

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-10-28	12:39	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>While I understand the intent and goals of the Broadway Plan, the proposed construction of a 17 storey building in the middle of a lovely, quiet, single family residential neighbourhood is inappropriate.</p> <p>I own a condo on West 12th Ave, west of Yew Street, just two blocks north of this proposed development. Over the 17 years since I bought there, I have seen substantial development which has increased the housing density in my neighbourhood. I always have and still do support the need to increase density in my neighbourhood. However, I do not support the construction of this 17 story building, given the affect it will have on the surrounding neighbourhood. People’s privacy and enjoyment of their homes will be forever lost. They will feel as if they are living in a fish bowl. The noise in the neighbourhood will increase. The shadows cast by this building will be substantial. The street is narrow and beautifully treed. There is no room for increased vehicle traffic, far less parking on the street. In short, it would ruin the serene ambience of the neighbourhood.</p> <p>Increased density should occur along the main streets, such as West 4th Ave., Broadway, West 12th. Ave and eventually West 16th Ave. Ultimately, within a number of years, it will spread to the single family neighbourhoods, such as the subject one, which will give those residents time to adjust to the increasing density. In short, it is too soon to be imposing such huge buildings on quiet, singly family/duplex neighbourhoods.</p> <p>Build big on the man streets first. Please respect the ambience of my neighbourhood. Not every street needs such huge buildings.</p>	John MacInnes	Kitsilano	
2024-10-29	08:07	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>This huge tower will be so out of place on a quiet tree-lined street of small, older houses. This street is lined with amazing mature trees which will also be affected by the construction and build.</p> <p>I’m not at all opposed to towers going up on major routes throughout the city, but on a small block like this, it honestly doesn’t make sense. On W Broadway, 4th or Arbutus, sure. But please not on a small narrow street! A huge building crowding out the other small houses doesn’t fit!</p>	Ingrid Petro	Kitsilano	

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-10-30	10:21	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>My name is Lee Laxton and I live in the 2000 block of West 14th, one block east of the properties noted in this application.</p> <p>My husband and I purchased our home in 1978 and raised our two sons in this amazing neighbourhood. For 18 years we ran The Greystone B&B welcoming 12,000 guests to our city.</p> <p>When our kids left home and closed down the B&B, we considered our options with respect to our future home. At the time, the Mayor was encouraging citizens to consider densifying their current dwellings which appealed to us as it would allow to remain in the neighbourhood we love. In 2017, we began that challenging journey. At every turn, the City made the process difficult and lengthy including a 2-year period awaiting a development permit. The development office justified these significant delays by assuring us that the overall well-being of the area was their primary concern. After four years of frustration, our development was completed in mid-2021 adding three units to the site (four units in total) and being a visual asset to our neighbourhood.</p> <p>(I am attaching two Globe and Mail articles that examined our project and the City imposed obstructions.)</p> <p>In that regard, it is difficult to understand how this current application works to that consistent conclusion. While the need for housing in Vancouver is of prime importance, many of the issues the City threw at us i.e. preservation of heritage features, trees, parking, development size seem to be completely ignored with this application.</p> <p>Our project came about as a result of a love of the area, however, this application is based on pure greed. Please consider preserving this amazing area of Vancouver.</p>	Lee Laxton	Arbutus Ridge	Attachment 1 Attachment 2
2024-10-29	18:46	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Our area cannot accommodate a 17 floor development. The biking lane addition already slows traffic flow on the narrow street that is W 14th Ave. Current residents are unable to find parking spots. Our alleyways are congested. Adding a building of that size is unsafe and irresponsible for the existing residents.</p>	Tianyi Liu	Kitsilano	

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-10-29	19:01	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	This application for a 17 storey building in a small (narrow) residential street does not make any sense. There are apartment buildings nearby but on main roads such as Arbutus and 12th where there is easier vehicle and public transportation access. Additionally, the nearby apartment buildings are 3 to 5 storeys high. Putting a 17 storey building in this location is totally out of keeping with the neighbourhood. I support densification of housing but I do not support this height in this particular location. And I'm speaking as a resident of an apartment building. Lastly, unsure what kind of business would want the commercial space in a quiet residential neighbourhood especially when there are many vacant units nearby that have been empty for several years. I suggest the Council consider a lower rise building focussed on residential units.	Danielle Maneely	Kitsilano	
2024-10-31	20:23	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	High rise buildings will forever change the landscape of Kitsilano for the worse; it is a neighbourhood with young families, safety, and hard-working British Colombians who have finally found a way into a better standard of living. This proposal, along with others, will likely create a less picturesque neighborhood, higher crime, lower safety, and lack of sense of community. I strongly oppose as an immigrant who was worked incredibly hard to be able to afford living in this beautiful neighborhood. These initiatives will drive young driven people out of this area.	Niloufar Heidary	Kitsilano	
2024-10-31	14:26	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I am not in favour of the proposed rezoning/development of this property because the location is among heritage homes and is not on an arterial roadway. It will be a very large building located directly beside single-family dwellings, and will tower above them. The development will require the removal of several mature trees, which will negatively impact the tree canopy in Vancouver. Maintaining and increasing the tree canopy should be a priority for the city. Neighbours of the new building will likely find the proximity of the tall building overwhelming to their privacy and views of the sky. This could lead to many homeowners selling against their wishes. I am not opposed to increased density; my objection is the location in the middle of a residential street instead of on a major road.	Lynne Northfield	Kitsilano	
2024-10-30	20:32	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I live in Kitsilano, on 13th one block east of Arbutus. This proposal will allow a 17 storey building in the heart of a residential block. I think that this height of building should be on main arteries through the neighbour hood, such as McDonald, Arbutus, Broadway, Burrard, but not within residential blocks. For this reason I oppose this rezoning.	Leo Hathaway		

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-10-30	21:06	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	When recently going for a walk in my neighbourhood, I was surprised to learn that a 17-story building was being built on a quiet residential street near where we live. The impact from vehicle traffic and resident/pedestrian activity will be significant - I am glad I don't live on that block. I am in favour of affordable housing, but large buildings such as these should be kept to main streets. Quieter side streets should be reserved for smaller multi-use dwellings such as fourplexes. Thank you.	Clayton Dyck	Kitsilano	
2024-10-31	09:29	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	The location of this development is not positioned appropriately on 14th Avenue, and the development is too tall for this area. Rather than mid-block on 14th Avenue, such a development would be appropriate at the corner of Arbutus Street and 14th Avenue with the commercial space fronting on Arbutus Street to increase commercial spaces on that street rather than spreading them along fully residential streets. As well, taller buildings belong within a block of Broadway, so such a development needs to be lower in height if it is placed at 14th Avenue and Arbutus Street.	Carol Ogden	Kitsilano	
2024-10-20	18:48	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	As a resident at [REDACTED] I strongly oppose the West 14th development. This type of large vertical structure does not make sense in a neighbourhood like this one that is already filled with duplexes and other low rise density, which I wholeheartedly support as someone who has suffered personally from the lack of affordable housing in Vancouver. As two lifelong Kitsilano locals, it took us fifteen years of saving, not going on vacation and other sacrifices to afford to finally live in a neighbourhood where we grew up. We even decided to forgo having children to afford to live close to our parents. The idea of dropping a generic 18 story tower into this area is frankly crazy to me given the composition and feel of this community. Had we known this was a possibility we would have bought somewhere else. I hope this can be reconsidered Rob Banks	Rob Banks	Kitsilano	
2024-10-28	13:24	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	We pay high taxes to have a big tower in front of us. Is unacceptable is changing the whole face of a beautiful neighborhood. This has to stop!	Sandra Stefanopoulos	Arbutus Ridge	
2024-10-28	15:56	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I strongly oppose. Plunking down 18-story towers in the middle of a beautiful residential neighborhood strikes me as heavy-handed and cruel. Is city council listening to the people who actually live in these neighborhoods? We do not want this!!	Julien Sellgren	Kitsilano	



CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-10-28	16:35	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I strongly oppose the development of towers on all the small, quiet, tree lined streets. I understand that housing is a political issue but you cannot convince me of any social value when only 20% of the residential floor areas will be below market rental. The other 80% will sit empty as NOBODY will be wanting to pay full market price to live there. Integrating density into established neighbourhoods needs to be done with much, much more care than simply inserting a hideous tower. This is a not a plan that the current residents asked for, nor is it what the future residents want. It is simply a plan that benefits developers who will then move on to the next lovely street and ruin it too.	Tracey Shaw	Kitsilano	
2024-10-28	20:28	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I generally support densification, including a greater density on this particular site. However, this building will destroy a street that has a lot of low-cost rental, duplexes, community supports, and important trees. It is a vibrant, busy neighbourhood beloved by its neighbours and the scale of this project is completely out of context - it is higher by 4x than any project on busy arterials neighbouring. Why not start on busy arterials on a project of this massive size? The pictures are totally deceptive in depicting it in a neighbourhood and on a street that not small duplexes with rental suites and important trees that it is.	sarah collett	Kitsilano	
2024-10-29	07:50	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	CITY HALL, We live on West 14th between Arbutus and Vine Street. This tree lined street has many single homes, duplexes and rental units in larger homes. Like many others who have saved and invested and lived here for decades this street is in danger of being ruined by a high rise development that should ONLY BE ON MAJOR STREETS such as Broadway and Arbutus. NOT a residential street. Parked cars line 14th Ave on both sides day and night. If a high rise is built parking and traffic will be a nightmare. Condo development on Arbutus are nowhere near 17 stories. WHY are you considering approving a 17 storey building on a residential street??!!! The homeowners and renters on 14th Ave DO NOT WANT OR APPROVE OF THIS PROPOSAL. Chris Britton	Chris Britton	Kitsilano	
2024-10-09	07:45	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I'm completely opposed to a tower on a side street. It will completely destroy the community I have lived in for my entire life. Five story buildings like those on arbutus Street create density that didn't exist before. I would not be opposed to approval for that height on 14th. It is still more housing than currently exists without the unnecessary monstrosity of a high-rise building which adds nothing to the community. Even those you hope to house, would likely not choose to live in a tower. Approval of this application shows no respect or accountability to the people that live in the neighborhood.	Katy Vela	Kitsilano	

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-01	20:57	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	The development plan doesn't satisfy the requirement of 80ft tower separation policy (40ft to the property boundary)	Jerry Shi	Fairview	
2024-11-01	16:39	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I believe in organic high density growth. Not plopping an 18 story high rise in the middle of a tree lined family street. Work the arteries first!	Robert Reilly	Kitsilano	
2024-11-01	17:04	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	Why would the City agree to a tower in the middle of a neighbourhood of detached homes? If we need more density, the main streets should be built out first, with 40-storey buildings as the Broadway Plan allows. Then an assessment should be done of the impact of this additional supply on housing need and affordability of building out the main streets with 40-storey towers. The Larch & 3rd project was a disaster. Developer got a low-interest loan at taxpayer expense, and in return, taxpayers received more unaffordable rental units. Before you proceed to irrevocably destroy Kitsilano neighbourhoods, build out the main drags. No one seriously objects to high density on the main streets. Why are you dropping towers everywhere before the main streets are built out? It makes no sense. Stop and think. Do some community planning instead of approving towers willy-nilly.	Karen Finnan	Kitsilano	
2024-11-01	18:19	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	Would not matter if 100% opposed this, you do what you want with little concern about what we think. Building is too tall and you are ruining residential neighbourhoods by putting up towers in the middle of them.	Sean Finnan	Kitsilano	
2024-11-02	15:34	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I firmly oppose this proposed development on West 14th Ave. in our family-oriented neighbourhood which currently features low-rise single homes/duplexes/triplexes. The introduction of a high-rise structure would dramatically alter the appearance and character of the street and result in increased traffic. I appreciate the need for more housing in Vancouver, but new housing developments such as the one proposed here, should take place on already busy transit thoroughfares. This family neighbourhood street should not be re-zoned. I urge you to reconsider this project and explore alternative locations for multi-storey new developments - as is already happening on Arbutus, Cambie and Oak Streets, and along Broadway. Thank you for considering my objection. Pamela Moore	Pamela Moore	Kitsilano	
2024-11-04	14:25	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	The area between W 12-16 & Arbutus to MacDonald is almost exclusively detached single family homes with some duplexes, 4 story condos and one taller building "The Ridge". A 16 story building with commercial space does NOT fit on an Ave that is all detached homes. 14th Ave cannot accommodate more traffic as it is single lane when cars are parked on both sides of the street. A 4-5 story building with NO commercial space may be acceptable.	Barbara Romanowski	Kitsilano	

2024-11-04	14:48	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I am opposed to this. No high buildings wanted in this neighbourhood.	M Bond	Kitsilano	
2024-11-04	12:57	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>2156-2174 West 14th Ave Rezoning"</p> <p>Dear Mayor and Vancouver City Council,</p> <p>We are opposed to the rezoning and construction on 14th Ave as proposed. It should be re-designed so that it fits in with our neighbourhood which consists primarily of young families and seniors.</p> <p>These are the reasons that it does not fit into the middle of this city block:</p> <p>Height – 17 stories - All of the new construction projects on Arbutus St. are a maximum of 6 stories. This tower should be on a main thoroughfare and not mid block.</p> <p>Crane safety has been an increasing problem. The crane of this scale will be a danger to surrounding families until safety standards have been improved. If the objective is for more housing, retail on the bottom of the building is not necessary.</p> <p>Parking in the neighbourhood is already a problem.</p> <p>Speeding and going through Stop signs is an increasing problem in this area. This has been reported to the City and Police numerous times and is a danger to children and all residents. More than doubling the population on this block is going to add increased traffic and the problems that go with it. The excessive quantity of rental units in this build shows that it has not been designed to meet the needs of young families. The plan does not have adequate ground level green space. This structure is over built for the land size.</p> <p>Many trees will have to be cut down to build this oversized tower. This will destroy the bird population - hummingbirds, flickers and finches and other bird species.</p> <p>The size of this structure and removal of trees will impact the ground stability and drainage to the surrounding properties. Climate change has demonstrated extreme weather is here. If rainwater does not have the ability to be absorbed in the ground it will flow to the surrounding properties and cause damage. This tower will not be on level ground. It would be on a slanted rise to Arbutus Street. Extreme rainfall has to travel and the existing drainage can barely absorb what we are currently experiencing.</p> <p>It would be appreciated if you would visit this neighbourhood to see the impact of this oversized project. It does not belong mid-block.</p> <p>This tower will create problems and destroy the quality of life for the surrounding residents. A re-design on a smaller scale with less units would fit the area with less disruption.</p> <p>We are not opposed to increased density if it is done while considering the quality of life of the existing residents. This proposed tower is “only about</p>	Alan Coppel	Kitsilano	

				<p>the tower". It does not integrate with the adjacent properties in any way.</p> <p>Please carefully consider the above considerations for the safety of our neighbourhood.</p> <p>Alan Coppel  </p>			
2024-11-04	22:54	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am totally opposed to the proposed development at 2156-2172 W 14th Ave.</p> <p>My concern includes the height of the tower, 18 floors, 170 units with 84 parking stalls. There are not enough parking spaces on the street, or on the rest of the streets in the neighborhood.</p> <p>The design is dated and ugly, repulsive and unfit in the block between beautiful duplexes, trees and greenery.</p> <p>There is no precedence in Arbutus Ridge of a building taller than three stories.</p> <p>How does the City plan to address increased traffic and street parking for a 170 units development amongst single homes, duplexes and triplexes? Street parking is an existing problem, are we going to have to pay park in front of our homes?</p> <p>This is a community with small children and their safety will be jeopardized by the increased traffic.</p> <p>Only a few months ago a pedestrian was fatally struck by one of the many cars that do not stop at the intersections. With increased traffic what can we expect in future? What impact will this monstrosity have on the safety of our streets?</p> <p>The proposal includes 3 BR exceedingly small units (790 sq ft), as well as other very small units, (Studio – 333 sq ft, 1BR – 508 sq ft, 2BR – 704 sq ft).</p> <p>If this proposal is approved, the City will not be prioritizing the tenants' comfort and wellbeing.</p> <p>Do you think that a family can live in a cubicle of 704 sq.ft ?</p> <p>What income would the potential tenants have to have in order to afford living in this high-rise new construction, too expensive to build on a very expensive lot in beautiful and exclusive Arbutus Ridge/Kitsilano? One single person would never be able to cover the rent. However, most suites do not accommodate more than one person.</p> <p>A relatively unknown firm starting such a large development during inflation and high interest rates could result in a financial disaster and will stall the construction of this overly large project.</p>	Emilia Aimee Gabor	Kitsilano	

It has happened numerous times in the past, as the City is well aware.

A project of this magnitude belongs on one of the busy arteries included in the Broadway Plan. Not in a beautiful community were families who were financially unable to afford a house on the West Side of Vancouver, paid exorbitant prices for half duplexes, so that they could insure a family lifestyle for their children.

This is a community in which we all hope to live and to retire.

Allowing such an ugly, poorly designed, overly tall and large high rise building with Commercial space on the first level, to be built in a middle of an elegant and well-maintained duplex block, in our beautiful Arbutus Ridge/Kitsilano, the City would be sending a message to all of us to 'get out of our neighborhood'.

We worked hard in order to build this lifestyle for ourselves and for our families.

Where exactly would you or the City like us to go?

Where and how can we replace what you would be forcing us to give up?

Financially and location wise there is nowhere to go.
The East Side is super expensive, and the housing availability is also extremely limited.

We, the residents of Arbutus Ridge/Kitsilano are making Vancouver beautiful.
Drive or walk (as we do) on our streets and see how the City can be proud of this neighborhood.
We should have never been included in the Broadway Plan.

I am talking not only as a longtime resident of this community, but as a retired real estate agent with more than 40 years experience and with the designations of Associate Broker, agent 915.
My real estate service to my community earned me the Medallion Club and Master Medallion Club recognitions.
I am mentioning this because I want to emphasize that I was active and knowledgeable and have seen many changes in the development of our city.

There are many positive changes, but also negative.
We definitely have to increase density in a fast-growing city.
But not by destroying the beautiful city we are privileged to live and work in.
Not by making it impossible for Canadians to live in their homes.

We have seen beautiful character homes in South Granville and Kerrisdale bulldozed, gorgeous trees and vegetations destroyed.

We have seen the sellers of such properties cashing out and moving to the Valley while promising to come back once the children were out of the house.

They tried but could not afford to buy a condo when ready to move back. When they finally bought a pie-d a-terre, a small pad to enjoy when in town, they were forced to sell due to the vacancy taxes later imposed.

What is the City doing to Canadians?
How much thought does the City give to some of the decisions?

I want to ask you and everyone at City Rezoning,

Please don't destroy this beautiful neighborhood.
Our beautiful old chestnut trees and green vegetation are good for the environment.
This is one of the very few places left with a true sense of community.

You not only owe it to us, but to yourselves. Take pride in our city and communities.
It is wonderful when you retire to know that you did the right thing in your careers.

There is plenty room to construct such large buildings on busy streets and other busy arteries of the Broadway Plan.
As for the architecture, I have no doubt that the dated ugly looking tower will not be approved.

I hope that the rezoning and the construction of a tower will not be approved as well.

Thank you for your consideration,

Aimée Gabor


CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-05	04:15	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>This is a shocking and totally unacceptable location for a tower - in the middle of a multi-family low rise heritage street and in the midst of one of Vancouver's historic neighbourhoods. This is just one more example of where the Broadway Plan took a very extreme position in a location that is quite far from the subway.</p> <p>The design is appalling and makes no effort to fit into the context of the streetscape. But how could it when the form of development is so out of touch with the surroundings?</p> <p>At this point in time, there are dozens of applications in process in the Broadway Plan that will provide housing (albeit with small unaffordable units that actually don't meet the needs of many people in Vancouver)</p> <p>Development of this form and scale should be located within 2 or 3 hundred metres of the Subway station at this point in time. Allowing this to go ahead is a form of neighbourhood and block busting. This goes far beyond the results of any consultation that was held and no one ever dreamed that this would be part of the Broadway Plan. Please, you really need to say no to this out of place development!!</p>	Jan Pierce	Kitsilano	
2024-11-01	15:10	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I'm surprised this re-zoning application is on the table. It is absurd. By building a monstrosity mid-block on a residential street in a quiet neighborhood, the city is essentially "renovicting" neighbours by making it so uncomfortable for people to live nearby (noise, busyness, reduced sunlight) that they will choose to live elsewhere... something the city has long penalized developers for. Families, elderly individuals who have lived there for years, and students will all be affected. Who will want to live next to something so big and busy? Mayor Sim?</p> <p>Moreover, when these developments get built out to maximize the size of the property, is there consideration for the recent increase of Atmospheric Rivers? When a single-family development is built, most of the property is required to have a permeable surface to soak up rainwater rather than have it overload our sewer system. Will all this concrete provide a place for water runoff to go other than into the basements of neighbours?</p> <p>I am pro-development on the busy corridors (Arbutus, Broadway, W. 16th), but until that is sufficiently built out, let's reconsider even bringing these mid-block monster build-out proposals to the table.</p>	Alison Scarlett	Kitsilano	
2024-11-01	15:18	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I'm all for densification on major arteries, but I think we're getting a bit carried away mid block with residential housing on all sides of this development.</p>	Colin Scarlett	Kitsilano	

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-01	14:27	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I am completely opposed to this rezoning application. 18 stories in a single family detached neighborhood is ridiculous. This will completely change the character of this neighborhood. This structure will loom over all the homes in the area. Put up a 3 or 4 story unit and that would be supported in this area. This is not a main street and it is not on a corner. We do not have the infrastructure to support this development in our neighborhood with schools, parks, parking etc. 170 units and only 84 parking spots?! Our residential streets in our neighborhood will be jammed with parked cars and traffic. Please do not approve this monstrosity in our neighborhood.	Tracey Noble	Kitsilano	
2024-11-01	14:58	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	Do not support buildings over 4-6 stories in this area.	Michael Slobodian	Kitsilano	
2024-11-01	14:39	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Most citizens of Vancouver can appreciate the need for further densification of our fine city. We can even achieve that goal and enhance our swagger at the same time by creating and not destroying livable family-centric areas in the city.</p> <p>I am among many who strongly believe that densification should come at the expense of dismantling many single and multi-family neighborhoods. And it was not ironic that this particular project was singled out in the press recently as being one of the most absurd proposals to hit the council's agenda under the revised Broadways Plan.</p> <p>PLEASE measure twice here. I wonder if any council members have walked this area to really get a sense of how crushing this development would be to that neighborhood.</p> <p>It is no doubt a thoughtful and well-designed building but it belongs on a major thoroughfare or intersection, not in the middle of the block of single and multi-family homes.</p> <p>Come on Council. Do the right thing here.</p>	Peter Blake	Kitsilano	
2024-11-01	14:52	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	it doesn't make any sense to ruin the beautiful block of 14th avenue (from Arbutus to Yew street)	Helen Chow	Kitsilano	

2024-11-01	12:41	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am in strong opposition to the destroying of our neighbourhoods through these sporadically placed towers. This proposal and others will not solve homelessness or affordability.</p> <p>Two main reasons One- Parking will be a nightmare. one proposal I see calls for 260 units plus commercial and only 67 parking spaces. Another on 7th has a similar ratio of parking to units where the entire block has only 9 street parking spots presently, and at times people are forced to park blocks away from their homes. Some projects will provide about the same number of parking stalls as the present low rise buildings that are currently on the property but about 6 or 7 times the units in the buildings. Can't you see the problem? This is not a nimbyism issue but a poor planning issue.</p> <p>Two - The impact on neighbours, people who have lived in the area for years (some 40 or 50 years) will suffer years of construction and never see the sunshine on their properties again. They will find no parking for friends coming to visit.</p> <p>I participated in a movement in the 1960s and 70s to improve our environment one of the actions was to reduce passenger vehicles and subsequently pollution etc., however we now have electric cars which will totally change this dynamic. In any case people will not all use transit all the time.</p> <p>Solutions. Only allow the towers to be built within 100 metres of the rapid transit station now, and gradually move outwards one block every five years or so away from that station if the desire remains.</p> <p>Improve the parking ratios. People will still drive cars. EVs will be cheap and pollution free. There is no way these ratios should be less than one space per unit.</p>	Glen Wilson	Kitsilano	
2024-11-01	12:46	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear Mayor and Vancouver City Council,</p> <p>We are opposed to the rezoning and construction on 14th Ave as proposed. It should be re-designed so that it fits in with our neighbourhood which consists primarily of young families and seniors.</p> <p>These are the reasons that it does not fit into the middle of this city block:</p> <p>Height – 17 stories - All of the new construction projects on Arbutus St. are a maximum of 6 stories. This tower should be on a main thoroughfare and not mid block.</p> <p>Crane safety has been an increasing problem. The crane of this scale will be a danger to surrounding families until safety standards have been improved.</p> <p>If the objective is for more housing, retail on the bottom of the building is not necessary.</p>	Alan Coppel	Kitsilano	

				<p>Parking in the neighbourhood is already a problem. Speeding and going through Stop signs is an increasing problem in this area. This has been reported to the City and Police numerous times and is a danger to children and all residents. More than doubling the population on this block is going to add increased traffic and the problems that go with it. The excessive quantity of rental units in this build shows that it has not been designed to meet the needs of young families. The plan does not have adequate ground level green space. This structure is over built for the land size.</p> <p>Many trees will have to be cut down to build this oversized tower. This will destroy the bird population - hummingbirds, flickers and finches and other bird species.</p> <p>The size of this structure and removal of trees will impact the ground stability and drainage to the surrounding properties. Climate change has demonstrated extreme weather is here. If rainwater does not have the ability to be absorbed in the ground it will flow to the surrounding properties and cause damage. This tower will not be on level ground. It would be on a slanted rise to Arbutus Street. Extreme rainfall has to travel and the existing drainage can barely absorb what we are currently experiencing.</p> <p>It would be appreciated if you would visit this neighbourhood to see the impact of this oversized project. It does not belong mid-block.</p> <p>This tower will create problems and destroy the quality of life for the surrounding residents. A re-design on a smaller scale with less units would fit the area with less disruption.</p> <p>We are not opposed to increased density if it is done while considering the quality of life of the existing residents. This proposed tower is "only about the tower". It does not integrate with the adjacent properties in any way.</p> <p>Please carefully consider the above considerations for the safety of our neighbourhood.</p> <p>Alan Coppel </p>			
2024-11-01	12:52	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>2156-2174 West 14th Ave Rezoning"</p> <p>Dear Mayor and Vancouver City Council,</p> <p>We are opposed to the rezoning and construction on 14th Ave as proposed. It should be re-designed so that it fits in with our neighbourhood which consists primarily of young families and seniors.</p>	Sharon Rublowski	Kitsilano	

These are the reasons that it does not fit into the middle of this city block:

- Height – 17 stories - All of the new construction projects on Arbutus St. are a maximum of 6 stories. This tower should be on a main thoroughfare and not mid block.
- Crane safety has been an increasing problem. The crane of this scale will be a danger to surrounding families until safety standards have been improved.
- If the objective is for more housing, retail on the bottom of the building is not necessary.
- Parking in the neighbourhood is already a problem.
- Speeding and going through Stop signs is an increasing problem in this area. This has been reported to the City and Police numerous times and is a danger to children and all residents. More than doubling the population on this block is going to add increased traffic and the problems that go with it.
- The excessive quantity of rental units in this build shows that it has not been designed to meet the needs of young families. The plan does not have adequate ground level green space. This structure is over built for the land size.
- Many trees will have to be cut down to build this oversized tower. This will destroy the bird population - hummingbirds, flickers and finches and other bird species.
- The size of this structure and removal of trees will impact the ground stability and drainage to the surrounding properties. Climate change has demonstrated extreme weather is here. If rainwater does not have the ability to be absorbed in the ground it will flow to the surrounding properties and cause damage. This tower will not be on level ground. It would be on a slanted rise to Arbutus Street. Extreme rainfall has to travel and the existing drainage can barely absorb what we are currently experiencing.

It would be appreciated if you would visit this neighbourhood to see the impact of this oversized project. It does not belong mid-block.


This tower will create problems and destroy the quality of life for the surrounding residents. A re-design on a smaller scale with less units would fit the area with less disruption.

We are not opposed to increased density if it is done while considering the quality of life of the existing residents. This proposed tower is “only about the tower”. It does not integrate with the adjacent properties in any way.

Please carefully consider the above considerations for the safety of our neighbourhood.

Sharon Rublowski

[REDACTED]
[REDACTED]
[REDACTED]

2024-11-01	11:14	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Hi Council members. Thank you for your service to our City. I live in a beautiful side street near Arbust on 14th Ave. W. I support the Broadway Plan. I oppose the idea of 17 or 18 story towers on quiet residential side streets. It will destroy the nature of the area. With 300 additional people on this block it will become overcrowded. Retail on the ground level is not needed. There are empty retail on Arbutus within 100 meters. Empty for years. The developers drawings are inaccurate and do not reflect the present surroundings. Do not be fooled by them. Towers should be build on main roads- eg Arbutus or 16th in the case. There is a parking lot at 16th and Arbutus where this building would fit perfectly. David Toole </p>	David Toole	Kitsilano	
2024-11-05	16:36	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I have already provided my comments to Daniel Feeney, the Rezoning Planner assigned to the above CD-1 Rezoning Application, but I will summarize them again here. My wife and I own and reside in a half duplex on West 15th Avenue, just off the corner of Vine Street and 15th Avenue, which is barely included in the southwest corner of the Broadway Plan area. We, along with most of our neighbors, are absolutely shocked that such a proposal would even be considered in this existing residential neighborhood, consisting primarily of 1 to 3 storey residential homes, most of which have been duplexed or triplexed, and/or include lane houses (ie there is already significant density in this neighborhood). Not to mention the houses blend in well with the surrounding tree lined streets as contemplated in the existing RT-7 Zoning, which is why we made a considerable investment to move into this neighborhood in 2020. To consider building a 17 or 18 storey residential tower, with 170 rental units in this quiet treelined neighborhood, which already has significant density is (in the words of Michael Geller as referenced below) 'absurd', and we, along with most of our neighbors are absolutely against it. The only people in this neighborhood who support this proposal are the few people interested in potentially selling their homes at a profit to speculative developers. As referenced above, Michael Geller was quoted in a Vancouver Sun article published on October 18, 2024 about this specific rezoning application, which if whoever reads my comments has not read already, I urge you to do so before this neighborhood is ruined by approving aggressive rezoning applications from greedy speculative developers.</p>	Chris Stokes	Kitsilano	

2024-11-06	15:31	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>We were completely taken by surprise that an application like this 17 storey tower proposal in the middle of a street with heritage buildings and overarching trees providing shade and leafy landscape should even have been contemplated or even accepted. The renderings from the applicant falsely represent the streetscape and the lowery prose in the application is at odds with reality. The impact of such a development is huge on the physical and social character of our quiet neighbourhood and should not even be considered. In addition it would have a considerable harming effect on all of the people living on the street. Also, the entire proposal is at odds with the supposed below market rentals which will never materialise.</p> <p>We are totally against this rezoning application.</p>	Sandra Parr	Kitsilano	
2024-11-06	16:25	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am opposed to this re-zoning application given the scale of the project proposed in relation to the surrounding area. While I support appropriate density, the setbacks and distance from existing sidewalks and residential homes is inadequate. The roadway - West 14th Avenue - is not wide enough to support the project as proposed without encroaching on the use and enjoyment of sidewalks in the area.</p> <p>I additionally have concerns about safety during the construction period. There have been a number of crane incidents that have presented health and safety issues. I am not certain how the City is proposing to regulate this area - but given the number of homes in the area, a mishap is likely to lead to loss of life. Only contractors of an experienced nature are able to safely complete a project of this size. How does the City vet the capabilities of the proposed contractor?</p> <p>Thank you.</p>	Sarah Morgan-Silvester	Kitsilano	
2024-11-05	11:22	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I write as a concerned resident near the proposed rezoning at 2156-2172 West 14th Ave. I write in opposition to this rezoning.</p> <p>We all knew about the Broadway Plan, but so many of us understood that this was meant to be a process of significant densification along the Broadway transit corridor. None of my neighbours imagined these new towers would find their way into otherwise low rise residential streets and are shocked and dismayed as to how this could be a sensible part of the plan, so many blocks away from the transit hub itself.</p> <p>I want to be clear that residents are not opposed to adding significant density which we feel can be achieved through change which is more sensitive to the character and quality of the neighbourhood. We welcome a range of density ideas which would provide much needed family housing at a scale and design which would better fit in with the existing character of the community, but an 18 story tower right in the middle of an otherwise very low rise street is both insensitive and inappropriate.</p> <p>We could see housing options which would increase homes by 500% or more, without this kind of tower which is so out of scale to the surrounds.</p>	David Fine	Kitsilano	

There are a number of specific issues as well.

Despite the intention, people still own and use cars. With limited parking in the building for 170 units, dozens of cars will crowd the streets.

The commercial aspect of the tower will add still more cars. Where will they all go?

80% of the building will be tiny, unaffordable units out of step with median Vancouver wages and, despite claims in the application, mostly unsuited for families.

We need more missing middle family housing and this is the place for it, but this tower provides mostly tiny units.

Apart from the out of scale size, the building design itself is truly horrible and dated in style. The curved arches and blocky structure do not feel professionally designed. This design should be rejected for aesthetics alone.

The developers have zero experience with this kind of building and so it feels more like a real estate play. I suspect they have no intention of building this, but hope to get the zoning and flip it to someone else who might. This should not be encouraged.

I know city staff assert that renters want to live in towers on quiet streets, but council should also care about how existing residents feel about the huge change to the area they have invested in and lived in for many years. This kind of tower in this location is essentially uniformly opposed by all who live nearby. Does the city really mean to tell residents that their views are entirely worthless, or do you seek to build consensus with residents about how (not if) we densify?

Again, no one is saying not to build anything new. We welcome more density, more neighbours, but we feel that an 18 storey tower in this location is not the way forward. There are also so many nearby places to build considerable density without impacting the neighbourhood like this.

You will likely hear from Abundant Housing types who will say that they want this tower built despite the fact that it will have no impact on them personally and they do not intend to live in it. I hope Mayor and Council will respect the overwhelming views of residents who will actually be impacted by this tower and reject the rezoning.

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-05	12:44	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am writing in opposition to the proposed development at 2156-2172 W 14th Ave. I am a homeowner living in the neighbourhood on 14th Avenue and I'm very familiar with this community and it's needs.</p> <p>We have a desperate need for family housing in our neighbourhood. Having been priced out of the market, young couples with school age children have not been able to afford to live in this family area, but this development offers mostly small units with not enough living and outdoor space for growing families.</p> <p>Having the infrastructure of schools, parks, transport and a community centre already in place for families, I don't understand why the city is proposing this and other towers on these residential streets, instead of creating density with a mix of townhouses, low rise multiplexes and other family friendly solutions which would serve the needs of this community better.</p> <p>The Broadway Plan will bring many tower developments along the transit line, and that's good. I am well aware that we need to increase density, but I don't believe that towers are the best solution for families and for creating healthy family communities who also need to be near transport.</p> <p>The design of this proposed tower is also quite ugly and dated, and at 18 stories will dominate the surrounding area. It also doesn't provide for enough parking for the tenants who, in reality, will likely own cars as well as bikes. This will create a huge parking problem for existing residents in the area as well as the tenants of the building.</p> <p>I love my neighbourhood. We have a loving and supportive community, which is what Vancouver should be supporting and encouraging. Our community needs to grow, but I don't think this tower centric approach is how to do it.</p>	Alison Snowden	Kitsilano	

CD-1 Rezoning: 2156-2174 West 14th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-05	12:44	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>As a resident of W 14th Ave one block east of the proposed development, I am extremely concerned about the proposal for an 18-storey tower in this neighbourhood of one- to three-storey homes.</p> <p>I want to stress that I recognize the need for more—and particularly more affordable— housing in Vancouver at this time. I am supportive of increased density in the form of tall buildings on major thoroughfares and in neighbourhoods where towers already exist. This proposed tower, however, would be totally out of scale with its surroundings. In addition, its description suggests that it will offer small, expensive units, unhelpful to the needs of families. The proposed building appears to offer minimal resident parking. As a consequence it will likely result in many new cars vying for limited parking space on the street.</p> <p>My particular neighbourhood (east of Arbutus) is filled with multi-unit houses which were large single family homes at one time. Almost every lot contains two to three dwellings (sometimes more) where originally there was one house. The neighbourhood is aesthetically pleasing with beautiful tree canopy. I believe that this type of solution would work well on the 2100 block of 14th Avenue — not a massive structure that does not in any way respect the character of the neighbourhood.</p>	EVELYN LEVINE	Kitsilano	
2024-11-05	13:54	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>As a resident of W 14th Ave one block east of the proposed development, I am extremely concerned about the proposal for an 18-storey tower in this neighbourhood of one- to three-storey homes.</p> <p>I want to stress that I recognize the need for more—and particularly more affordable— housing in Vancouver at this time. I am supportive of increased density in the form of tall buildings on major thoroughfares and in neighbourhoods where towers already exist. This proposed tower, however, would be totally out of scale with its surroundings. In addition, its description suggests that it will offer small, expensive units, unhelpful to the needs of families. The proposed building appears to offer minimal resident parking. As a consequence it will likely result in many new cars vying for limited parking space on the street.</p> <p>My particular neighbourhood (east of Arbutus) is filled with multi-unit houses which were large single family homes at one time. Almost every lot contains two to three dwellings (sometimes more) where originally there was one house. The neighbourhood is aesthetically pleasing with beautiful tree canopy. I believe that this type of solution would work well on the 2100 block of 14th Avenue — not a massive structure that does not in any way respect the character of the neighbourhood.</p>	Perry Schneiderman	Kitsilano	