

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-02-25	11:54	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>The proposed number of underground parking is not enough for the building.</p> <p>Currently the residents of 2800 block of 17th ave and 18th ave are using the street parking in this area because they do not have back lane garages .</p> <p>It is full of cars parked on the street already. There will be no where to park.</p>	Jenny L	Arbutus Ridge	

2024-02-25	12:39	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>Thank you for allowing me to voice my thoughts that I know are shared by many in my neighbourhood. I have written to you previously expressing my concerns.</p> <p>The proposed rezoning at the above address is in my opinion completely inappropriate. While recognizing that pressure exists to increase density, it must not be forgotten that these addresses back directly on to W.17th with no laneway between.</p> <p>Most of the homes on this block of W16th have their garage access off W.17 and as such, parking on the N. side of W.17th is already quite seriously compromised.</p> <p>Garbage collection days present another challenge as space is so limited and cans are placed in between parked cars presenting a high risk of damage to parked vehicles and pedestrians.</p> <p>A project with this many suites must have an equal number of underground parking stalls to mitigate the problem that will surely be created along with appropriate garage and recycling bin placements. And there is laneway access to create this.</p> <p>When the adjacent church is in session, the area is completely knotted. In fact, local residents have already taken to putting out cones in front of their properties to avoid having to park blocks away.</p> <p>Clearly we have an opportunistic owner of the two properties looking to cash in on a housing shortage at the expense of the neighbours.</p> <p>I am all in favour of rezoning properties on main arteries where residential can be placed on top of commercial. This has worked well in many communities such as Dunbar, W.Broadway, W.4th etc but in all of these cases, there are laneways between adjacent streets to provide access to rear garages and for garbage and recycling collections. This block of W.16th is an exception as such I do not believe permission should be granted.</p> <p>The North side of W.16th would be ideally suited to such a commercial /residential proposal. Choices grocery store has a good sized parking lot and the entire 2700 block on the N side of W.16th is already commercial. Adding residential - above to this zoning with multi storey is a natural.</p> <p>Thank you for listening to these concerns Pete Hilton §22(1) Personal and Confidential</p>	Pete Hilton		
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Report date range from: 2/23/2024 11:00:01 AM to: 2/26/2024 4:00:00 PM