

# 2113 W 32 Ave (formerly 4683 Arbutus St) development application comments

---

## SURVEY RESPONSE REPORT

18 February 2020 - 13 March 2024

### PROJECT NAME:

2113 W 32nd Ave (formerly 4683 Arbutus St) (DP-2023-00609) development application

---

# SURVEY QUESTIONS

---

**Q1** | Your comments:

Screen Name Redacted

1/23/2024 01:59 PM

As there will be increase in residential density and increase in the number of families young children, the park board should consider expand and renew the small playground right across the street at 2113 W32nd Ave inside the Prince of Whales park. Currently, the playground is very small with outdated equipment and will not be sufficient to support the increase in population density given multiple developments have been proposed along arbutus street in the close vicinity

Screen Name Redacted

3/03/2024 05:43 PM

I like that the design and proposed housing type is in character with the neighbourhood I'm concerned that the rental units are not sufficient to meet the needs of families and that the market units (which will be more appropriately sized for families) will be far too expensive. Based on the Design Rationale document, there will be 33 rental units, but only 13 of them are 2 bedroom and none are 3 bedroom. The rental units range from 512sq ft to 880 sq ft, which is much too small for any family. The 69 market units; however, range from 1417 sq ft to 2539 sq ft, which is much more appropriate for families, but will likely be far out of reach from a cost perspective. If the City is serious about creating affordable family housing, it should ensure that the rental units are appropriately sized for families and that the market units are appropriately priced for families. This is essential as the development will be displacing many current affordable rental units.

Screen Name Redacted

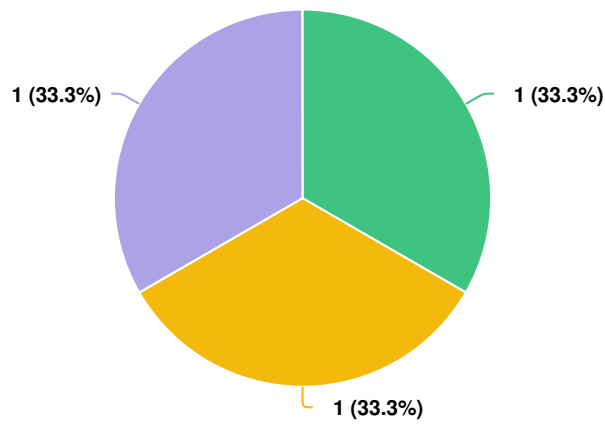
3/08/2024 03:20 PM

A great loss of opportunity for this unique large site that does NOT meet city density goals. Removing rental housing for market townhouses? There were originally far more than 33 rental unit on this site (maybe 100? ) that the developer has left empty for a decade. So trading 33 units for 33 units is very misleading! Given the need for increased density, particularly along the major street corridors, it is surprising to see simple townhouses throughout the entire site. Why does this project not propose 6 stories along Arbutus with townhomes along the west side? Nor does it fit in with the neighbourhood context. Across Arbutus is the successful high density residential development. To the north a gas station, care home and small commercial area. To the west is a park and to the south single family homes that are awaiting future redevelopment and a church. This project is not really about fitting in with context as suggested. This proposed submission is longer appropriate urban form or density and does not fit the future vision for the City's or the neighbourhood goals. They should go back to the drawing board.

**Mandatory Question** (3 response(s))

**Question type:** Essay Question

**Q2** Your overall position about the application:



**Question options**

- Support
- Opposed
- Mixed

Optional question (3 response(s), 0 skipped)  
Question type: Dropdown Question