

**PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-05-08	22:16	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	<p>I have the following concerns with respect to the rezoning application:</p> <ol style="list-style-type: none"> <li>1. The inner streets surrounding 54th and 55th have narrow shoulders and narrow sidewalks. The proposed 131 rental units, along with commercial space, will dramatically increase the traffic flow on these streets. Pedestrians, children, pets, and vehicles all share the roadway which leads to increased safety concerns as vehicle traffic increases. This is especially concerning on Main street where families with strollers and children are regularly walking to Sunset Community Center on the street.</li> <li>2. There are several under-utilized commercial blocks in either direction adjacent to the proposed area that are more suitable to the application. Within the 10 block radius both north (49 avenue to 52 avenue) and south (57 avenue to Marine Drive) there are several CD1 developments that would support housing needs. East 54th and 55th avenues should continue to remain zoned as RT-2 and allow for development (duplex, townhomes, multiple unit lots) that is more suitable to the current cultural needs of the neighbourhood, and which would allow for urban design and sustainability.</li> <li>3. The size and scale of the two proposed buildings would dramatically change the character of the neighbourhood. There is widespread consensus that Vancouver needs more housing, especially rental units. This necessitates densification of neighbourhoods like this one. I am not opposed to densification. However, the densification should be gentle and gradual, and blend in with the existing neighbourhood. The proposed application is dramatic and abrupt densification that is unsuitable for the area. The proposed city-wide plan to rezone city lots to allow four to six units on each lot is the type of densification that is more appropriate for this community.</li> <li>4. This rezoning application creates a scale of development that is too large for the area. This would incentivize spot rezonings that create precedent setting large buildings out of scale with surrounding areas. This kind of development would be opposed by most citizens in whichever neighbourhood they are proposed.</li> </ol>	Jas Sandhu	Sunset	