

6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/09/2022	13 29	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Dear Mayor and Council It appears that staff are asking you to send the application to public hearing sometime in early July of this year. The referral report is 84 pages long and represent a fair bit of information to absorb and discuss with the tenants and surrounding neighbours. The short period of time really doesn't give a suitable amount of time to formulate thoughtful response. That is what we are looking for, is it not' I think that it is important to always remind ourself when considering developments that displace tenants from there homes, that that is very like a human rights offence as well as a constitutional offence. Remembering that the constitution guarantees the security of person, not the security of an investment, pushes us to recognize that these question of development and eviction are profound. Careful, thoughtful consideration is vital. I hope you think so as well.	Chris Dolman	s22(1) Personal and Confidential	Unknown	No web attachments.
06/09/2022	16 37	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Now, I understand the city council is to discuss the CD-1 Rezoning: 906 - 982 West 18th Avenue & 907 - 969 West 19th Avenue (The Balfour Block) tomorrow, June 7th. Let me say to you, again, that I am very concerned about the speed with which this project is being rammed through by WesGroup and the concern that, as usual, a public hearing will undoubtedly be scheduled at a time inconvenient to neighbouring residents - e.g. in July when less people are around !!! Let me stress that there are a # of people in this neighbourhood who intensely dislike the way this project has been promoted, "cheerleaded" by a slick WesGroup PR campaign. This, at the expense of the people who will be impacted by this eyesore. Moreover, another concern is: I and many others, will not have sufficient time to review anything that is put forth regarding this re-zoning application and that city council won't have the luxury of pondering the scenario and the implications for the Douglas Park neighbourhood that will be impacted by this horribly designed mess. Communication from the city on the matter has been mute at best. I recognise change is coming to the City of Vancouver. BUT not all of it is warranted and the Balfour Block plan is one of them. It is NOT the Cambie Corridor ! Nor are we anywhere near to a skytrain station as is so often spouted. t needs to be toned down and the WesGroup reined in. This horribly designed eyesore is a real "carbuncle" on the neighbourhood. t's bad enough we're close by. Yet, I feel real sorry for anyone with property directly across the street from this proposed mess. Accordingly, I ask that the mayor and council carefully consider deferring public input until after the summer recess instead of quickly scheduling a public meeting. Myself and others need more time to digest any input when it comes to this Balfour Block. I'll leave it with you. Thanks.	Jeffrey Ketchen	s22(1) Personal and Confidential	South Cambie	No web attachments.
06/09/2022	16:41	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	As residents of s22(1) Personal and Confidential , we are requesting that the rezoning application not be referred before the summer recess and that the public hearing be deferred until after the election to allow adequate time for the community to review and respond. There are still many issues that concern us about the most recent plan, mainly the massive increase in density without concurrent plans to improve infrastructure, and the significant increase in the height of some of the buildings. July is a time where many residents are on holiday or take vacations and we feel that this plan may quietly be passed without the opportunity for all parties affected to have a voice.	Tilia and Matthew Prior	s22(1) Personal and Confidential	South Cambie	No web attachments.

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06/09/2022	16:46	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>On June 7, 2022, Council is being asked to refer the CD-1 rezoning application for 906-982 West 18th Avenue and 907-969 West 19th Avenue (the Balfour Block) to public hearing. If referred, City staff plan to schedule a public hearing date for early July before the summer break. This gives the community only a few weeks to review and respond to the 84-page referral report. This is not enough time for a rezoning change with such significant and profound impacts on our community. As a resident of the neighbourhood, I am very concerned by the speed with which these next few steps are taking place. I request that Council hold off on referring this rezoning to public hearing until after the summer recess to allow adequate time for the community to review and respond. City staff and the developer have had seven months to discuss and review the application; whereas community members ' those most affected by the development ' will have two to three weeks to review and respond. This is unfair to the community and disrespectful of our concerns and input. The developer submitted a revised application in August 2021. A virtual open house was held September to October 2021 to elicit public input. Since then, there has been no communication from the City regarding the issues raised during the community consultations and how these will be addressed. A referral report was posted without notification to the community only this week. So, the first chance for our community to see a summary of public input and staff recommendations is June 2022. To summarize, my concerns are as follows: ' The timeline proposed (and anticipated) by staff (referral on June 7th for a public hearing in early July) does not provide adequate time for the community to review and consider the City's response to public input and to understand the conditions placed on the rezoning. ' The proposed rezoning represents a huge change to the density of the neighbourhood with profound and significant impacts ' many of them negative to the surrounding community. ' This quick timeline will not allow for meaningful review and input from the community; adequate time is imperative because of the magnitude of change being contemplated. ' Scheduling a public hearing for early July -- during the summer when people are away ' compounds the problem - providing even less opportunity for input. Thank you for considering my request to hold off on referring this rezoning to public hearing until after the summer recess to allow adequate time for the community to review and respond.</p>	Loralee Delbrouck	s22(1) Personal and Confidential	South Cambie	No web attachments.
06/20/2022	05:45	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>I don't support this project as it is a major deviation from the OCP. Please respect our neighbourhood and do not approve this project.</p>	Alex		South Cambie	No web attachments.
06/20/2022	18 04	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>The current proposal is still too dense and high for this neighbourhood of 2 story family homes and 3 storey apartment buildings 208 Various housing units and 255 Cars spots is too much . If 15% park in the surrounding streets thats 50 parking spots required in an already difficult area to park in. Schools and services are already full or have heavy use. with 500-700 additional users it makes no sense. 18th ave is basically a one way street and 19th not much better. Smaller impact on the neighbourhood makes more sense.</p>	D.Macdonald		South Cambie	No web attachments.

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06/21/2022	21 57	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>Thank you for the opportunity to provide feedback. Our feeling is the complex is still too large both in units and parking spaces for a residential neighbourhood with heritage qualities. We are in support of some density, low cost housing and child care facilities but the scale is too large. Building heights are still too high for this residential neighbourhood. These heights are more appropriate for a building site directly on Oak or Cambie streets. We are delighted to see the south east park please ensure that it provides adequate play equipment for public use. Note our feeling is the park should be larger given the scale of the development and the profit made by the developer. I am unable to find anything in the new relevant documents that refers to how traffic calming measures will be addressed for both long term (neighbourhood use) and short term use (during construction). 261 MORE CARS will drive up and down 18th and 19th to access the underground parking to these units. 19th narrows down to one lane @ Cambie street due to on street parking and is quite heavily used for regular commuting (also dump trucks and large construction vehicles) as it has a traffic light. Also note that 18th has been closed off at Cambie St. for public seating which will further exacerbate the issue. Please address this and propose solutions for public option prior to zoning approval or at the very least building permit approval. Please ensure that physical traffic calming measures (see suggestions below) are in installed on these streets PRIOR to construction. This would reassure Douglas Park residents of the City's am to protect neighbourhoods from increased car use and traffic while protecting pedestrians. It may even increase local residents support for this development. Please drive down the 600 block of 19th to see just how narrow it is cars are regularly scratched by trucks squeezing through. Drive the 700 block to observe the park and children's play area (new dog park soon). The bike route along Heather St. is HEAVILY used and many near vehicle bike ACCIDENTS have almost happen @ 18 & 19th and their respective lanes with the existing traffic we currently see. Perhaps creating a one way or no drive through road system in these key areas could be considered' Furthermore there is no evidence of documentation pertaining to restricting construction vehicles from driving down these smalls streets damaging roads and parked vehicles for the duration of the project. Current build times are years long thus this issue is key. How can this be resolved' Finally the building materials and landscaping lack cohesiveness with the existing neighbourhood on the street sides. An increase/improvement in both will promote community acceptance of such a project particularly by those living directly across from the complex as well as those that feel that this building is to become part of their home neighbourhood. Thank you for your time.</p>	Deirdre	s22(1) Personal and Confidential	South Cambie	No web attachments.
06/24/2022	15 03	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>there's no way we want to allow the unreasonable density increased from 30 Duplexes to over 300 apartments, more traffick more demand on schools, water, parking and Six story buidings covering the Sun from 900 block W. 18 th ave south side. Increasing even to 100 dwelling is too much without child care facility that has NOTHING to do with DENSITY, I only talk for myself but many other residnets also have the same opinion. Its OUR bought and paying for land, we pay city hall and elected politicians, not the developers and mostly we do not what unreasonably increased crowding in OUR neighborhood. John Suranyi</p>	John Suranyi		Fairview	No web attachments.

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06/27/2022	10 22	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>The development of the Balfour properties between W.18th and W.19th Avenues is too much density and too high for the neighbourhood. This would set a precedent, without a plan for further development in this area, which would radically alter the character of the neighbourhood without input and consultation from the community to guide inevitable future developments. More density is needed in Vancouver, especially so close to downtown and to the new transportation infrastructure. Perhaps, single-family homes in this area are unsustainable. But the reality is that the Douglas Park neighbourhood (between W. 16th and W. King Edward Avenues, and between Oak and Cambie Streets) is currently, mostly single-family homes. This neighbourhood is also outside of the Cambie and the Broadway Corridor plans, but that does not mean it should be a development free-for-all. People need affordable housing, close to parks, community amenities, work places, and transportation options. Douglas Park has most of that, except for affordable housing. Perhaps, this proposed development of the Balfour properties would offer housing that is less expensive than a detached house in the neighbourhood, but that wouldn't make it 'affordable' and so cannot be indicated as a benefit of this plan. Also, this development would tower over the neighbouring existing houses, which is an unacceptable change in the name of density. There will be enormous stress on this neighbourhood in the next decade and more following the approval of the Broadway Plan and the opening of the Skytrain extension. Residents of this neighbourhood, both new and future, would be best served by some planning about what kind of neighbourhood we want, and what kinds of densities and building heights are desirable, and how to maintain affordability - all before we begin to allow piecemeal developments that will establish precedents for future, mostly market-driven projects that cannot then be modified, or even prevented. Finally, if this plan does go ahead, more-or-less as proposed, I would like to know what kind of financial compensation and consideration the developer will provide to residents near the development to acknowledge the disruptions and impacts that will result, for the years-long duration of the project. Demolition of the existing housing, excavation of the vast site, and months and months of construction will lead to noise, dirt, and constant heavy construction traffic on all of the surrounding streets. The developer and their service providers can't be allowed to externalize the costs and impacts of this disruption, at no real cost to themselves, to the neighbours of this development. The developer must be required to price in and pay compensation to individual residents and families, that adequately acknowledges the very real and ongoing costs and negative impacts to quality-of-life that will be borne as a result of this project by the people who live in the area currently.</p>	Trevor Lord	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
06/27/2022	15 30	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>We strongly oppose this development for the following reasons: 1. We will lose our view of the north shore mountains, the current building height proposed here will obscure all our nature views. 2. This street is already congested in the morning hours between 7-10am, as it is an artery to Oak and downtown. the density proposed will cause exhaust and idling right outside our unit and congestion waiting for the light at Oak St. 3. We work from home and the building construction/disruption from 730am-800pm is going to be intolerable. The thought of having to live through this noise for years while working from home is devastating to think about.</p>	Valerie Parr		South Cambie	No web attachments.
06/27/2022	16 58	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>I, and other residents s22(1) Personal and Confidential have shared our past concerns extensively -- about height, density, liveability, traffic, flooding, drastic change in character with two tall towers and 200+ units / townhouses to replace what is now a 39 unit block, issues of schools, cars / street car parking, etc., but we now note that the city planners produced a document which doesn't address what was wide community opposition, and that does it not require any substantive changes on Wesgroup's part or address the concerns we have had (e.g. it retains the same overall density, doesn't ask for lower heights to address shadows, doesn't make the rental units better). It's as if community feedback didn't matter at all; the document appears to deliberately hide some of the worst features of the Wesgroup plan! This indifference on the part of the city is both outrageous and disappointing. Why would we, as a community, have put in all the effort to make our concerns and misgivings about this proposed rezoning application, in writing, when none of it has been seriously evaluated / addressed or taken into consideration in the reworked document? Some of us have had lengthy phone conversations with Mr. Kent MacDougall, the designated planner for this particular proposal, just to make sure that our views and opposition to this project was included in the re-worked document. The opposition to this project is significant and growing and yet the document makes it seem like the "approval" percentage is somewhat equal to the opposition. That is categorically not the case. The residents of Douglas Park and these blocks will also be present at the public hearing to voice our opposition to this sham "community consulting" and the Wesgroup project proposed for s22(1) Personal W.18 / W.19.</p>	Ameen Merchant		Fairview	No web attachments.

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06/28/2022	04 01	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>I live on s22(1) Person. I'm worried about the size of the project, the increased traffic and stress on the neighbourhood facilities. Firstly, it's still a big complex, that will overwhelm the area. The current buildings are family-oriented and promote a green-space feel. The new complex does not fit with the area. Secondly, I have two small children who walk to school on Laurel. People already speed on our street. More people would mean more cars parked on our streets and more people driving recklessly. Lastly, the local schools and community centres are already at capacity. As is Hillcrest. An influx of this building plus the Cambie corridor would Overwhelm local elementary schools. Also. The high school, Eric Hamber, was deliberately reduced by the school board. I'm very concerned about many parts of this big project. I love our street and want to see a smaller, more neighbourhood friendly addition. Thank you.</p>	Jody Parasiers	s22(1) Personal and Confidential	South Cambie	No web attachments.
06/28/2022	11 55	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>In addition to my alarm at the excessive density, traffic congestion shadowing and privacy intrusions there is another threat posed by this out of scale proposal. I live one block from the north-east corner of the Balfour lands. Wesgroup has proposed a rainwater management plan for the site that poses a potential danger to my property and to that of my immediate neighbours. This neighbourhood is particularly vulnerable to flooding. Ongoing development and densification destroys green space that once absorbed rainwater runoff. Wesgroup's answer to the problem of runoff from this massive development is to craft a rainwater management plan that it claims will cope with rainfall as great as a 10 year storm cycle. This plan includes storing runoff in on-site reservoirs that will gradually release this water into the City's storm drain system, one that is already struggling to deal with storm runoff. We have experienced several storms in excess of a 10 years cycle, including at least 2 that were measured as 100 year cycle storms. The result is that my neighbours and I have suffered serious flooding. In my case, this has been 6 floods in 28 years. Our corner (Willow and 17th) is under water several times a year after heavy downpours. The Wesgroup development stands to worsen the situation. And then there is climate change. In its June 2016 report 'Climate Projections for Metro Vancouver'. (hxxp://www.metrovancouver.org/services/air-quality/AirQualityPublications/ClimateProjectionsForMetroVancouver pdf) regional district staff forecast that rainfall amounts will increase by as much as 60% on the wettest days by the 2050's. This prediction amplifies the threat posed to neighbouring homes, especially those to the north and east of the development. These homes are 'downstream' from the Balfour lands. Throughout the public consultation process for this project I expressed numerous concerns and questions on the flood issue with City staff. Since I have never received a reply I am left to speculate that staff cannot provide any assurance that this project does not increase flood risk. Flood risk is one of many flaws in the development. Its density and massing is out of scale with the neighbourhood, its shadowing will block sunlight to nearby houses all winter, new residents will overwhelm local school capacity, the streets are too narrow for the increase in traffic that will stem from the development, and neighbouring homes will lose privacy as the six storey towers loom over their windows. These concerns have motivated the intense local opposition to this project. Yet the referral report of May 24 makes very little mention of opposition. Buried deep in the report is a brief mention of the neighbourhood dismay. Of the 185 responses received on the Shape Your City platform 73 5% of local residents were against it. Do not be seduced by the offer of community amenities at the expense of the local community.</p>	Steven K. Turnbull		South Cambie	No web attachments.
06/28/2022	12:14	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>I would like to add my opposition as well as my Spouse William Mcghie' to the list of neighbours living in the s22(1) Person vicinity. We do not want a six storey building to be built on Balfours rental property. I thought six storey rental buildings were approved for main arterials and not in neighbourhoods with single dwelling detached houses' The fact is the height and size of this development will detract from the characteristics of the neighbourhood at present. It will dwarf the homes and take away the natural beauty of the evergreen conifers that are like landmarks that tower over people's residences. The building would be the same height or taller and would look very disproportionate to the detached homes that are across both of the streets. Natural light would be blocked which would negatively impact many current home owners, mountain views would be lost; increased noise and crowding in the parks would be at issue. Why is Balfour property not proposing four storey's instead of six. That would be so much more acceptable to many in the neighbourhood. Please consider the dissatisfaction of many of us who have to live with mammoth buidings in a quiet residential neighbourhood. Respectfully, Ken Kwong and William Mcghie</p>	Ken Kwong		Fairview	No web attachments.