

OCP Amendment Questions

SURVEY RESPONSE REPORT

13 January 2025 - 18 February 2025

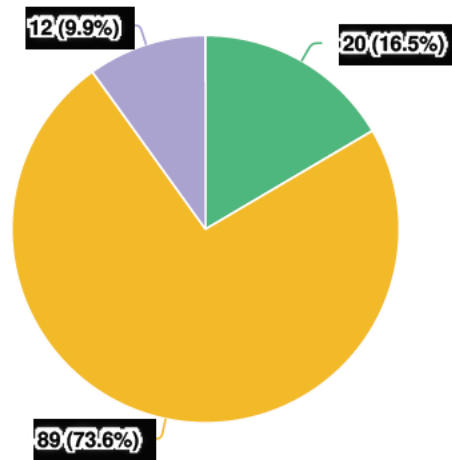
PROJECT NAME:

OCP Amendment Application for 3474 Gladwin Road (PRJ23-115)



SURVEY QUESTIONS

Q1 | Do you support the proposed text amendment to the OCP?

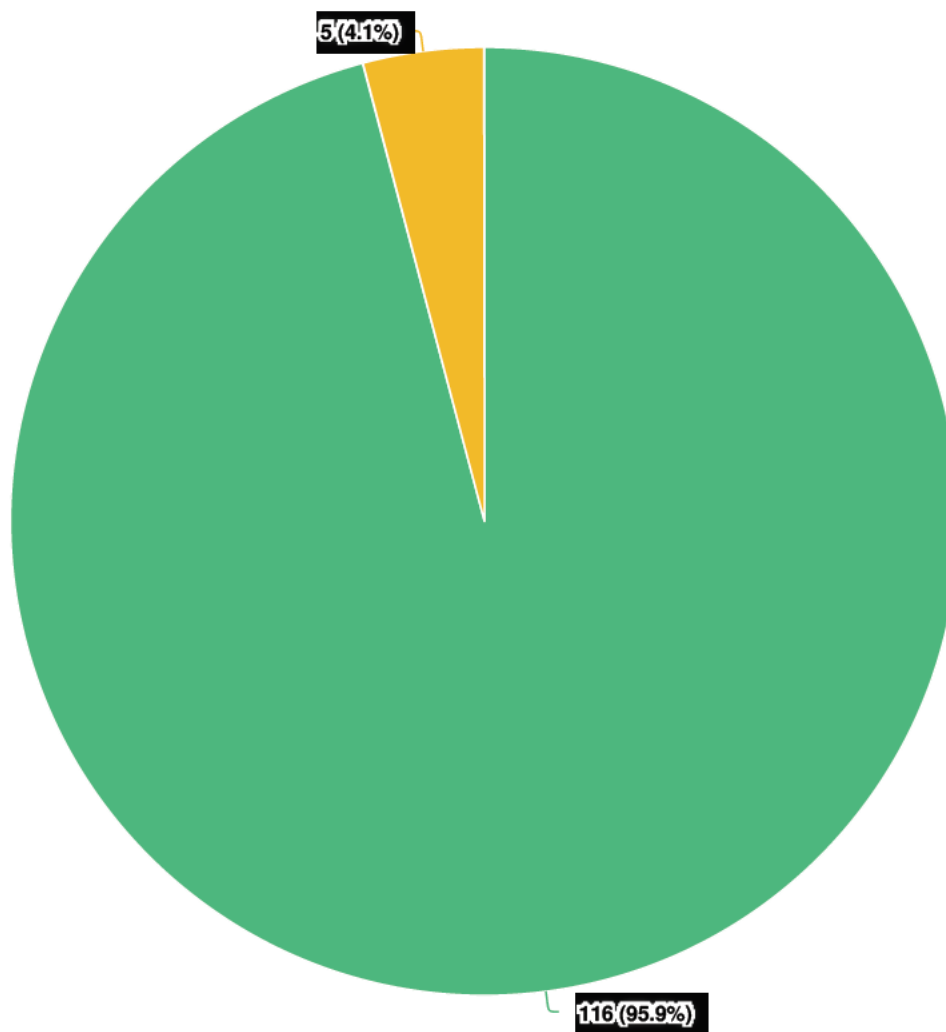


Question options

☐ Yes ☐ No ☐ Undecided

*Mandatory Question (121 response(s))
Question type: Radio Button Question*

Q2 Are you a property owner and/or resident of the City of Abbotsford?



Question options

☒ Yes ☐ No

Mandatory Question (121 response(s))

Question type: Radio Button Question

Q3 | Do you have any further comments you would like to provide?

Anonymous

1/30/2025 08:44 PM

It's hard to support an amendment when you can't enlarge the plan or read the existing due to lack of print size. An updated version with text to outline the proposal would be appreciated.

Anonymous

1/31/2025 09:13 PM

O'd R vers de Rd already has immense traffic during prime times especially before and after school. Adding 60 new homes will take away from access to Chief Dan George and local park parking. Also with the private school being built further North, Gadsden traffic is going to start hitting even more dangerous evenings with no plan in place to increase traffic flow in these areas.

Anonymous

1/31/2025 09:16 PM

I don't think housing units should be built near the hydro lines

22(1)

1/31/2025 09:27 PM

I worry about additional traffic and safety of a busy intersection where there is a school and frequent jaywalking. I would hope improvements to the intersection will be considered.

Anonymous

1/31/2025 09:31 PM

The schools in this area are already so packed...where are all these extra kids going to go?? The traffic is already crazy at Gadsden and Downes...and there's a new school going in on that corner. This building will cause more traffic congestion.

Anonymous

1/31/2025 09:34 PM

The entire stretch of Gadsden Road from Macure to Downes is not set up with proper intersections for any of the houses on the east side to turn left onto Gadsden. Adding more housing without adjusting the infrastructure would have a profound impact to all of the residents. Also, what considerations have been taken to ensure schools in the area have adequate space for an influx of families? The school district chronically crams schools and forces classrooms to be overcapacity. A current remodels to schools in Abbotsford are extremely short-sighted in the amount of room they are adding, as it doesn't account for any growth to come. Where will the space be for these potential students?

Anonymous

1/31/2025 10:38 PM

What about the BC hydro overhead lines. Can that be relocated outside the city as they emit strong electromagnetic fields

Anonymous

2/01/2025 04:35 PM

What EXACTLY s be ng bu t ? A church space ? A daycare space ?
A space peop e can have part es/gather ngs ? An extens on for the
schoo to use t for the r events ?

Anonymous

2/01/2025 05:11 PM

I don t understand why the short fence was put up across from the
schoo - the road s a ready very congested at p ck up and drop off t
takes a ong t me to get to work dur ng these peaks - the road s mp y
cou d have been made w der to accommodate p/u and d/r. Then you
wou dn t need to waste space on a park ng ot

Anonymous

2/02/2025 10:34 AM

Tw ce a day, Monday-Fr days the ntersect on of G adw n and
R vers de s heav y congested and often comes to a standst . What
steps w be taken that on-s te construct on w not add to the
congest on? As we , there are very m ted park ng ava ab e on
R vers de Rd. How w th s be affected by the persona veh c es
be ong ng to emp oyees at the s te? Construct on at the Margaret
Stenersen e ementary had proven to be a n ghtmare and CDG s a
much arger schoo , w th more students requ r ng to be dr ven n due
to t be ng the on y French m dd e schoo n the d str ct.

Anonymous

2/06/2025 03:01 PM

We ve 1 b ock away from th s property and have to dr ve down O d
R vers de Road to get to our home. The access to our qu et
ne ghbourhood wou d be even more m ted. The schoo and
p aygrounds make for a very busy ntersect on at t mes, and the
schoo has many extracurr cu ar uses. There are many peop e us ng
D scovery Tra that s underneath the huge power nes. And the
power nes are not the safest for e der y peop e to res de around. W th
th s property d rect y east of Abbotsford Exh b t on Park, t gets even
more congested at t mes and G adw n Road s much bus er n recent
years. I'm a for the new church bu d ng but be eve that there s no
way there shou d be res dent a hous ng or commerc a enterpr ses on
that property. Thank you for the opportun ty to vo ce my concerns.

Anonymous

2/06/2025 05:07 PM

n th s fi e there s no nformat on of the s ze of the market hous ng the
e evat on and he ght of the bu d ng. the c oseness of the power nes.
If th s s to house fam es, how many bod es. Schoo ch dren nto
over popu ated schoo s. G adw n be ng the on y access to turn onto.
from O d R vers de has no ght and w not get a ght because H da
has the ght. Th s w become a h gh cause for acc dents. Th s
corner of O d R vers de s used for park ng for the Dog park across
the street. and that space cou d be ost so now we w have street
park ng on O d R vers de.

Anonymous

2/07/2025 10:57 AM

We live on 22(1) and there are several significant concerns my neighbors and I have: (1) This cannot be considered without a light at Od River Side and Gadsden AND widening Od River Side Road. It is a ready difficulty to get out of our street and nearly impossible with the District High School there. Pick up and drop off times are gridlocked already. In addition, People J-walk at the time because this is the discovery trail. VERY DANGEROUS. Adding significant more people and more traffic will be untenable for the residents that live on Od River Side and adjacent streets. (2) There are current rumors about this building being used for transitional housing. Putting adults with mental illness right next to a high school is irresponsible. I am a 22(1) and the tragic incident that happened at Abby Senior with a mentally ill individual is still fresh in our minds. I strongly ask the city to reconsider this. Make it park and or set to another place of worship which only meets on weekends. Or add to discovery trail and make another dog park or, better yet, pedestrian overpass to complete the dream of the discovery trail.

Anonymous

2/07/2025 01:34 PM

The traffic is already crazy in this area, and parking is a joke. A majority there are people parking in front of, blocking access to my own driveway. With the school going on the corner of Gadsden and Downes this will be even more aggravating. Do not support

Anonymous

2/08/2025 04:15 PM

This non-market housing is not a good idea next to a middle school and in the midst of a great neighborhood.

Anonymous

2/08/2025 04:42 PM

I am writing to express my strong opposition to the proposed Office of Community Planning (OCP) Amendment Application, particularly due to its proposed location less than 100 feet from my residence and its proximity to critical community amenities including a school, dog park, and public park. My concerns are based on previous experiences and documented impacts in Abbotsford, British Columbia, where similar developments have led to significant negative outcomes for local communities. Proximity to Residential Areas: The proposed site for this development is aarmingly close to residential areas. Past OCP amendment applications in Abbotsford, such as the one for 2774 and 2790 Statton Road and nearby properties (PRJ21-118), involved changing land use designations from suburban to urban, which resulted in significant changes to neighborhood character. These changes often lead to increased traffic, noise pollution, and privacy concerns for homeowners, directly affecting the quality of life and property values. Impact on Schools and Community Spaces: The amendment would place new structures next to educational and recreational facilities, which historically have not coexisted harmoniously with high-density developments. For instance, the

app cat on for 33868 P ne Street (PRJ24-031) a med to trans t on from an Inst tut ona to an Urban 1-M dr se des gnat on, potent a y ntroduc ng a h gh-r se apartment bu d ng near estab shed commun ty areas. Such deve opments can ead to: Increased Traffic and Safety Concerns: More res dents mean more cars, wh ch cou d exacerbate congest on around the schoo , part cu ar y dur ng drop-off and p ck-up t mes, pos ng safety r sks to ch dren. Loss of Green Space: The construct on and subsequent popu at on ncrease cou d pressure ex st ng green spaces, ke the dog park and pub c park, reduc ng the r ut ty and access b ty for the commun ty. H stor ca Precedents n Abbotsford: Dens ty and Infrastructure: The C ty has faced cha enges w th nfrastructure when sudden ncreases n dens ty occur w thout correspond ng upgrades. Th s has been ev dent n areas where OCP amendments have ed to deve opments that the ex st ng nfrastructure was unprepared for, resu t ng n ssues w th sewage, dra nage, and ut t es. Commun ty D rupt on: There have been notab e pub c concerns regard ng the ack of commun ty consu tat on or nadequate response to feedback, as seen w th the w thdrawn app cat on PRJ21-193, where commun ty back ash was s gn ficant enough to cancel p anned meet ngs and ha t the project. Env ronmenta and Qua ty of L fe Cons derat ons: No se and Po ut on: Increased construct on and permanent res dent dens ty nev tab y ead to h gher eve s of no se and po ut on, d rect y affect ng the tranqu ty of our ne ghborhood and the we -be ng of ts nhab tants, nc ud ng students attend ng the nearby schoo . D rupt on of Loca Ecosystems: The deve opment cou d further stran oca w d fe and p ant fe, d m n sh ng the eco og ca benefits that parks offer. In ght of these po nts, I urge the recons derat on of th s OCP amendment. The potent a for negat ve mpacts on our ne ghborhood, part cu ar y w th ts d rect adjacency to a schoo and commun ty parks, far outwe ghs any proposed benefits. The h story of such projects n Abbotsford c ear y nd cates the need for a more carefu approach to urban p ann ng that respects and preserves the qua ty of fe for ex st ng res dents and the ntegr ty of commun ty spaces. Thank you for cons der ng my perspect ve on th s cr t ca ssue. I ook forward to your response and hope for a dec s on that pr or t zes the we -be ng of our commun ty.

Anonymous

2/08/2025 04:47 PM

It s go ng to br ng more home ess peop e nto the area

Anonymous

2/08/2025 04:48 PM

Not a great area to put one of those

Anonymous

2/08/2025 04:53 PM

No

Anonymous

2/08/2025 04:59 PM

Lets work to get abbotsford clean and step away from the look c ty of vancouver has!

Anonymous

2/08/2025 05:00 PM

We need more non-market hous ng

Anonymous

2/08/2025 05:23 PM

Not support ng hous ng on that s te

Anonymous

2/08/2025 06:46 PM

It s a res dent a area & I ve n the ne ghborhood. We wou d ke to keep the area res dent a not commerc a . There s a ready ot of traffic on g adw n. Th s w ncrease the traffic flow n the ne ghborhoods.

Anonymous

2/08/2025 06:49 PM

Horr b e ocat on w th the nearby schoo s, dog park and tra s. D m n sh ng the so ca ed aspect of "nature".

Anonymous

2/08/2025 06:50 PM

Not the best ocat on

Anonymous

2/08/2025 06:50 PM

Th s s not needed n th s area

Anonymous

2/08/2025 07:04 PM

Unsafe espec a y w th a schoo ess than 30 seconds away.....

Anonymous

2/08/2025 09:14 PM

I don t want more cr me n my ne ghborhood, dr ven by home ess drug add cts, that don t want to get clean.

Anonymous

2/08/2025 09:25 PM

As someone who ves on 22(1) I th nk th s wou d create a mass amount of chaos. There s a ready acc dents that occur so often. A ack n cross wa ks and th s s an open commun ty space that s used for the d scovery tra park ng and dog park. Many peop e go and p ck berr es as we as attend the church and daycare.

Anonymous

2/08/2025 09:35 PM

We have a schoo w th n prox m ty to th s proposed deve opment. Th s ocat on w a so prov de drug dea ers d rect access to v a d scovery tra . The surround ng area and d scovery tra w be mpacted by drug add cts for those who ut ze the tra for fam y act v t es such as b k ng and wa k ng. G ve your head a shake C ty of

Abbotsford. These children are not contr but ng members of our soc ety and g v ng them d rect contact to young ch dren wou d open you up for t gat on.

Anonymous

2/08/2025 10:04 PM

Bes de a schoo s just r d cu ous, as some not a of these nd v dua s are h gh r sk to our soc ety.

Anonymous

2/08/2025 10:30 PM

Abso ute y not

Anonymous

2/08/2025 10:37 PM

Th s s a waste of money, home ess peop e don't want to ve out n the m dd e of nowhere, they want access to where ots of peop e are to beg from, p aces to stea from, and peop e to harass. They won't move out there, and n no t me the p ace w be a run down empty bu d ng. Better off bu d ng a p ace for them to ve beh nd Wa mart, on that tract of and. Somewhere they know, somewhere they a ready fee safe, somewhere where they have access to the th ngs they need.

Anonymous

2/09/2025 12:03 AM

Not appropri ate d rect y across from a schoo I see drug dea go on da y n the mrc park ng ot nfront of ch dren nvo v ng ch dren t s . Backs on to a green space w g oh w become another unusab e park area w th a the drug parapherna a just ke the soccer c ub dea w th, the rec center patrons dea w th these are ch dren. Br to Abbotsford for a ow ng yet another part of Abbotsford get overtaken w th prob ems. One of the worst c ty s n the prov nce due to des c ons ke th s one.

Anonymous

2/09/2025 12:04 AM

How much extra po ce presence w you be prov d ng to make sure the ch dren at the schoo next door are safe. What a joke!

Anonymous

2/09/2025 12:07 AM

No

Anonymous

2/09/2025 02:05 AM

Wou d the parents be ab e to use the park ng ot st for schoo p ck ups ? If no. I don t support. If yes then I support. A so. Wou d th s he p get a ght to th s ntersect on? Because w th more traffic there. I d be even more concerned. They have so many c ose ca s a ready w th acc dents

Anonymous

No support ve fac t es nearby. Poor ocat on near schoo .

2/09/2025 02:25 AM

Anonymous

2/09/2025 02:25 AM

This area is already overpopulated with poor street flow to accommodate the current influx of daily traffic. Drivers, pedestrians, and the surrounding area (Macure, Ch cot n, Downes) get extremely busy and backed up during peak times, and the heavy traffic in the area will only worsen once the newly approved private schools built down the street. The last thing we need is more housing in this neighborhood, in particular this corner which is used for excess parking for Chef parents and for parking for the dog park, that for some reason has no parking of its own.

Anonymous

2/09/2025 05:51 AM

It appears that you are planning on putting a homeless shelter or recovery house next to a school in a residential area. This is also pretty not the place for that. 22(1) goes to that school and it already has enough problems. We don't need homeless and drug addicts hanging around the kids, going into the school to use the washroom etc. You are setting these children up for failure, drug abuse, and a whole other assortment of issues. This is something that needs to be in the downtown area where the resources are, and never beside a school. That's unheard of.

Anonymous

2/09/2025 07:31 AM

There needs to be many projects like this in this city. 22(1) and have been homeless for about 22(1) because of rent costs. It's pathetic our government gives housing to people who are not even citizens over those of us born here who worked there who are contributing to a system that does also pretty nothing to just fly your money for a system that throws you to the ditch. We need to have projects like this before this is a third world country and it's getting close now.

Anonymous

2/09/2025 08:09 AM

Very concerned about the safety, security and value of our neighborhood and schools in this area. This is not the area for this type of project.

Anonymous

2/09/2025 09:14 AM

How are you going to address the traffic, especially with the new school going in just down the street. It's already an extremely busy area with no lights for exit and entrance to and from Chef Dan George Elementary and the local streets surrounding it.

Anonymous

2/09/2025 09:24 AM

We are not for this proposal. There are young children that attend school, families living in the community. This Project needs to be somewhere that is not in a developed community living full of families.

Anonymous

2/09/2025 10:40 AM

This is in an area where there is no walkability amenities. On my school. Not a good location to do this. Please do not push this through

Anonymous

2/09/2025 10:47 AM

That corner is already extremely busy and dangerous. Have witnessed many accidents at that intersection. The school has congestion especially through the week and school hours. This would increase the vehicle and people using that area daily. The school community already short for space uses this space for parking pick up and drop off as do people for the dog park across the street.

Anonymous

2/09/2025 02:03 PM

What does non market housing mean?

Anonymous

2/09/2025 02:08 PM

This development would interfere in accessing the middle school, which is already over loaded. This is the only French Immersion middle school in Abbotsford and should be kept as accessible as possible.

Anonymous

2/09/2025 03:37 PM

Having lived in this neighborhood, I believe this proposed plan for a homeless shelter near a community school is not safe. It is not suitable for families, particularly because of its proximity to a middle school. This development could increase the risk of crime and make residents feel unsafe. The presence of a shelter in such close quarters to a school could also lead to unwanted disruptions, including potential encounters between students and individuals from the shelter. Homeless shelters, though necessary, may also bring additional challenges, such as a higher likelihood of substance abuse or mental health crises in the area, which could affect the safety and well-being of both students and residents. While the shelter might address immediate housing concerns, it could create a ripple effect of new problems, including safety concerns for children walking to and from school, or for parents and teachers who may feel unsafe in the area. Furthermore, placing a shelter near a school could impact the overall learning environment, as students might experience anxiety or fear. The community's peace of mind could be deeply affected, and any increase in local crime or disturbances could undermine the quality of life for everyone, especially those with young children. I urge the city to carefully consider a location that is farther away from schools and residential areas to better address the needs of the homeless without compromising the safety and well-being of families and students.

Anonymous

2/09/2025 03:48 PM

There s a e elementary school r ght across from th s ocat on

Anonymous

2/09/2025 07:09 PM

Not near here!

Anonymous

2/11/2025 06:30 PM

Noth ng next to a school or a peacefu ne ghbour good. The m dd e
c ass has been r pped off enough thank you

Anonymous

2/11/2025 06:37 PM

You cannot put commun ty hous ng next to a school . And you re
nv t ng cr me nto our ne ghborhood. Our ne ghborhood s safe and
re at ve y cr me free and we wou d ke to keep t that way.

Anonymous

2/11/2025 07:53 PM

Th s k nd of deve opment shou d not be n the area of schools as we
as th s ntersect on s super congested and busy a ready w th school
traffic

Anonymous

2/11/2025 07:55 PM

Worst ocat on for anyth ng, a ready a congested traffic ntersect on

Anonymous

2/12/2025 02:00 PM

Th s w cause extreme traffic on an a ready very busy road. G adw n
road s a major artery through town. Traffic flows ke a four way
h ghway through th s area n rush hour a ready mak ng t cha eng ng
to ex t the ne ghborhoods.

Anonymous

2/12/2025 03:33 PM

Support the non-market hous ng p an.

Anonymous

2/12/2025 04:18 PM

Seems ke the church money s runn ng dry now and they re ook ng
for other opt ons to make money. Th s s a r d cu ous proposa n a
r d cu ous ocat on.

Anonymous

2/12/2025 04:19 PM

Why does the C ty do pub c hear ngs yet st dec de what they want
to do w thout tak ng the pub c s nterest n m nd? Many projects have
caused outrage w th surround ng homes and res dents yet the c ty
a ways approves th s? Who s be ng pa d under the tab e at "casua
d nners".

Anonymous

2/12/2025 05:50 PM

There are way to many veh c es try ng to get out there dur ng school
hours as s. And that cose to the park w d strupt more w d fe.Ugh,

the school traffic is a ready a nightmare 😞! Adding more cars near the park? I can't even imagine the chaos during pickup and drop-off. Someone needs to think about the kids and families trying to enjoy the . This is going to make it so much harder to just relax and have fun. Let's hope they reconsider this plan! #schooltraffic #parksafety #saveourparks #saveourkids

Anonymous

2/12/2025 08:04 PM

I think this is a great spot.

Anonymous

2/12/2025 08:45 PM

We are the neighboring property. This building will overlook our 2 story housing complex. We would request for some privacy, if this project is approved, that the developer/contractor puts up a 6 foot composite fence, replacing the existing 4 foot chain link fence, at their expense.

Anonymous

2/12/2025 09:36 PM

I am only in favour of this proposal if the low income housing is for seniors (Not low income families, or youth). I am fine with MSA involvement and think it's a wonderful idea to include non-volunteer and vendors with development and sales in this project. I do however think considerations need to be looked at around parking and traffic flow. This proposal would take away the gravel lot, which is overflow parking for Chief Dan George parents and used for the dog park and trails. I suggest you add a parking lot right behind the dog park to compensate for the loss in parking; with a signed pedestrian crosswalk added to access Chief. I also suggest the entrance to the proposal be on Gadsden, not Odgers Road. School Traffic is outrageous during peak times on Odgers Road. This area would also benefit from a left turning light being added onto Macure Road (South Bound).

Anonymous

2/13/2025 12:53 PM

22(1) We request a 6 foot composite fence be put in to replace the 4 foot chain link fence now dividing the property. At the developer's expense for our privacy and security.

Anonymous

2/13/2025 12:54 PM

22(1) We request a 6 foot composite fence be put in to replace the 4 foot chain link fence now dividing the property. At the developer's expense for our privacy and security.

Anonymous

2/13/2025 12:55 PM

22(1) If approved, We request a 6 foot composite fence be put in to replace the 4 foot

chaink fence now dividing the property. At the developer's expense for our privacy and security.

Anonymous

2/13/2025 01:23 PM

My concerns regarding this proposal for a complex 22(1) I totally understand the need for housing for low-income seniors. I know that the United Church is an old building and that would be a benefit to them. My concerns are privacy, security and noise 22(1) 22(1) there is a 4 foot chaink fence 22(1). I am concerned with privacy as we like to enjoy 22(1). I would like to see them build a solid fence, 22(1). We have not had any issues lately of theft, but we are concerned with more traffic. We are also concerned with the outside lighting of the building affecting ability to sleep. With MSA having a floor we are concerned with the contents being possibly mentally/drug rehabilitation centre and that would be a concern for us as seniors and the daycare and public school 22(1).

22(1)

2/13/2025 08:36 PM

The Congregation of Goodwin Heights United Church are a welcoming and loving asset of Abbotsford. They do so much outreach for our wonderful city and they are hoping to have some rentals for Seniors that will be less than the Market Value. They are also having MSA people stay on one floor and other Churches will be holding their services on other floors. Please grant this proposed plan. They have worked so hard on this for over 5 years. Thank you.

Anonymous

2/13/2025 11:59 PM

22(1) 22(1) This fence would help with safety for the daycare that would be on the south side of the proposed development. The current fence is a 4 foot chaink fence. I am opposed to the second floor of the development being under the control of MSA society..

Anonymous

2/14/2025 12:09 AM

I feel that should this project be approved by Council; that they do so ONLY with the commitment from the developer to install a continuation of the Composite Fencing 6 feet in height the length of the south side of Goodwin Heights Housing Society and the Goodwin Heights United Church property AT THE EXPENSE of the Goodwin Heights United Church Development Project.

Anonymous

One of our concerns is the non-market housing! What exactly does

2/14/2025 10:53 AM

that mean? Th s s a safe res dent a ne ghbourhood w th a schoo
across the street. I wou d oppose any hous ng for the home ess,
add ct recovery and those w th menta hea th ness!! I rece ved not ce
of the pub c meet ng after February 12 and therefore was unab e to
attend. Thankyou for your t me!

22(1)

2/14/2025 11:46 AM

Th s s a project very much needed n the C ty of Abbotsford and I
fu y support t.

Anonymous

2/14/2025 12:38 PM

22(1)

Dur ng th s t me I have ved n Abbotsford but have recent y re ocated
to A dergrove. 22(1) . Th s project s so needed
for the commun ty and has been p anned w th so much care, ove and
ded cat on. Th s project s great y needed n Abbotsford to prov de
support for our ow ncome sen ors, peop e w th d verse ab t es and
a ow d fferent congregat ons to worsh p n a bu d ng that supports the
Abbotsford commun ty.

22(1)

2/14/2025 04:10 PM

Th s s a wonderfu we thought out project ntended to prov de
affordab e hous ng to ow ncome sen ors, as we as d sab ed
res dents of our commun ty... as we as a daycare and worsh p
space. Th s s exce ent use for th s p ece of property and app aud
and thank G adw n He ghts for the r fores ght

Anonymous

2/14/2025 05:26 PM

The concerns that I have are regard ng park ng and traffic flow and
contro . The proposa appears to prov de adequate park ng for t's
own use but the c ty needs park ng for peop e us ng O d R vers de
Park and a so park ng for peop e us ng the dog park d rect y across
G adw n Road from the proposed deve opment. Current y Peop e
us ng these parks park the r veh c es n the park ng that s part of the
proposed deve opment. The concern about traffic flow and traffic
contro s generated most y from traffic to and from Ch ef Dan George
Schoo . The traffic from th s deve opment w on y exacerbate th s
prob em. We have 4 T ntersect ons n a row a ong G adw n Road; we
have Okanagan and G adw n, O d R vers de and G adw n, Ha da and
G adw n and we have H gh and and G adw n. On y Ha da and G adw n
has traffic ghts. Morn ng and m d afternoon traffic overwhe ms th s
area. We a so need to ook to the future as just a few b ocks north on
G adw n Road we have one ex st ng schoo ; wh ch I understand
w shes to expand: and we have another schoo under construct on.
Both of these fac t es w add great y to traffic on G adw n Road at
the same t mes of the day. We need traffic contro at more of the
ntersect ons and some mprovement n the flow of traffic for Ch ef
Dan George schoo . The schoo has tota y nadequate park ng for

parents who drop off and pick up students. There isn't even a decent area for buses to access the school. Perhaps a small strip of Od Rvers de Park on the north side of Od Rvers de Road could be sold to the School Board and they could develop proper lanes for buses and parents to access the school. I heard many people at the information meeting voicing the same concerns!

Anonymous

2/15/2025 01:59 PM

22(1), I would like to the development to build a 6ft privacy fence to replace the chain link fence

Anonymous

2/16/2025 12:13 PM

Yes I support this application as long as it shows they ate the meeting stated. But I have a few suggestions. Parking is at a premium on Od Rvers de, we have the dog park and we have the Middle school and a very active transit system. At the moment the church parking is the overflow for all these different users. If we were to lose this access it would be very hard on the neighborhood on the parking issue. We have a ready deal with over parking. My suggestion is to look at the space not being used across the street under the power lines, behind the dog park. This could be made an overflow for the dog park (it is a busy dog park) and for the transit system and when the school and the school fields are used for sports activities. We have a Light at Ha da dr, but there could be a pedestrian light at Od Rvers de like one of the flashing access lights. We can not afford to lose any park space, especially with population increase. In fact we need more park space when we densify just for mental health. In Europe they have large town squares, In Asia parks and recreation is a new development area and expanding have to supply recreation and parks and that is done by percentage of population targets. So please as planners, keep our parks and recreation and create more and look at the best way to keep our city happy and healthy. Thank you 22(1)

Anonymous

2/16/2025 05:44 PM

There isn't enough transparency or clarity made public on the website or the newspaper. I was unable to make it to the meeting. What is non-market housing and supported commercial uses mean?

Anonymous

2/17/2025 10:49 AM

Only that 22(1) which divides the property from the new build with the same dimensions.

Anonymous

2/18/2025 05:23 PM

22(1). I am concerned that this zoning could allow for low income families in the future. Our catchment schools are already over capacity. The Gadow / Rvers de intersection is already a cause for major traffic issues at peak hours on weekdays. Accidents occur frequently in this area due

to mproper road structure and vo ume of traffic.

Anonymous

2/18/2025 11:00 PM

I have concerns about the "ow ncome non-market hous ng" What does th s mean? The rezon ng s gn says 60 res dent a un ts. Is that 60 ow ncome fam es? Are the schoo s n the catchment area equ pped to hand e an nflux of students? Is there space and support ava abe? Is there a p an to mprove park ng for d scovery tra and the dog park? A ot of peop e use the current park ng ot to access these spaces. W park ng cont nue to be ava abe here? Traffic at the corner of O d R vers de and G adw n Road s a ready heavy and cha eng ng dur ng schoo /commute t mes. W there be access to th s proposed deve opment off of G adw n? Or on y from O d R vers de? There needs to be more pub c consu tat on w th the res dents n the area and those who attend the schoo s, part cu ar y Ch ef Dan George, before th s moves forward.

Anonymous

2/18/2025 11:31 PM

there s a ready a park ng ssue to use the dog park and the d scovery tra oop. traffic at drop off and p ck up t mes before and after schoo s terr be. there s no park ng for the fam es of CDG for parent teacher conference days or any other schoo w de events. fam es current y use the grave park ng ot that s the church property. what s the proposed so ut on for these th ngs? what does ow ncome hous ng mean? s th s for home ess, fam es, youth? s t trans t on hous ng? t s very d fficu t (mposs b e) to find nformat on on the proposa on the c ty webs te. why doesn't the c ty send nformat on about a project ke th s out by ma to res dents n the area? many peop e n the surround ng ne ghborhoods are unaware th s proposa even ex sts.

Optional question (82 response(s), 39 sk pped)

Question type: Essay Quest on