

3. CD-1 Rezoning: 485 West 28th Avenue - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/01/2021	20:39	PH1 - 3. CD-1 Rezoning: 485 West 28th Avenue	Oppose	The main reason I am opposed to the building is that it will mark a significant loss of tree canopy in the area. 28 Ave has the unfortunate fate of having no trees at all along the street, with strangely narrow sidewalks. The removal of trees indicated by this proposal will result in an even bigger loss. The 'ornamental' trees in the proposal are not comparable to the existing trees, which are very developed. I would like to see a redesign that includes a much more extensive landscape plan, with numerous large replacement trees on the ground level and significant trees and other greenery for the fifth level and the rooftop. The second reason I am opposed to the building is that it is 'fronting' 28 Avenue. The majority of these Cambie mid-rise either face East or West, with plenty of distance between the buildings and lines of sight. The proposed building, however, faces South, meaning this will be a significant breach of privacy for the building South of the proposed building (and vice versa). Individuals living in the proposed building will have nothing to do but to look into the building to the South. There should either be a reduction of units, or a commitment to plant trees of a significant size. Thank you.	Theo Cho		s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
04/04/2021	10:23	PH1 - 3. CD-1 Rezoning: 485 West 28th Avenue	Oppose	This building is wayyyy too large for this lot. It's inconsistent with the other buildings in this area. Other buildings have a six-storey part facing Cambie, and then laneway homes in the back. This building is just one giant wall. It's going to block a ton of sunlight for those on the South side of 28th Avenue. And the proximity of this building will just be suffocating for those across the street. At least lower the 'increase' on the flanking/wing down to two-stories, so it's consistent with the building across the street, if not separate the design into a six-storey building and a laneway home.	Derek Hess			Riley Park	No web attachments.
04/08/2021	13:25	PH1 - 3. CD-1 Rezoning: 485 West 28th Avenue	Oppose	The design of this building seems unreasonably concentrated. The Floor Space Ratio is higher than the surrounding buildings. The density of these mid-rise buildings along Cambie Street only make sense because they are facing each other across the significant width of Cambie Street. This proposed building will be facing another mid-rise building across the narrow street of 28 Ave. To use the report's language, these 'bookends' are way too big and it makes no sense. Whatever is fronting the small avenues shouldn't have this much density. There wouldn't be any privacy between the proposed building and the existing one to the South.	Kevin Day			Riley Park	No web attachments.