

2. CD-1 Rezoning: 2246-2268 East Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/18/2021	19:16	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	6 stories is way too high for this small triangle that is getting overdensified. It shares a laneway with a school - that means hundreds of cars and children twice a day, every Monday to Friday as well as summer school. 4 storeys is much more functional and esthetically adapted to the neighbourhood. Our narrow streets and distinctive triangular shape made by Nanaimo, Broadway and Great Northern Way, cannot handle the influx of traffic and people when all these developments are exceeding 4 storeys.	Katie Randall		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
01/18/2021	19:22	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	Hello, We are in support of 4 floors as originally set out in the zoning rules. We are NOT in agreement for 6 floors. We ask that the plan be for maximum 4 floors. Thank you,	Ishtar Beck		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
01/18/2021	20:17	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	I strongly oppose 6 storey buildings, 4 storey would be more appropriate	Anica Mustapic		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
01/18/2021	22:15	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	Shouldn't be more than 4 storeys as it is creating small assemblies on either side which will likely never be 6 stories. Bad planning once again for this tiny part of Kensington Cedar Cottage taking all the density of GWCP. Rentals are the only thing that will solve the housing crisis. Everything should be rental along Broadway. Think about the sound and the light. Is this liveable? Or is it just another block cramming as many people as possible for the sake of making money? I'm so sick of these cookie cutter buildings with no thought for the existing neighbourhood. Go get some planning advice from real professionals, not the city planning department. And by the way, I have listed myself as KCC neighbourhood not GW because that is the truth of the matter, however, I live one block from this latest attack on our 'desirable' pocket of this city. Why do I sound so cynical? Because residents are never listened to or considered valuable. This is most likely a complete waste of my time.	Jane Henry		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
01/18/2021	22:44	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	6 stories does not work in this area. Not sure who is lining their pockets by letting these cookie cutter developments ruin our neighbourhood. I still can't believe the COV allowed a six storey (Bucci) on a non arterial road. We need to elect people who listen and care to what the people of this city have to say. I live one block from the Bucci mess and this latest money grab. Start working on real solutions to solving the rental issues that this city needs not just more high priced condos. Take care & be safe	Kevin James Rintoul		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
01/18/2021	22:54	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	I live a block away and the speed in which the density is being proposed and approved (s.22(1) Personal and Confidential) in this triangle without consideration is ridiculous. I have indicated cedar cottage as my neighborhood as this was the original designation for the area. Changed only Grandview-Woodlands to suit the needs of the developers.	Barbra Vuan		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
01/19/2021	00:55	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	Buyer used deceitful, high pressure sales tactic sending letters falsely stating they bought entire block and you're the only house left, listing our house as sold, even though we did not sell, threatening we would be surrounded large buildings, contrary to policy of widow and orphan, taking a power position in the middle, reducing the value and ability of remaining houses on either side to pursue development in the future. Lied that the remaining houses did not have sufficient frontage to develop. Buyer only allowed 24 hours to decide, lied and crossed out shadow flipping protection, lied about whether deposits were refundable. Neighbors are elderly and vulnerable, pressured, acting out of fear. Buyer deceptive/high pressure tactics to drive down the price/low ball when nearby development projects sold for \$1 million more. Applicant's unofficial open house tried to pass off as the City, and falsely said neighbors were 'asking too much'. In fact, other competitors paid much more for adjacent land assemblies - neither current developer nor prior shadow flipper offered FMV or comparable pricing to neighboring land assemblies, nor comparable terms to the market. Prospective buyers that were willing to make offers and terms were rebuffed by the developer/shadow flipper even though they offered better terms, etc. Don't use address to s. 22(1) Personal and Confidential and would cause problems with deliveries. The shadow study shows that the shadow completely blocks/ covers our house, s. 22(1) Personal and Confidential applicant proposes to sell all the units for sale. housing crisis for affordable/social housing, where are units set aside for low income housing? there hasn't been a financial stress test, particularly during COV D pandemic? Why should construction proceed when there is a pandemic, and physical distancing is a problem? Where are the disability access/ramps for this project? digging into virgin soil would cause a landslide? what assurance for prevention of damage to land, houses, foundation, people, possessions? Does this development encroach upon the neighboring land? What about noise? Dust? Environmental factors? Disruption to traffic and access? The exit ramp for the garage comes from underground onto the west side, right next to our gate. traffic, the view is obscured coming up the ramp, and drivers turning right may cause injury or accident as our gate and garage door is adjacent. underground ramps cars come out fast and poses hazard as it is a blind turn, as your eyes are adjusting from dark to light going up the ramp. suggest the ramp be moved to the middle of the block so that when the cars come out, there would be some distance before they come to our entrance or the neighbor on the other side if there are 54 parking units, coming and going into a small L-shaped alley by an elementary school, the increase traffic would be congested I am disabled and my ride could be right by the planned garage ramp would be.	Wilson Leung		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
01/19/2021	09:18	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	The residents of "The Triangle" want all future buildings in our small, but unique community to be capped at 4 stories. Please respect our wishes.	Gary Spiegel		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

2. CD-1 Rezoning: 2246-2268 East Broadway

01/19/2021	12:46	PH1 - 2. CD-1 Rezoning: 2246- 2268 East Broadway	Oppose	<p>- The architectural design is TERRIBLE. The building looks like an institutional structure in the projects. Why does a proposed RENTAL building *1837 E 11th Ave and 2631 Victoria Dr rezoning application*(see attached) have a relatively great architectural design and pleasing building materials and this 2246 E Broadway proposed strata building look worse than some low cost cookie cutter apartment building from the 70's' THIS APPLICATION SHOULD BE DENIED ON DESIGN ALONE. -The building massing is too large for our tiny triangle neighbourhood</p> <p>- The building is too tall for the same reason - There is not enough parking allocated - street parking in this tiny triangle neighbourhood is already extremely tight with the school and more and more coach houses /duplexes being built -Is this Grandview Woodland or Kensington Cedar Cottage' Who can tell with no boundary maps on Vancouver ca I've spent hours trying to search for boundaries of neighbourhoods in Vancouver</p>	Kevin Sharp		s.22(1) Personal and Confidential	Grandview-Woodland	Appendix A
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1837 E 11th Ave and 2631 Victoria Dr rezoning application

Appendix A

