

Report date range from: 2/15/2023 3:00:00 PM to: 2/16/2023 5:00:00 PM

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

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-02-16	09:09	[REDACTED]	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	We DO NOT want this in our neighborhood!!!	Yvonne Armbruster	[REDACTED]		
2023-02-16	09:18	[REDACTED]	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	There is too much crime here already, we DO NOT want this building near our park and school.	Nic Busch	[REDACTED]		
2023-02-16	10:57	[REDACTED]	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	First of all, I do support density and the need to transition this city from single family dwelling units into a better distributed system of townhouses, duplexes, multi duplexes, co-ops and smaller scale apartment buildings appropriate to the existing housing stock surrounding these proposed developments. A 5 story market rate rental has no place on a smaller arterial street like 33rd Avenue. Corridors have already being created along Main, Cambie, Fraser and King Edward which allow this type of development including commercial space on the ground floor. All of those roads have a minimum of 4 lanes of traffic, allowing for the increase in density. 33rd Avenue is already backed up both ways during rush hour periods, in some cases 2-3 major arterial intersections back. The increased congestion from adding these additional units and the subsequent approval of the 1749-1769 East 33rd development will only compound this issue, leading to even further development applications of the same size along this stretch of 33rd Avenue. There is no space to expand 33rd to a four lane road to accommodate this density in the future. Projects like Vancouver Co-Housing at 1733 East 33rd have demonstrated a much more realistic family driven approach to housing which increases density while providing housing that is affordable and not "market" driven. I would love to see more developments in the same scale within our neighbourhood, and would not hesitate to support projects that would be a much better fit for making affordable homes in East Vancouver.	Alec Richardson	[REDACTED]	Kensington-Cedar Cottage	

2023-02-16	14:59		PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>Hi there,</p> <p>We live and own a house 100m from the proposed development.</p> <p>We understand the need for density, but at market rate, we don't support any development above 3 stories on 33rd.</p> <p>As an area filled with young families, a 5 story building would be out of character and scale - drastically changing the aesthetic and feel of the neighbourhood. Something around 3 stores would be more in line.</p> <p>It would also block the view of the mountains for a number of homes.</p> <p>Another concern of note is parking. It is already difficult to find parking, as most residences are multiple occupancy. A larger development would cause further issues.</p> <p>Thank you.</p>	Medina Hahn		Kensington-Cedar Cottage	
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2023-02-16	15:40	201000402802	PH 2 - 5. Rezoning: 807-847 East 33rd Avenue	Oppose	<p>Hello - first off, as a resident in immediate proximity to this project, I strongly support increased density in Vancouver in general and on this site in particular.</p> <p>However, the specifics of this particular site make the proposed 5-story, RR-2B zoning a challenge. Specifically, the On-Arterial designation chosen for this project has no back lane; the rear of the building will face onto the front of homes on Durward St, which is the SRP designates as Off Arterial. In addition, the topogarphy of the site is such that the grade of the building will be perhaps 20 to 30 feet above that of the residences on the North side of Durward.</p> <p>Together, these factors mean the 5-story RR-2B building will be unacceptably imposing. Residents of Durward will be staring at a concrete retaining wall and parking entrance, and a building nearly 90' above their front doors. The front of those houses will be permanently shaded throughout winter. This will irrevocably damage the residential nature of the street.</p> <p>I would respectfully ask that Council consider allowing only a RR-2A designation for this site. This would in effect allow development according to the SRP's Off Arterial designation as is consistent with its location on Durward St, instead of the On Arterial designation on 33rd. This would permit structures far more compatible with the existing neighbourhood, resolving some of the other challenges identified by those opposed to the project.</p> <p>I feel strongly that with this project designated RR-2A, any development would receive much stronger support from current residents, maintain the existing character of Durward in accordance with the Secured Rental Policy, and yet deliver similar, much-needed densification.</p>	Matt Harper	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	
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