

4. CD-1 Rezoning: 3970-3998 Main Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/22/2022	12:23	PH1 - 4. CD-1 Rezoning: 3970-3998 Main Street	Oppose	The overall height of this building at 85' (with additional height on top of that for a roof top amenity space) is wildly preposterous! The adjacent building across the street is only 45' tall and this new building will be double the height, which will stick out like a sore thumb in this neighbourhood! I understand the city is trying to find a way to increase density and housing affordability but at the end of the day this will only increase the value of the land below it, and the developers are the ones benefitting. I'd like to see my community keep within the character of this neighbourhood and lower the overall height of this build back to 4 stories to fit within the current zoning. Rather than building upwards, I would prefer the city focus on allowing new construction or major renovations of single family homes into multiplexes (E. Quadplex or even 6 plexes, if the lot size allows for it, with slight relaxations on the overall building heights (within reason to get proper head/ceiling heights in each unit)). If we allow this proposed building height to proceed, it'll be hard to turn back and we'll end up like Hong Kong with tall highrises everywhere, overly inflated prices for real estate, and still no solution to the problem at hand.	Anna Pang	s22(1) Personal and Confidential	Riley Park	No web attachments.
06/23/2022	21:22	PH1 - 4. CD-1 Rezoning: 3970-3998 Main Street	Oppose	Main Street, is a unique Vancouver neighbourhood, years in the making. North of King Edward Avenue a limit on height has been successful in maintaining the community feel and the place where Vancouverites come to enjoy a stroll, shop or enjoy the outdoor eateries, one of the positive changes to Main Street since Covid restricted indoor dining. The height of this building is extreme, will dwarf and shade all buildings in the surrounding area and create traffic havoc in an already overburdened neighbourhood. Do the 53 parking spaces include parking for commercial tenants' Street parking is extremely difficult for those who live on 200 block East 24 and this development will make a bad situation much worse. This proposed building will not blend in but rather be a monolith and blight on our community. I am fully supportive of much needed rental housing but as evidenced in Cities around the world densification, high buildings out of sync with the surrounding community and rabbit warren designs do not make for healthy living. The proposed FSR of 3.97 is shocking. Who is benefiting from this project, the developer' I sincerely hope that the City Councillors have taken the time to visit the site and surrounding area as I suggested in my prior communication with council. I am opposed to this rezoning proposal in its current form and ask council to send it back to the drawing board.	Patricia Cheung	s22(1) Personal and Confidential	Riley Park	No web attachments.