

PH2 - 5. Rezoning: 807-847 East 33rd Avenue - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-------------|--------------------------|------------|
| 2023-01-25 | 14:02 | PH2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | <p>As a long time resident in the 700 block Durward Ave, I'm writing to give my view on the rezoning in the 800 block East 33rd Ave which backs onto Durward Ave.</p> <p>My major concern is the added traffic on Durward Ave. I'm assuming that the vehicle entrance to the project parking will be on Durward Ave. In the 700 block Durward parking is on both sides of the street leaving not a lot of room for cars to pass each other. Already we have a number of cars each day attempt to "beat the lights" by turning off E33rd onto Prince Albert St and speeding along Durward Ave to Fraser St thus avoiding the lights at 33rd and Fraser. I'm concerned that with the added traffic this situation will be come worse.</p> <p>What should be looked at before this project is given the go forward is a plan to introduce traffic calming. At the east end of 800 block Durward Ave is a Primary school and at the west end of the 700 block is a nursery school.</p> <p>There is no sidewalk on the south side Durward in either 700 or 800 block.</p> <p>On the south side in the 800 block it is basically dirt, bushes and grass, which could become a parking lot that tracking mud out onto the road.</p> <p>This sites elevation is higher than houses in the 800 block Durward Ave. At five stories high these properties would be overlooked and lose much of their privacy they now enjoy.</p> <p>So before this project moves forward these matters should addressed and if found relevant the project put on hold or rejected.</p> | | Kensington-Cedar Cottage | |

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| 2023-01-25 | 13:01 | PH2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | <p>I reside on Durward Avenue - the proposed apartment would back onto Durward Avenue. Since residing on Durward Avenue, two apartment blocks have been built at Durward Avenue and Fraser Street which has created traffic and parking problems. Also, since residing on Durward Avenue, a very large apartment block was built at 33rd Avenue and Fraser Street. Prior to the construction of these three apartment blocks, there were three small businesses. The density of Durward Avenue has already been substantially increased.</p> <p>There is a preschool located at Durward Avenue and Fraser. The preschoolers walk to Grays Park (at the end of 800 block Durward Avenue) everyday and the cars going in and out of the proposed apartment block would be dangerous for the small children. Mature trees and gardens would be uprooted, replaced with cement and glass, decreasing the already fragile bird population as well as the well-being of our neighbourhood.</p> <p>The height of the proposed apartment block is particularly upsetting - such a tall looming structure blocking the sun would have such a negative impact on our pleasant neighbourhood.</p> <p>Thank you for considering these issues.</p> | Marie Woods | Kensington-Cedar Cottage | |
| 2023-01-22 | 16:47 | PH2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | <p>33rd only have one lane of traffic going in either direction. We are not meant to have high density in our neighbourhood. We already have trouble finding parking in front of our house, and to increase the density on 33rd would only make matter worst. We don't want Vancouver to become Shanghai. If they want to add so many units, then, make them build underground parking for each of the units that they build. We already have too many lane way houses, legal and illegal basement suites, single rental units in our neighbourhood. Why add more condos where people are going to fight for parking spaces.</p> | Donna Cho | Fairview | |

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| 2023-01-28 | 11:02 | PH 2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | I oppose the 5 story development on 800 block of East 33rd. The 5 story development in an already densely populated area with single family homes and 3 story apartments , would be a towering eyesore for the neighborhood. Major concerns would be a significant increase in traffic along Durward Avenue, already an issue with many drivers speeding through to avoid the congestion on 33rd and Fraser. The extra volume of vehicles would be particularly concerning as there are many pedestrians including young families, and a Preschool that utilizes Grey's Park. 33rd is a narrower street with almost no boulevard and a 5 story building is much to high for this area. I also question the number of mature trees that would be killed to make way for a large apartment building. Though I understand the City's need to make more housing, this is not the area to allow for such a tall, obtrusive structure to be built. | Megan Cruz | Mount Pleasant | |
| 2023-02-07 | 22:50 | PH 2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | Please stop rezoning | Harmel Bains | Riley Park | |
| 2023-01-29 | 15:16 | PH 2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | <p>Reiterating previous comments, only now directed to council.....</p> <ul style="list-style-type: none"> - Flooding - Living across the street from this development, my primary concern is flooding, as several years ago I incurred a \$56,000 flood of my basement because the city's drains could not keep up during a rain storm. Replacing the natural soils and vegetation of the development site with asphalt, concrete and roofing material will only make that worse. My research from a book I found at the library indicates an underground river runs on the edge of the proposed site (See attachment). - Parking – 33rd Ave is a 2-lane street which is typically bumper to bumper at rush hour. During bad winter conditions, cars on side streets instead park on 33rd, as was the case during the snowy period in December 2022, creating even more congestion. An influx of about 80 cars to this site will worsen that situation. - There are several trees on 33rd Ave, towering about 6 stories high. Does the City plan to allow them to be cut down? - Overall I feel a 5-story building is far too aggressive and a scaled down 2-3 story row housing complex would be more appropriate. | Michael Wadden | Kensington-Cedar Cottage | APPENDIX A |

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| 2023-01-18 | 19:33 | PH 2 - 5. Rezoning: 807847 East 33rd Avenue | Oppose | <p>My concern is that this rezoning and new build will change the character of this neighbourhood, as I've seen happen in other neighbourhoods, such as the Cambie corridor. This neighbourhood is a comfortable, green, kid-friendly neighbourhood with beautiful gardens, people walking dogs, block parties, and people enjoying the tree canopy and boulevard gardens.</p> <p>Although I'm concerned that we do not have adequate housing for our population, at the risk of sounding like a NIMBY, I don't think that absolutely every neighbourhood needs to be turned into a soulless conglomeration of characterless boxes.</p> | Laura Blumenthal | Kensington-Cedar Cottage | |
| 2023-02-06 | 16:36 | PH 2 - 5. Rezoning: 807-847 East 33rd Avenue | Oppose | <p>Whether or not this development is an asset or a problem in the neighbourhood will depend on the details - what trees will be saved (there are significant ones) - where will traffic be routed (there is a concern regarding an intersection on 31 avenue close by), how many units and how many people are being proposed (what will be the effect on local schools and parks), where will the shadow fall, how much parking will be provided (effect on street parking) will there be setbacks or height staging to existing lower buildings. None of this information is available yet we are expected to provide feedback on a building that at 5 storeys on 31 avenue will be a precedent in our neighbourhood. The developer should be obligated to state these detailed plans prior to requesting a zoning change and be required to stick to their statements. The developer is expecting to make money on this - they can spend some on public outreach. The city is putting too much onus on the neighbourhood to accept this proposal blindly. Since the proposed zoning includes quite a few places where city planners can approve variances - looking at the proposed zoning does not answer any of the above questions.</p> | Mary Boulanger | Kensington-Cedar Cottage | |
| | | | | <p>Removed at the request of the author.</p> <p style="text-align: center;">[REDACTED]</p> | | | |

