

**5. CD-1 Rezoning: 1710-1730 East Pender Street - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-12-13	08:28	5. CD-1 Rezoning: 1710-1730 East Pender Street	Oppose	<p>I am concerned that this rezoning application is over-reaching the building height guidelines of the Grandview-Woodland community plan by more than 3x (18 vs. 6 storeys). In the proposal, a nearby building used as a comparable height is in fact a substantial distance away, with the neighbouring structures all closer to 3 storeys. I feel strongly that the current proposal would substantially and negatively impact the character of the neighbourhood due to the building height.</p> <p>This rezoning is promising 100% social housing, which means (according to the city of Vancouver) that 70% of the new units will be at market rates, and 30% will charge lower rents. Grandview-Woodland and the city of Vancouver need more affordable housing, and I do not believe this project is providing for that need.</p> <p>The proposed 30% affordable housing and 70% market housing is not sufficient justification to deviate so far from the height guidelines of the grandview-woodland community plan.</p>	Ken Murray	Grandview-Woodland	