

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-02-28	20:03	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>I must second the comments made by other residents of Arbutus Ridge opposing this development plan.</p> <p>-5 stories is unusually high for the area and will impact sightlines, light exposure for surrounding homes and overall character of the neighbourhood, being in the middle of the block especially. Other arterials on 4th, Dunbar, Cambie are at most 3-4 stories.</p> <p>Densification can still be achieved with a more modest height building that better suits the area. Surely urban planners can understand this.</p> <p>-16th is still predominately a residential street. Commercial portions are very small</p> <p>-the increase of vehicle traffic and parking constraints to the area will be significant and as I understand this issue is not adequately addressed in the development proposal.</p>	Catherine Chang	Arbutus Ridge	
2024-02-29	12:44	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>i oppose this plan.</p> <p>Im not sure its good planning to place this bldg in the middle of the block; what about a longer term plan for a more effective use of space ? What are the considerations for the rest of this block , the owners of the 3 duplexes to the west, given that the whole road has been planned for densification and our properties will no longer be attractive for singlre family home buyers due to the increases noise , traffic and etc.</p> <p>The height of the bldg is going to seriously shade my home <span style="background-color: #cccccc; color: red; font-size: small;">§2(1) Personal and Confidential</span> and a 5 story bldg seems excessive ; and this seems a very rush plan , not thinking longer term effective and aesthetic planning and most effective use of the space , seems awkward with one lot on the east side and no overall planning for the whole block ; especially given the plan for the choices area across the street.</p> <p>Parking is already difficult ; where are all the cars going to be parked ?</p>	Katie No Name	Arbutus Ridge	
2024-02-29	13:14	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>Lack of retail presence and transit in these particular areas. McDonald and 16th area more suitable. Location selection is questionable</p>	Stephen Chang	Arbutus Ridge	

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2024-02-29	16:21	PH 2 - 1. Rezoning: 2726-2734 West 16th Avenue	Oppose	<p>We are shocked that a five storey building could be inserted on two residential lots amongst duplexes and single family homes. This is an inappropriate location for this type of well intentioned multi-storey rental development. The typical image of a five storey building in the submission, while generic, appears to be sitting on significantly more residential lots than this situation. There are likely many windows overlooking the neighbouring one or two storey homes, with little opportunity for screening, or transitioning down in scale. The developments on Macdonald near Alamein Avenue, where "The Garage" was located, appear to have included a new three storey building that buffers the adjacent neighbours from views and a harsh change in scale from the three storey development to the west. There is also a lane separating the neighbours from the new building on the north side. This site also occupies the entire block from lane to Alamein Street, with no stragglers left. The neighbours that we are familiar with on 17th Avenue already have significant parking problems without a new development and construction traffic involved. They have to put out cones to save their spot as people park in front for shopping in the area or as free parking as they hop on a bus for downtown. As there is no lane between 16th and 17th Avenues there would be significant traffic on 17th, as well as a view into the parking from across the street. If this development was to proceed it seems likely that similar plans would be made for other portions of the block. This is a pleasant cohesive neighbourhood that would be effectively torn apart by an out of scale structure, less privacy from overlook, and additional traffic and parking pressure.</p>	Jim Breadon	Arbutus Ridge	