

**PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-02-22	15:22	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>- 5 stories is highly unusually for this area. Most buildings on arterial roads are three to four stories. This applies to Dunbar, 4th Avenue, Cambie, etc.</p> <p>- It's also not clear how high the building is going to actually be. Does include mechanical and penthouse stairs?</p> <p>- This project will be towering over the other homes in the area, especially as it's in the middle of the block.</p> <p>- To further compound the issue, there is NO laneway between 16th and 17th. A laneway can often lessen the impact of such a development. Where will all the garbage containers go? Will the residents of 17th be staring at a parking garage?</p> <p>- The "commercial" portion of this area is actually quite small. Less than two blocks and not on both sides of 16th, surrounded by small single family homes. It may be an arterial road but 16th is still predominantly a residential street.</p> <p>- Where will parking be provided? Due to Choices, other small business across the street, the church and office building on the same block, parking is at a premium.</p> <p>- This will negatively affect property values for everyone on 16th and 17th. Except of course the owners of the two duplexes in question.</p> <p>This project is entirely out of keeping with the rest of the neighbourhood. I am not opposed to densification and understand the need to provide more rental housing in our city. This project should be more modest in height and scope to better suit the neighbourhood.</p>	Kristina Maticic	Arbutus Ridge	
2024-02-20	11:34	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>I am the home owner of <span style="background-color: #cccccc; color: red; font-size: small;">§22(1) Personal and Confidential</span> I would like to know when ground will be broken for this project as it will affect my quality of life. It will also affect the value of my property and my tenants quality of life. I will need time to make decisions regarding this change. This rezoning will devalue my lot (4), my neighbours lot (5) as well as the 4 lots to the west of the proposed site. The RR-2B lot will divide the block and the surrounding property owners will not have the same capacity for future development if the area is rezoned to C-1. This rezoning application will absolutely negatively affect the value of the surrounding neighbours properties.</p>	Kim Harper	Arbutus Ridge	

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2024-02-19	21:40	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	The proposed size, and particularly height, of this building is alarming and disproportionate to all other buildings in the area, including the commercial building at the end of the block. While some density makes sense on this location, sensitivity to the surrounding homes is needed, particularly with no lane on the south side and thus little buffer between the proposed building and single family homes. As well, we are concerned that permitting rezoning here (and on a similar proposal we have received a notice of one block east) will increase the property taxes to its neighbours in a manner that may price out local businesses. These businesses give walkability and character to the neighbourhood. Unlike Arbutus where the greenway keeps some space around the new buildings, 16th Avenue is quite narrow at this spot even with the Master Toa Wong Commemorative Boulevard median and so such a building would loom over the street. Parking is already at a premium as well.	Genevieve Taylor	Arbutus Ridge	
2024-02-17	10:48	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	I am the owner of <span style="color: red;">§22(1) Personal and Confidential</span> , I strongly against because this would increase the population and cars in this residence area, thus affecting the community's peace and living comfortability. A tower with this height would also impact the sunlight and view, which is unacceptable.	Xin Liu	Arbutus Ridge	
2024-02-04	13:12	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	It will change the neighborhood's character. There are no houses/buildings higher than 2 storeys on W. 16th Ave. west of Arbutus St. until the business block of Dunbar St. where a few 4-storey buildings are found. A 5-storey building will be the tallest along the whole stretch of W. 16th Ave from Arbutus St. to UBC. The mountain views of many homes will be obstructed. It would be more appropriate to have the building go no higher than 3-storey. This development will result in more congestion in the already high traffic area.	John Yang	Arbutus Ridge	