

PH 2 - 5. Rezoning: 807-847 East 33rd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-02-13	17:14	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	This development would set a precedent changing the character of this special neighbourhood. While we need more affordable housing, this type of large structure blocks views, removes trees and nature, and gives an impersonal feeling to what is a close-knit neighbourhood of families. Would prefer to see few storeys/ townhouse style developments and rent-controlled units rather than market rentals like this that will again be out of reach for most people living in Vancouver.	Jessica Roy	Kensington-Cedar Cottage	
2023-02-13	16:55	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	The SRP has specific requirements for proximity to a rapid transit station and shopping area. This site has proximity to neither. The closest shopping area is in excess of 400m even if you measure from Fraser/33rd intersection with a straight line. There is no way to measure this and have it comply with SRP. You do not build trust in city policies by throwing them away at first convenience.	David Barwin		
2023-02-13	16:45	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	While I don't oppose densification, I do believe 5 stories is too high for this narrow strip of residential street. This height would be dramatically opposed to the nature of the street currently and would obscure mountain views and the sunlight of neighbouring houses, creating a massive shadow eclipse. It would jut out from the single family homes and be conspicuous from the cemetery and park down the street. I think 3 stories should be the maximum height for the width of this street to not feel overpowering. As well, should this building be added, there would need to be increased amenities for bus service and childcare as this extra housing would impact the crowded bus rush hour and reduced daycare and school spots.	Lilli Wong	Kensington-Cedar Cottage	

2023-02-13	16:42	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>This letter is in response to the Notice of Public Hearing for 807-847 East 33rd Avenue.</p> <p>As a resident of the Durward-Prince Albert area, we object to the proposal to rezone the lands at 807-847 East 33rd from RS-1 to RR-2B to allow for a five storey apartment building because:</p> <ol style="list-style-type: none"> 1. A 5-storey apartment building is not in keeping and not compatible with the existing zoning nor existing development on 33rd Avenue, Durward Avenue and in the neighbouring/surrounding community in general. 2. There is great concern about road traffic and safety, as evidence by accidents at the intersection of 33rd Avenue and Prince Albert Street. This is a dangerous intersection. A traffic light would not be a reasonable solution as it is too close to the signalized intersection at Fraser Street. This building has the potential to exacerbate the situation. 3. The increased density of the proposed apartment would be incompatible with the available parking, unless all parking for the residents of the proposed apartment is provided on the site itself. 4. There is a concern about sun shadows on the neighbouring properties. Why has a shadow study not been required for this application? 5. We understand that the traffic study has not yet been done and that a shadow study is not required, as per the Staff Report. Good planning would dictate that such studies to identify adverse impacts should be done before zoning, not after. 6. If approved, the vast majority of the units in this building (up to 65%) are 1 bedroom. More 2 and 3 bedroom units should be required to allow families with children to come to the neighbourhood. <p>In summary, the density, size and height of the proposed apartment at this location is not compatible with the existing community.</p>		Kensington-Cedar Cottage	
				<p>Re: Public Hearing 807-847 East 33rd Avenue, Rezoning Attention: Mayor, and Council.</p> <p>This letter is in response to the Notice of Public Hearing for 807-847 East 33rd Avenue.</p> <p>As a resident of the Durward-Prince Albert, I object to the proposal to rezone the lands at 807-847 East 33rd from RS-1 to RR-2B to allow for a five storey apartment building because:</p> <ol style="list-style-type: none"> 1. A 5-storey apartment building is not in keeping and not compatible with the existing zoning nor existing development on 33rd Avenue, Durward Avenue and in the neighbouring/surrounding community in general. 2. There is great concern about road traffic and safety, as evidence 			

2023-02-14	10:07	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>by accidents at the intersection of 33rd Avenue and Prince Albert Street. This is a dangerous intersection. A traffic light would not be a reasonable solution as it is too close to the signalized intersection at Fraser Street. This building has the potential to exacerbate the situation. There is a k-3 school 1/2 a block away and the congestion and traffic would make the area around the school unsafe.</p> <p>3. The increased density of the proposed apartment would be incompatible with the available parking, unless all parking for the residents and guests of the proposed apartment is provided on the site itself.</p> <p>4. There is a concern about sun shadows on the neighbouring properties. Why has a shadow study not been required for this application? The building would be sitting on the high side of the street which would completely tower over the family homes in the neighborhood.</p> <p>5. We understand that the traffic study has not yet been done and that a shadow study is not required, as per the Staff Report. Good planning would dictate that such studies to identify adverse impacts should be done before zoning, not after.</p> <p>6. If approved, the vast majority of the units in this building (up to 65%) are 1 bedroom. More 2 and 3 bedroom units should be required to allow families with children to come to the neighborhood.</p> <p>In summary, the density, size and height of the proposed apartment at this location is not compatible with the existing community. Townhouses would be more suitable for this neighborhood.</p>	Gurjit Gill	Kensington-Cedar Cottage	
2023-02-13	11:35	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>The increased density of the proposed apartment would be a huge issue for parking, unless all parking for the residents is provided on the site itself.</p> <p>I am concerned about road traffic and safety, particularly the intersection of 33rd Avenue and Prince Albert Street: This is a dangerous intersection. More traffic as a result of this building has the potential to exacerbate the situation.</p>	Talia Levy		

