. The laneway behind is a very narrow T-intersection that is on a steep grade, bumpy, narrow and unsafe on good days, with local traffic. Small neighbourhood children play in the lane - as the side streets are busy, and now its safety will be compromised. The proposed 3 parking spaces in the rear - which I am assuming would be for staff, will already impact the amount of traffic in this lane. The residential homes in this area only have room for 2 parking at most. We feel that this proposal is blatantly ignoring the fact that the 3600 block of Fraser Street is a long time residential block and only has families living here. Just because we are located on a main street, our residential rights should not be compromised. If this application goes through, then we, the neighbours, are being penalized for living on a main street. If this application were for a side street, it would meet similar criticism or not even be allowable. s.22(1) and I feel this is a terrible location for a daycare of this many children.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

Project Report

18 February 2020 - 22 August 2021

Shape Your City Vancouver

3636 W 4th Ave (DP-2021-00253) development application



Visitors Summary

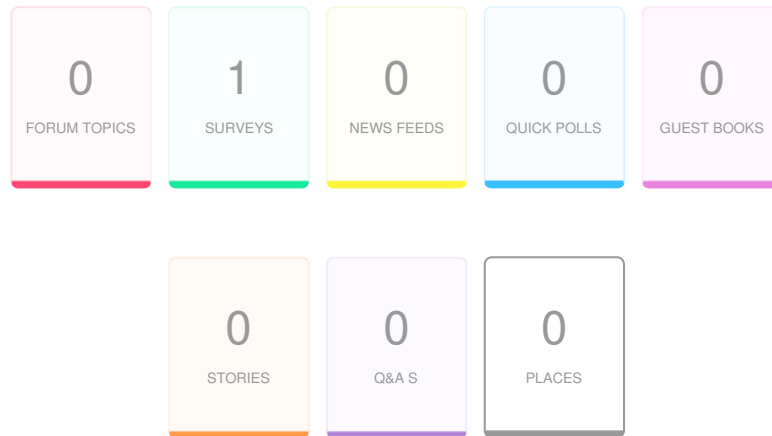


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
53	12	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
3	12	46

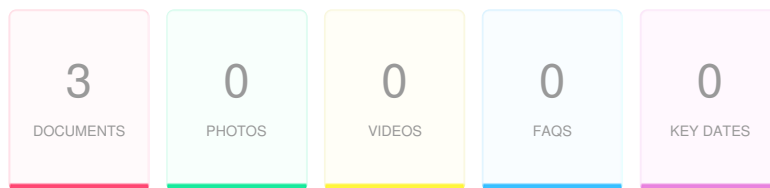
Aware Participants		46	Engaged Participants		3	
Aware Actions Performed		Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page		46				
Informed Participants		12	Contributed on Forums	0	0	0
Informed Actions Performed		Participants	Participated in Surveys	1	2	0
Viewed a video		0	Contributed to Newsfeeds	0	0	0
Viewed a photo		0	Participated in Quick Polls	0	0	0
Downloaded a document		9	Posted on Guestbooks	0	0	0
Visited the Key Dates page		0	Contributed to Stories	0	0	0
Visited an FAQ list Page		0	Asked Questions	0	0	0
Visited Instagram Page		0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages		7	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)		3				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	3636 W 4th Ave development application comments	Published	5	1	2	0

INFORMATION WIDGET SUMMARY



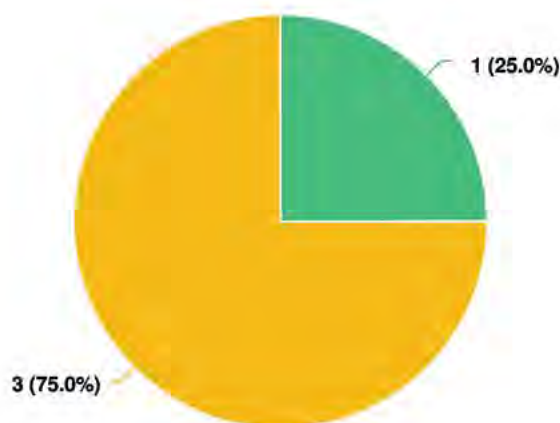
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan & project data	6	7
Document	Operational letter	6	10
Document	Notification postcard	5	7
Key Dates	Key Date	0	0

ENGAGEMENT TOOL: SURVEY TOOL

3636 W 4th Ave development application comments

Visitors 5	Contributors 3	CONTRIBUTIONS 4
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Your overall position about the application:



Question options

Support Opposed

Optional question (4 response(s), 0 skipped)

Question type: Dropdown Question

Survey Responses

18 February 2020 - 22 August 2021

3636 W 4th Ave development application comments

Shape Your City Vancouver

Project: 3636 W 4th Ave (DP-2021-00253) development application



VISITORS					
5					
CONTRIBUTORS			RESPONSES		
3			4		
1	2	0	2	2	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email:

Responded At: Jul 29, 2021 11:06:01 am

Last Seen: Jul 29, 2021 11:06:01 am

IP Address: n/a

Q1. Your comments:

I fully support this development application. I am sure this would improve this family oriented community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 2

Login: s.22(1)

Email:

Responded At: Jul 30, 2021 13:09:43 pm

Last Seen: Jul 30, 2021 13:09:43 pm

IP Address: n/a

Q1. Your comments:

I think this property should remain retail to help boost other retail in the neighbourhood. Therefore, I personally do not agree with proposal for childcare.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email:

Responded At: Jul 31, 2021 08:33:38 am

Last Seen: Aug 11, 2021 19:21:58 pm

IP Address: s.22(1)

Q1. Your comments:

Having 27 children plus employees will bring a lot of extra traffic to the neighborhood, especially with the parents dropping and picking up the children multiple times per day.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Jul 31, 2021 08:36:55 am

Last Seen: Aug 11, 2021 19:21:58 pm

IP Address: s.22(1)

Q1. Your comments:

This will bring too much traffic to the neighborhood. It will be 27 parents plus employees, the neighborhood wasn't designed to accomodate this kind of traffic especially with parents dropping off and picking up their children multiple times per day.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

1.

I am in receipt of your post card advising of the application by Rose Academy Daycare to change the use of the subject property from a retail store to a Child Care Centre.

I have no objection to this provided there are safe places for the children to be dropped off and picked up.

Thank you.

s.22(1)



2

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.

Re the above application for child daycare permit.

My business is next door to the address in question and I fully support the application.

Cheers,

Ron

Kestrel Books

Ron Fryer

3642 West 4th Ave

Vancouver, BC

604-872-2939

kestrelbooks@yahoo.ca

3

Hi

I'm the owner of Geeta's beauty salon &spa ltd

3619-west 4th.

I'm totally ok with a daycare opening in the area.

Geeta

Get [Outlook for iOS \[aka.ms\]](#)

4

Hi,

We are happy to have "Rose Academy Daycare" nearby because many of our customers are parents and teachers.

Thank you,

Hyang Jun
ABC Academic Books Inc.
(604)222-2772

5

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

Hi there

I am writing to say that I **approve** of the potential daycare (Rose Academy) moving into 3636 W. 4th Ave which is just down the street from my business.

Thank you!

Rebecca

Rebecca

CEO & FOUNDER
3680 West 4th Ave
Vancouver, BC
V6R 1P1

6

I think a child care centre at 3636 West 4th would be a very good plan!

Sincerely,
s.22(1)

7

Hello,

I would just like to say that I think this is a great opportunity to bring families back to the area after a devastating year and a half. Completely support this application,

Joshua Kemle
Beyond Bread
3686 W 4th Avenue
Vancouver BC
V6R 1P1

DP-2021-00253 - Development Application for 3636 West 4th Avenue - Rose Academy Daycare

I am writing to say that our Community would benefit greatly from having the Rose Academy Daycare move into 3636 West 4th Avenue We are a Family Oriented 3 Block Jericho Business Community in Kitsilano which caters to families with many businesses catering to children The Arbutus Academy of Music at Jericho Village, the ABC Educational Book Store & Library for Children at Jericho Village, the Learning Tree and the Oxford Learning Academy at Jericho Village as well as a Ceramic School for Children right next door to 3636 West 4th Avenue and a very well known Dance School for Children right across the street.

All of our businesses that cater to women will also benefit greatly from having another 'family' business here... we have many salons, beauty parlours, women's health clinics, clothing stores, several book & gift stores and restaurants as well as 2 grocery stores and all other amenities like a Taylor, dry cleaner, shoe mender... and then there are dentists, chiropractors, back specialists, and vets and doggie day care centres all in our 3 block radius who would compliment the daycare service - making our little business area a 'multi-use' area for families... not to mention that we are on a major bus route - making it easy for families as well as 3 major bike routs on West 8th, West 3rd and Point Grey Road...

Families whose children will use the Rose Academy Day Care - can also walk to McBride Park and Pioneer Park or Jericho Beach.... Additionally Bayview Elementary School is less than 2 blocks away... We are a neighbourhood of young families and it is a safe community with Rose Academy Daycare being in the middle of the 3600 Block with a 4 Way Intersection at 4th & Alma to cross the street on one end of the block as well as a push button cross walk at 4th & Dunbar at the other end of the block - making it safe for families to cross the road

I have spoken with many of my neighbouring business owners and customers and staff and we all welcome this type of business into our neighbourhood... especially when there is such a big need for Day Care Places in our City now that mothers are getting back to work! We really need this kind of service on our side of town... especially with Bayview's community daycare closed for another year while the new school building is being re-built.

I will forward a few signatures separately who all agree they would like to see Rose Academy Daycare to open at 3636 West 4th Avenue as we all believe it would be an asset to our community and a boost to our neighbouring businesses as well... bringing more would be 'customers' to our little shopping district - much needed for our small family run businesses located in the Jericho Shopping Area of 3500, 3600 & 3700 Block of West 4th Avenue & Alma in Kitsilano. This would be a great fit with all of our many small businesses.

Sincerely, Francesca Dappen & SJM Dappen (owner) White Rabbits Boutique - 3666 West 4th Avenue Vancouver, BC V6R 1P1 Canada
604-733-3242

9 out of 9 -

To whom it may concern

I own African Breese Specialty Foods, located at 3654 West 4th Ave and I am in favour of a Daycare opening a few doors up from my store. I absolutely believe that it will enhance business for the small businesses in the area and draw a younger generation into the neighbourhood.

Look forward to welcoming them into the area

Kind regards
Marinda Breese

THE END

Responded at	Usertype	Signup Form Q1 (Username)	Signup Form Q2 (Email)	Support/ Object/ Mixed	LEGENT	Q2 (<p>Street address</p>)	Q4 (<p>Your overall position about the application: </p>)
2021-07-29 11:06	Unverified User	SYC in blue - s.22(1)		I fully support this development application. I am sure this would improve this family oriented community.	Support in green	s.22(1)	1
2021-07-30 13:09	Unverified User	s.22(1)		I think this property should remain retail to help boost other retail in the neighbourhood. Therefore, I personally do not agree with proposal for childcare.	Object in red	s.22(1)	2
2021-07-31 08:33	Participant	s.22(1)		Having 27 children plus employees will bring a lot of extra traffic to the neighborhood, especially with the parents dropping and picking up the children multiple times per day.	3268707	s.22(1)	2
2021-07-31 08:36	Participant	s.22(1)		This will bring too much traffic to the neighborhood. It will be 27 parents plus employees, the neighborhood wasn't designed to accomodate thiskind of traffic especially with parents dropping off and picking up their children multiple times per day.		s.22(1)	2
	Direct email to PC in yellow		s.22(1)	I am in receipt of your post card advising of the application by Rose Academy Daycare to change the use of the subject property from a retail store to a Child Care Centre. I have no objection to this provided there are safe places for the children to be dropped off and picked up.	Mixed - orange		
			Kestrel Books <kestrelbooks@yahoo.ca>	My business is next door to the address in question and I fully support the application. Cheers, Ron			2
			geeta chhabra <geetasbeautysalon@live.ca>				
			Hyang Jun s.22(1)	We are happy to have "Rose Academy Daycare" nearby because many of our customers are parents and teachers.			3
			Rebecca Rawlinson <rebecca@rebeccabree.co>	I am writing to say that I approve of the potential daycare (Rose Academy) moving into 3636 W. 4th Ave which is just down the street from my business.			4
			s.22(1)	I think a child care centre at 3636 West 4th would be a very good plan! Sincerely, s.22(1) Ave.]			5
			Josh <josh@beyondbread.ca>	I would just like to say that I think this is a great opportunity to bring famalies back to the area after a devastating year and a half. Completely support this application.			6
			Marinda <africanbreeseimports@shaw.ca>	I own African Breese Specialty Foods, located at 3654 West 4th Ave and I am in favour of a Daycare opening a few doors up from my store. I absolutely believe that it will enhance business for the small businesses in the area and draw a younger generation into the neighbourhood. Look forward to welcoming them into the area Kind regards Marinda Breese			7

			<p>I am writing to say that our Community would benefit greatly from having the Rose Academy Daycare move into 3636 West 4th Avenue We are a Family Oriented 3 Block Jericho Business Community in Kitsilano which caters to families with many businesses catering to children The Arbutus Academy of Music at Jericho Village, the ABC Educational Book Store & Library for Children at Jericho Village, the Learning Tree and the Oxford Learning Academy at Jericho Village as well as a Ceramic School for Children right next door to 3636 West 4th Avenue and a very well known Dance School for Children right across the street. // All of our businesses that cater to women will also benefit greatly from having another 'family' business here... we have many salons, beauty parlours, women's health clinics, clothing stores, several book & gift stores and restaurants as well as 2 grocery stores and all other amenities like a Taylor, dry cleaner, shoe mender... and then there are dentists, chiropractors, back specialists, and vets and doggie day care centres all in our 3 block radius who would compliment the daycare service - making our little business area a 'multi-use' area for families... not to mention that we are on a major bus route - making it easy for families as well as 3 major bike routs on West 8th, West 3rd and Point Grey Road...// Families whose children will use the Rose Academy Day Care - can also walk to McBride Park and Pioneer Park or Jericho Beach.... Additionally Bayview Elementary School is less than 2 blocks away... We are a neighbourhood of young families and it is a safe community with Rose Academy Daycare being in the middle of the 3600 Block with a 4 Way Intersection at 4th & Alma to cross the street on one end of the block as well as a push button cross walk at 4th & Dunbar at the other end of the block - making it safe for families to cross the road.// I have spoken with many of my neighbouring business owners and customers and staff and we all welcome this type of business into our neighbourhood... especially when there is such a big need for Day Care Places in our City now that mothers are getting back to work! We really need this kind of service on our side of town... especially with Bayview's community daycare closed for another year while the new school building is being re-built.. // I will forward a few signatures separately who all agree they would like to see Rose Academy Daycare to open at 3636 West 4th Avenue as we all believe it would be an asset to our community and a boost to our neighbouring businesses as well... bringing more would be 'customers' to our little shopping district - much needed for our small family run businesses located in the Jericho Shopping Area of 3500, 3600 & 3700 Block of West 4th Avenue & Alma in Kitsilano. This would be a great fit with all of our many small businesses. .// Sincerely, Francesca Dappen & SJM Dappen (owner) White Rabbits Boutique - 3666 West 4th</p>	
		Modern Done Upholstery <info@moderndone.c		
				8
				Summary Support - 8
				Object - 3
				Mixed - 1
				TOTAL 12

Demographics Data

4) <p>Your overall position about the application:</p> (Question type: DropDown)

Support

Opposed

Mixed