

**PH 1 - 4. CD-1 Rezoning:
2015 Main Street and 190
East 4th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-27	15:38	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>My concerns are for the height of the project and the impact on the community. 21 stories is many times the height of the existing buildings nearby, and will further impact the light and views for those of us in older buildings in the neighbourhood, beyond the impacts of new office buildings which seem to remain underutilized.</p> <p>Our community is losing the feel of the industrial/arts district it used to be, and large towers will further degrade this. I'm in favour of low-rise buildings to ease the housing shortage but this one is far too tall.</p> <p>I hope you will also consider the impact of the lack of parking - both during construction and after as none is accounted for despite the huge number of units. It's near impossible for residents to find street parking as it is now with the many developments already happening as the streets are full of contractor/worker's vehicles. I recognize the goal is to encourage public transit and bike commuting but the infrastructure isn't there yet and people simply continue to drive. Traffic in the neighbourhood has gotten markedly worse in the last several years with the buildings already opening.</p> <p>Finally, I hope you'll consider the noise aspects of even more construction. Many days the level of noise is above recommended decibel levels as it is, and each additional project adds more - to the health detriment of those already living in the community. And it summer it's even more so, which increases the need to close windows, in turn increasing energy consumption.</p>	Laura Willihnganz	Mount Pleasant	
2024-01-30	09:16	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>I am surprised that architect Henriques w/Westbank has gone into Council with the full intent to oppose city requirements for balconies. No other residential tower project in the City has been able to break the rules. Is the City prepared to open up Pandora's box that they will have to contend with for future tower projects? Will be messy times ahead. Will be interesting to see if Westbank / Henriquez donations to ABC will help buy Council's vote. For these reasons I oppose this project as proposed.</p>	Yoshi San	Kitsilano	
2024-01-30	09:42	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>Developer and architect think they are god for breaking building codes and bylaws by not providing balconies for each suite in a residential tower. Vote this project down and send it back to the drawing board!</p>	Lauren Federico	Fairview	

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2024-01-30	13:10	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	Dear Mayor & Council; I oppose this development as it is proposed. You must not start a precedent to allow residential units without balconies in Vancouver to pass. The by-laws and building codes need to be adhered to and upheld. Rules are rules.	Martyn Robinson	Kitsilano	
2024-01-30	13:16	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	This is a terrible proposal and setting a bad precedent with no balconies for the residential units. This is discriminatory of renters rights. Everyone deserves to have outdoor space and be able to take care of their mental health. Please do not pass this proposal.	Chio Chang	Mount Pleasant	
2024-01-30	13:48	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	Hello City Council, this rezoning application does not pass the sniff test. Large donators to ABC party should not be allowed exceptions to long standing by-laws set in place, in this case to forego the requirement of providing balconies to each rental unit. People should not be forced to goto another floor common balcony take a breath of fresh air. esp where it impacts residents mental health. Insanity. I implore you to please vote this project down.	Jeff Markowski	Mount Pleasant	

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2024-01-24	10:37	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>20% below the arbitrary and jacked up "market rental" amount is simply not enough in a rental building. The market price is more than double of what is affordable often taking up a 3rd to a half of a decent income. When rents are said to be below this insanely high rent, this certainly is the case, meaning that people who have a modest income, are living paycheck to paycheck, unable to save and at risk of losing their home in circumstances beyond their control such as the pandemic which recently afflicted the world and had all sorts of repercussions for the average person.</p> <p>The building height is much too tall. There used to be a moratorium on buildings over 4 or 5 stories. Now with the recent deluge of completely unnecessary office buildings, of all things, in the area which have pushed the limit on these building heights with complete disregard or respect for the reasons behind keeping buildings below a certain height (there are many reasons).</p> <p>3rd, This building is set to have zero parking!!! This is the cherry on top of adding insult to injury. It is nonsensical to have a building that will increase the amount of people in the area and not provide parking! Trying to push people to ride bikes by simply not providing parking is a poor strategy and is far from forward thinking. In a place like Vancouver which is very spread out, people need vehicles, if for nothing more than to move in (but of course there is more to it than that). The streets in the area are already jammed with an influx of traffic from all the new condos etc in the area, and parking is mostly taken up on most streets already.</p> <p>Therefore, the healthy and respectful solution to this poor idea: Build a low-rise building of 4 to 5 stories maximum with parking created under the building for its tenants and make the whole building affordable housing. The truth is, that creating rental buildings instead of condos, the building owners will pay off the building within a decade, even at below market rates and the follow years, will be pure profit.</p> <p>Please have respect for your city and constituents by not allowing this poorly planned, over height building with no thought to parking, the people and the nature in the area, to proceed until it actually meets the needs of people rather than just providing yet another soul of the city destroying cash cow.</p>	Serafena DeVivar	Mount Pleasant	