

PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue

- Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-03-31	09:22	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	<p>I am very concerned about the underlying assumptions related to the vehicle and bicycle parking planned for the proposed building at 1749-1769 East 33rd Avenue.</p> <p>I live in this neighbourhood, in Vancouver cohousing, own a family car, and use my bike or transit exclusively for my daily commute to and from work.</p> <p>The first point I would like to raise is that the current transit situation in the neighbourhood is poorly suited to expect 70+ households that may have been previously dependent on vehicular transport to transition to transit and bicycles. As a person who uses the #33 to get to work or the skytrain, I can say that this bus is one of the worst-served routes in the city, spending much of the day, weekends and holidays at only one bus every 30 minutes. Additionally, the #20, which travels along Victoria, is notoriously unreliable, experiencing long, frequent delays caused by a bus getting delayed and then a number of additional buses becoming stuck behind it due to them being a trolley line. I certainly would not wish it upon anybody who is used to commuting by vehicle that they would move into this neighbourhood and be forced to use its transit solutions as their primary mode of transport.</p> <p>The second point I would like to raise is that I believe the city has greatly overestimated how many people will make the transition away from their family vehicles, thus placing a very large parking burden on the neighbourhood. With 25-30 parking stalls planned between underground and the laneway, this will be 79-84 households without a provided parking stall. I own a dog and walk the streets of this neighbourhood each day and know that street parking is already extremely limited for blocks in every direction from the proposed building. These new vehicles looking for parking will adversely impact the residents for multiple blocks in every direction.</p> <p>Finally, I find that there is a major incongruity between the reasoning for the number of vehicle parking stalls and only providing 40 bicycle stalls. If the solution for the 79-84 units without parking stalls is that they should be taking transit and riding their bikes, I do not understand how it can be justified that only 40 bicycle stalls are provided. In Vancouver cohousing, nearly every one of the 31 unit / 70+ residents owns a bike and makes use of our bicycle stalls. With this proposed building having more than triple the number of units as Vancouver cohousing, I would estimate that 40 bicycle stalls is 4-5 times too few, especially given the expectation that residents of this new building need to rely on transport other than vehicles.</p> <p>Although I do not look forward to the construction impact related to this</p>	Joss Ives	Kensington-Cedar Cottage	

				building, I am strongly in favour of the densification of this neighbourhood and would welcome my new neighbours with open arms. However, I am very concerned that the city has been very unrealistic about the impact of their assumptions about the readiness for this many new residents of the current neighbourhood transit solutions, about the very high potential impact on all of our neighbours of this many new vehicles being introduced into the neighbourhood without suitable parking solutions, and about the impact of not providing this many new neighbourhood residents with appropriate bicycle parking.			
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2024-04-02	14:47	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	<p>For 1749-1769 E 33rd Ave rezoning application - there is an insufficient amount of parking allotted for the two buildings in the current plan. Without sufficient parking stalls in their garage or parkade, E 33rd and other residential side streets in the area will continue to be congested, more so than they already are. I understand that the City is trying to be more green with less parking stalls and more areas for bike parking, etc. but the fact remains that a number of individuals and families still rely on having at least one vehicle per unit, if not more. 37 parking stalls is not nearly enough.</p> <p>Current infrastructure in the area also cannot support the density that is planned with this development. Schools are crowded, there is insufficient childcare, and Kensington Community Centre is small and can't cater to the area.</p>	Natasha Gordon	Kensington-Cedar Cottage	
2024-04-02	15:50	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	<p>I am very concerned about the planned development on the 1700 block of 33rd Ave. I live with my family in the development beside it.</p> <p>I really do support housing, especially rental housing to be built in our community in a more dense way. However, I am worried about some of the choices that are being made for this particular development.</p> <p>I feel that the development needs more parking. I rely on having accessible street parking when my family comes to provide childcare at our development. We have parking for each unit but not much visitor parking. Even with one parking spot per unit some people who live in our development end up parking their cars on the streets because there's not enough parking at one parking spot per unit. I bike and transit most places so I understand that it is possible for people. Still, it takes me 45 minutes to get to my job downtown by transit and I don't think that most people would do that. We also rely on having a car to get to other places in our lives as the transit system is just not adequately accessible so even with transiting to work we need a car. I strongly feel this unit needs more parking to work for families in this community.</p> <p>as well as parking our kids play a lot outback in the alley. They play</p>	Sarah Jane Crossen	Kensington-Cedar Cottage	

basketball and soccer and ride their bikes in the alley. They can't do these things on 33rd so this is the best place for them to do it. With this new development, I worry that the traffic will be much much increased, and that this will not be accessible to our kids. This will be a loss for the families in our building . Even if they can't play there, they need to go down the alley and the surrounding streets to bike and walk to school. Currently our young children can go as a group and walk together alone without an accompanying parent. I'm worried we lost with increased traffic and no modifications to calm the traffic in the neighbourhood.

Our bedroom window faces directly against where the new building will be built. I am very concerned about sight lines and balconies and noise and people being able to see into my unit. My unit does not have any windows on the west side so all of the light that we got comes in through the east. I assume that this will be completely blocked by a five story building.

Furthermore, community gets a lot of food from the gardens in our rooftop garden and our courtyard. It will be really important that this space is not shaded or change so that we cannot grow food reduces our cost-of-living keeps our kids healthy and Create a green environment for us. The reduction in green space in our neighbourhood potentially has a big effect on the environment as well both in terms of our own well-being and also in terms of environmental well-being. Paving over all the green lawns and gardens that those houses had could have a big potential impact on climate change.

Thank you for considering my comments. I hope that we can go forward with this development in a way that is sustainable for our community, the families, living next-door, and the environment.

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2024-04-05	07:31	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	<p>I own a home at 4715 Argyle Street that is close proximity to this proposed development.</p> <p>I am 100% a supporter of densification and development of various mixed residential housing types to help with our general housing shortage. Having said that, the size/ scale of the proposed development is absolutely out of context to the surrounding neighbourhood and other types of development in the area. I would be potentially on board if this at 33rd and Victoria but not 33rd and another residential street. The idea of 6 stories built in this location is absurd!!</p> <p>Why can't this be a townhouse complex or row homes? There is nothing even close to this big/ tall in the area.... not even along 33rd!!</p> <p>This is a disgusting overreach of a develop for this property and location. Where is the context for building something like this here? There is not even anything that tall anywhere along Victoria or Knight unless right at key larger intersections or more dense urban development.</p> <p>To even think this scale of development would be suitable for this location is clear sign that the powers at be have lost their minds!!!</p> <p>Redevelop this property... add densification.... but not like this.</p> <p>Why can't it be something similar to what had been recently done along 33rd just but this place.... I believe just a few properties or block away which is 3 story development.</p> <p>This will absolutely lose my trust and vote in the current council.</p>	organization Bearmark Design and Landscape	Kensington-Cedar Cottage	
2024-04-02	17:22	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	in favour of purpose built rentals but very concerned (as an immediate neighbour) about the parking stalls to units ratio in the plan as I think it will strongly and directly adversely affect street parking.	ian beaty	Kensington-Cedar Cottage	

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2024-04-02	11:00	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	<p>I'm a resident of the building next door to the proposed development.</p> <p>I am opposed to the project in it's current form, due to the increase in traffic that is likely to occur, in the lane in particular. We are a family of four with two young children who are just approaching school age and will frequently be using the lane to both walk and bike to school.</p> <p>We currently bike or use transit as much as possible, but there is a lack of safe bike infrastructure so it is not always the easiest way to get around, especially when trying to move east and crossing Victoria Drive. Transit service is limited to one route and 33rd Avenue is often backed with traffic up so buses are slow.</p> <p>The proposed building will only have 37 parking spots for over 100 units, which means that street parking is going to be increased causing further issues with congestion on 33rd Ave, as well as limiting parking spaces for short-term use.</p> <p>As a renter myself I am in support of the the city building more purpose built rental, but I would encourage this project to be reduced in scope by reducing the number of units, and ideally offering less studios and more 2 and 3 bedroom units as those are the hardest to find in this city for families who rent. This would help to alleviate the inevitable traffic and parking issues that will arise from the increased density.</p> <p>I applaud the initiative to reduce parking minimums as it lowers the cost of buildings, but it needs to be done in conjunction with increased mobility options in the area. I encourage the city to invest in more dedicated bike and transit infrastructure in this area to better serve residents who either cannot afford a car, or choose not to.</p>	Cameron White	Kensington-Cedar Cottage	

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2024-04-02	09:58	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	<p>Hi!</p> <p>I'm a resident of the building next door to the proposed development.</p> <p>My husband and I are musicians and make our living from teaching cello and violin in our home. We avid supporters of cycling and transit. My husband doesn't have a license and bikes everywhere across the city. Already the traffic along 33rd poses an impediment to some students as traffic is gridlocked especially just after school.</p> <p>The proposed building will only have 37 parking spots for over 100 units. It's hard to imagine the lack of parking is going to deter anyone from owning a car - especially the demographic of individuals being targeted for this development who likely already have cars, unless the transit systems are improved, car share availability or parking regulation changes are discussed!</p> <p>Now we have a real fear for our livelihood once my students can't find a place to park for lessons. They can't transit as they are small children (age 4 and up) and they have very large instruments with soft cases. Generally they don't invest in hard cases until they are older and able to handle them, and the instruments are expensive enough to warrant the substantial investment (my lightweight hard case was \$900 from Long and McQuade). So most students actually never buy hard cases.</p> <p>Biking with a cello on your back is awkward to say the least, and possibly illegal given the difficulty of seeing behind you past an instrument taller than yourself (once seated).</p> <p>It's hard enough to make a living as an artist in this city but lack of parking for students might be what finally breaks us (and the Montessori daycare across from us).</p> <p>Please consider addressing the parking disaster that will arise from this new development! Our little family's livelihood depend on it!</p> <p>Cheers, Cyrena, Mark and Gaspar</p>	Cyrena Huang	Kensington-Cedar Cottage	

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2024-03-27	23:40	PH 1 - 5. CD-1 Rezoning: 1749-1769 East 33rd Avenue	Oppose	A five-storey, 63 ft high building is astoundingly high for this section of E 33rd Avenue. Although E. 33rd is considered 'arterial', it is a narrow two lane street that is no wider than a typical residential street. Allowing a building of this height will create a canyon effect in this residential neighbourhood.. Neighbouring properties will have significant impacts to views, sunlight and privacy which I don't believe were adequately addressed in the report that was attached to the hearing materials. A building of this height makes sense on a wide boulevard like Cambie St or King Edward Ave. It is completely out of proportion for a narrow street like E. 33rd.	Tait Kisby	Kensington-Cedar Cottage	