

7. CD-1 Rezoning: 349 East 6th Avenue

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
12/01/2020	20:19	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Oppose	Hello: I would like to again provide notice of my objection to the subject rezoning application. A 12 story tower at this location in a low rise residential neighborhood and this far from Main Street is not in line with the skyline of the neighborhood. This proposed development is two blocks off Main and will be ~4 stories taller than any of the recent new developments in the area along and closer to Main St. It will shadow neighboring buildings and block mountain views for many of the current residents and diminish the enjoyment of the area for those current residents. I will personally lose another large portion of the mountain skyline view from my unit which has already been reduced by other close by developments. Understanding that the neighborhood will develop and being supportive of social housing I would have much less objection to a smaller tower similar to the two developments at Scotia on the North side of 6th. Again - Oppose a tower of this height. Thank you.	Chris Sager		s.22(1) Personal and Confidential	Mount Pleasant	Appendix A
12/01/2020	23:31	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Oppose	Honourable Mayor and Council, my name is Cameron Robson and I live at s.22(1). I am speaking in opposition to the CD-1 rezoning at 349 East 6th Ave. While I recognize the need for social housing and agree that more of it needs to be built, I believe that it must be done with a delicate balance to not place an undue burden on any one neighbourhood. In the case of 349 East 6th Ave, the proposal is to replace a modest 3.5 storey structure with a 12 storey building. This is not in delicate balance, the size of the building will tower above any other buildings in the area. Most of the buildings in the vicinity are 3 or 4 storey structures with 6 and 7 storey buildings clustering toward Main Street. In fact you have to go to the corridors at Main or Broadway to see any buildings of the size proposed. A building of 12 stories is better suited for a major corridor and not a quiet residential street as it covers the view of the sky and adds traffic and parking issues. My opposition is not to the project itself but to the height of the project. If this was a 6 storey proposal I would be in full support. It is poor planning by the city to allow such a ham-fisted proposal to go forward. Social housing is a community problem that requires a community's acceptance to work. Dropping a massive development on a neighbourhood that is well beyond the local building size will not create acceptance, it will create anger and rejection of the new project and its tenants. A well thought out social housing project requires community integration and that means building a structure that is blending with the neighbourhood, not dominating it. Please consider lowering the height of this building.	Cameron Robson			Mount Pleasant	No web attachments.
12/02/2020	11:32	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Oppose	This building proposed is far too high and not sufficient parking for the number of suites and the area. 4 stories is what it should be maximum to fit in with the neighborhood which it will be a part of. I am strongly opposed to it being built as it would change the character of the area as well as increase density to an intolerable amount. Vera Zyla	Vera Zyla			Mount Pleasant	No web attachments.
12/02/2020	14:49	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Oppose	I oppose this rezoning application as it is not in the community plan which the whole neighbourhood worked on for years. We did not expect taller buildings in our neighbourhood and the plan clearly states that there would only be 3 sites that could build higher. I am extremely dismayed that the city would even consider allowing a developer to come into our quiet neighbourhood to build anything over 6 stories and even that is too tall. I live on East 6th and have had to put up with excruciating construction noise from across the street since March. I would hate to think what a building of this size would do to my neighbours. I think it is very inconsiderate of the city to allow so much building in Mt. Pleasant. We already have enough social housing and thanks to developers just about all affordable housing is gone due to renovations and demolitions. What the city calls affordable is not to many people and I am sure this building won't be affordable. I also want to mention that parking is scarce in this area due to other new buildings and mobo bikes taking up the street parking. This project has few parking spaces and don't tell me they won't have cars. Have you even taken into consideration the psychological affect this has on people.	Leona Rothney			Mount Pleasant	Appendix B
12/02/2020	15:11	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Oppose	This rezoning application contravenes the Mount Pleasant Community Plan (Council adopted it in 2010, and the Implementation Plan in October 2013). Only three sites were identified in the plan for greater height and density in the plan (this site wasn't identified). Taller buildings would have been kept to the arterial roads (Main, Broadway, Kingsway). The proposal is for a 12-storey tower with a floor space ratio of 4.87, 82 units of rental, and 19 units of parking (15 for residents). From the MPCP: 3.3: 'Predominantly low to mid-rise massing. Honour the local preference for a 'high-low massing rhythm' across the hill town, but with modest height as the norm: mostly low to mid-rise buildings, high rises only on selected sites' This building does not conform to the look and feel of heritage Mt. Pleasant.	Leona Rothney			Mount Pleasant	No web attachments.

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12/02/2020	16:14	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Oppose	<p>I have lived in this neighbourhood for over 10 years. It has historical significance for indigenous peoples sign and it has a diverse artistic community. t has a unique character of artisan bakeries, breweries and historical buildings (6th and Scotia St). It has mature deciduous and cedar trees which attract a variety of birds. t is an area that is attracting young families and more artists, giving it a vibrant and safe feel. The residential structures in this area average 3 to 4 stories for buildings over 10 years old and 6 stories for newer buildings. The building proposed for 349 6th Ave is not congruent with the existing neighbourhood. The structure is industrial in appearance and the height is at least 9 stories higher than the adjacent buildings. t would completely disrupt the landscape and unique character of the neighbourhood. There are beautiful old trees in front of this property that may be affected as well. I was very disheartened to see the development sign for the type of building proposed. I would implore you to try and preserve some of this special neighbourhood's historical artistic character and not build this utilitarian excessively tall structure in our beautiful Mount Pleasant neighbourhood. I love this area I think it is one of the hidden gems in Vancouver. Please preserve it's uniqueness and not permit the proposed development. Thank you for reading this and taking my opinion into consideration.</p>	Dr. Cristi Fedryna		"s.22(1) Personal and Confidential"	Mount Pleasant	No web attachments.
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Appendix A



Appendix B



