

Public Hearing Correspondence Case

Case number: 101015540671

Case created: 2021-11-23, 07:11:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):

197 West 26th Avenue

2. Position:

Oppose

3. Comments:

As a home owner near Cath I am very concerned about the impact of the new development in our neighbourhood. While we need more density and affordable housing in the City, I am concerned about buildings that tower over homes in close proximity, the loss of the open front yards with setbacks and loss of nice views. There has been increased parking congestion as we have seen a huge increase in parking demand with the increase in development.

As a homeowner on W.26th I have made significant investments to upgrade our home and increase the density within a framework and character of the existing neighbourhood and zoning guidelines. If this rezoning is approved without proper consideration of the street character, we stand to lose the value invested in our homes and the unique openness of the neighbourhood.

I am concerned about beautiful mature trees on this property that could be lost if the property is rezoned.

There are few mature conifers in this neighbourhood and I believe they must be maintained as part of the city's Urban Forest Strategy and Vancouver's Greenest City Plan.

As a home owner on W.20th and a walker all around here, we will be impacted by this rezoning.

All 16 written submissions in support of this development do not seem to have any connection to our neighbourhood. It concerning that the developer has not canvassed the neighbours directly in the vicinity of the property to gage support or even understand our concerns. Instead it seems that the developer has appeared to have garnered ?support? from people that could not be impacted directly from this rezoning. This is not a true reflection of support from the community that is directly impacted. It does not accurately reflect how homeowners and residents of our neighbourhood feel about the development.

As a homeowner in this neighbourhood we have seen enormous densification as part of the Cambie Corridor Plan. The foundational principles of the Cambie Corridor Phase 3 included downsloping into the single family community and affordable housing. We are concerned that this rezoning will not be in keeping with these principles. The development will not provide ?affordable? housing and does not provide integration into the neighbourhood. Our family wants to continue to live in our thriving and stable community, not one with expensive townhouses and developers that squeeze out the families that built this community.

How sad! We, hard working middle class families who create community are being squeezed out.

4. Neighbourhood:

Riley Park

5. Full name:

Karli Baldwin

7. Email:

s.22(1) Personal and Confidential

8. Subject classification:

PH2 - 7. Rezoning 197 West 26th Avenue

Additional Details

Contact Details

Name: Ms Karli Baldwin

Address: s.22(1) Personal and Confidential

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Case Notes

Photo

- no picture -