

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
2023-04-20	05:56	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	<p>I am writing to express my concern for the rezoning application on 7018 Main Street- https://shapeyourcity.ca/7018-main-st. The sunset neighborhood character should be preserved, and Punjabi market should be elevated. Around the area we have commercial developments from 47th-51st street that are in desperate need of rejuvenation and commercial developments along those streets must be accelerated and encouraged. Opportunity also exists 56th-57th street to improve existing commercial spaces.</p> <p>7018 Main Street -why is there a need for commercial development when so many existing retail spaces are abandoned both north and south of the proposed project? I am concerned that development has not factored existing infrastructure and simply come up with a plan to situate 2 commercial buildings. The character and history of the neighborhood homes along Sunset must be promoted, alternatives such as row townhomes/stacked units with overall lower height to match current homes is a great fit and promotes family dwelling as well as creating affordability in Vancouver.</p> <p>As a resident south of the proposed building I bring this project to your attention so that we are not negatively impacted from the balconies that will face our homes, shadow year round especially in the winter months, the number of parking spots and units causing abrupt densification and much more.</p> <p>All residents in the neighborhood are gravely concerned about the lack of engagement and consultation re the project. We are finding ways to support each other to inform about the project as we did receive notification from the city. However, the information is available only in English and the rezoning physical board was put up after residents started to submit feedback on the city portal.</p> <p>Together we started an online petition and door to door with >100 residents opposing the project and an online petition with >219 signatures – please see attached for signed petition sheets. My ask is for you to advocate for your constituents and keep the neighborhood a residential zone.</p>	TREVOR LOBO	Sunset	Attachment 1 Attachment 2 Attachment 3

2023-04-20	06:38	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	<p>The proposed 6 storey buildings will cast shadow on homes east of the project. What is the set back to mitigate this? The current proposal does not address this.</p> <p>The balconies on the rear side/facing east will overlook directly into homes located on 54 & 55.</p> <p>Request is for council to take these into consideration before endorsement as we are also resident paying taxes and are negatively impacted.</p> <p>I strongly disagree with data in appendix D indicating 283 supported this rezoning. Further, throughout this process the developer has failed to provide notification, engagement, we have had to chase the information. E.g., the postcards notifications were sent to us after we called & emailed the city. The rezoning board was put up after neighbourhood citizens raised concern re lack of notice-of which one of the notice along 54th has been taken down. Subsequent revisions to proposal and this online opportunity for residents to provide feedback-nil notification received.</p>	Teya Yanki	Sunset	
2023-04-20	16:24	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	<p>Dear City Council, To oppose this project as is with proposed alternative solutions.</p> <p>Neighbourhood Residents proposal:</p> <ol style="list-style-type: none"> 1. Maximum only 3-1/2 story building. 2. Not all Units rental only (30% rental, 70% ownership) so first time buyers can invest (availability/affordability planning) 3. No retail stores (Commercial development) as it is a residential zone with Elementary School and Sunset community near by 4. As an adjacent resident of this project, it poses safety, security and privacy concerns for my family and neighborhood residents due to the size and complex nature of the project. 5. Please see attached signed petition, signed by over 100 residents of this neighbourhood to oppose this project as is; 	Inderjeet Sahota	Sunset	Attachment 1
2023-04-26	09:59	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	This is residential zone and should not be allowed	ravi kapur	Sunset	
				<p>Mostly OPPOSE</p> <p>Dear Mayor and Council,</p> <p>Firstly, the proposed Development is absolutely INCOMPATIBLE and out of place & character with the neighbourhood already gently densified with Single-Family dwellings to provide suites & laneway housing for the cause!</p>			

2023-04-22	15:17	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	<p>That said, we recognize the reality of today's housing crisis in the city and region, country, and that the current Provincial government is mandating local governments to build! more! housing!</p> <p>Second, the current owners of the proposed Development stand to benefit and profit from a HUGE Financial Windfall, and should not be generously permitted to build a Project SO BIG and SO HIGH UP! All that land lift and DENSITY are a BONUS from the City. Trust that the owners/developer will be CONTRIBUTING back their equal share for local improvements and AMMENITIES, and other mitigations to offset any and all impositions and inconveniences caused by this PRECEDENT SETTING rezoning and Development in the neighbourhood.</p> <p>Corporate and profit-driven land owners and developers should not be gaining such financial windfalls at THE EXPENSE & INCONVENIENCE of the residents, neighbourhood, community, and the city.</p> <p>Third, PARKING! Since 2009, Mayor Robertson and Vision Vancouver, along with 1 or 2 Green councillors - all instigators of these underutilized bike lanes throughout the city, have this UTOPIAN IDEA/IDEAL that people will stop driving their car, and will ride their bike and/or take public transportation. The REALITY is, people will continue to own and drive CARS! Mayor & Councillors still have their reserved parking spaces on City Hall grounds, right? ? Exactly!</p> <p>The proposed 101 parking spaces to 131 housing units are NOT ENOUGH! Another REALITY is - most households own more than one car! Without enough parking to serve this proposed Development, the parking situation will only get ugly, uglier, and parking congestion will spill out onto neighbouring streets, and cause problems for surrounding residents already short of access and street parking. Though the site is on Main Street and on a bus route, people will continue to own and drive their cars! You will see!</p> <p>Furthermore, is that CHILDCARE still planned for the site? Then parking for brief stops are A MUST for parents dropping off their children, or they will just stop regardless! With their flasher-signals on, they will leave their car to drop off their kids, and choke all northbound Main Street traffic! This will happen, regardless! Or they will simply double-park onto neighbouring streets contributing to congestion and further exasperating the situation to upset surrounding neighbours and residents - most of whom undoubtedly are not thrilled, but mostly upset (!) with this proposed Development in their immediate area in the first place! Please PROVIDE DROP-OFF PARKING spots to serve this childcare!</p> <p>Fourth, pedestrian SAFETY & traffic safety are real concerns! Currenty, there are regular traffic lights at 51st Avenue and nothing in between until 57th Avenue. We hope the City will be installing regular traffic lights on either 54th or 55th Avenue, with the full cost to be paid for by the developer to</p>	Allie E	Sunset
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2023-04-24	20:22	PH 1 - 4. CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue	Oppose	<p>I support adding higher density residential buildings in the city, however, 7018 should not include residential units mixed with commercial units. There is ample commercial space between Main and 49th - 51st street and between 56-57th street. There is additional commercial buildings along the Marine Drive corridor. Why is the City adding additional commercial units in a solely residential area where additional commercial space in not needed? If Council wants to add a high density building then it should be fully residential.</p>	Satneev Bhamra	Sunset