

PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-15	12:58	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	<p>I am writing to express my objection to the proposed rezoning of 3803-3823 West 10th Avenue from RS-1 District to RR-3B District to permit the development of a six-storey mixed-use market rental building with commercial retail at grade.</p> <p>The city continues to proceed with the densification of Vancouver at an break-neck pace. The tower at Broadway and Alma, which required rezoning, is now under construction. At the same time, the Jericho lands are being redeveloped for a plan that could equal the size of the Senakw project at the foot of the Burrard Street bridge (6000 rental units with 11 towers!). This is to mention only a handful of the major development projects that are underway in Vancouver.</p> <p>While I understand that the cost of living is the primary motivation behind this deliberate plan to increase the supply of housing, I encourage council to be mindful of the law of unintended consequences. With respect to the specific issue of densification this could quickly manifest itself in the form of an over-crowded city in which infrastructure fails to keep up with the number of homes, neighborhoods become gutted, and all sense of community is lost.</p> <p>Meanwhile, despite all of this construction over the past few years, the cost of housing (and living) in Vancouver continues to rise, nullifying the flawed concept that densification is a realistic solution to sky-high real estate prices. In fact, the only outcome visible to me from all this development has been an increasingly unlivable city rather than a more affordable one.</p> <p>With all of this in mind, I strongly urge the city to slow the rezoning process (including the one proposed at 3803-3823 W10th Ave) until we get some sense of the impact that the projects already underway will have on the community. Indeed, once built, these redevelopments cannot be undone!</p> <p>Last fall, Vancouver residents voted for a change in the direction of our beloved city. Yet another rezoning permit for more densification suggests we are simply getting more of the same. It reminds me of the old adage: "the definition of insanity is doing the same thing over and over again and expecting a different result!"</p>	Ben Cherniavsky	West Point Grey	

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2023-06-15	13:17	PH 1 - 2. Rezoning: 3803-3823 West 10th Avenue	Oppose	Hello, this proposed development, by my understanding, is six stories in height. This development is vastly different from the other developments in the area. Just one block away on Alma and 10th, the development currently being constructed is four stories. This six story building is the beginning of a slippery slope which completely changes the character of the neighborhood. Density is important, but what is the value of having a penthouse on the sixth floor? How is that adding to density? Furthermore, this is already a densely trafficked area. There are often accidents (and many near misses) on Highbury and 10th. The existing infrastructure lack the capacity for new residents. Accidents occur regularly. Schools are full. Garbage and recycling are not picked up on their designated days more than 50% of the time. I strongly encourage city council to reject this proposal.	Emil Khimji	West Point Grey	