

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/16/2021	11:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Why give developer extra density at the cost of negative impact on the neighbours and local community without requiring at least more low or moderate rental units?	Stefan Koehl		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
02/16/2021	13:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Now is not the time for extending height restrictions on apartment buildings. The current 4-storey limit works well for neighbours and developers alike.	David T. Paterson			Kitsilano	No web attachments.
02/16/2021	13:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Although I'm generally supportive of rental housing development including moderate-income rental housing, the excessive height and reduced setback requested in the rezoning application compared with other buildings nearby will make this building oppressive. The long shadows cast by this building and blocky utilitarian architecture are very out of character for the neighborhood. As you can see in the application overview drawings A1_004 and A1_005, most of the buildings nearby incorporate large trees around the building to soften the look of the building and contribute to Vancouver's green reputation. With the minuscule setback proposed in the application these are not possible. I'm sure partly because there isn't space, and partly because the trees would never see the sun. I don't think that incorporating 20% moderate-income rental housing in this development is enough to justify the reduced setback and increased height. I suggest that the proposed building be reduced in height, modified to incorporate a setback similar to nearby buildings, and incorporate trees around the property.	Paul Dunwoody			Kitsilano	No web attachments.
02/16/2021	14:23	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the amendment to the bylaw from RM-4 to CD-1. The community does not need a 6 storey building looming above other developments. It will block the sunshine and the view of neighbouring buildings.	Gregory Toye			Kitsilano	No web attachments.