

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	15:22	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I am opposed.	Jan C. Alexander		
2024-11-12	15:51	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear City Council Members,</p> <p>I am writing to express my concerns regarding the proposed development in our neighbourhood, which I believe fails to serve our community's interests in terms of both affordability and design.</p> <p>Firstly, the building design is neither inclusive nor mindful of the community's needs. The current proposal consists of mostly unaffordable, small units, limiting housing options for families or long-term residents. This lack of accessibility to a broader spectrum of residents means the development does little to address the housing crisis effectively. Furthermore, the design features appear outdated, with an overpowering massing that neither respects nor enhances the character of our neighbourhood. The proposed structure feels monolithic and visually discordant with the existing low-density buildings. This type of towering structure is unnecessary and does not align with the architectural diversity and charm of our area.</p> <p>Our community is open to developments that will responsibly increase density, but we believe it is crucial to prioritize designs that harmonize with the surrounding environment. Thoughtful density can be achieved through human-scale architecture, varied building heights, and green spaces, all of which enhance the neighbourhood's livability.</p> <p>Finally, the renderings for this project seem misleading. They depict the area as if surrounded by large-scale developments, which inaccurately assumes a complete overhaul of the neighbourhood. This misrepresentation fails to acknowledge the current low-density character of the community, which is one of its core appeals.</p> <p>We urge the council to consider alternatives that meet the housing needs of a more diverse population while respecting the existing character of the neighbourhood. Thoughtful planning and engagement with residents can yield a solution that benefits both current and future members of our community.</p> <p>Thank you for considering the community's perspective on this important issue.</p>	Adrienne Olnick Kutzschan	Kitsilano	

2024-11-12	15:53	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>We are writing with our concerns about this re-zoning application.</p> <p>These concerns include:</p> <ul style="list-style-type: none"> • The placing of such a high building mid block • The selection of a quiet, treed residential street • Traffic and parking congestion • The small unit size affect on livability • The unattractive aesthetics of the exterior design • The viability of such a small commercial space • Adequate water, sewer, gas and power supply availability • Loss of tree coverage <p>As residents within eyesight of this proposal, we are opposed to its current form and place. Such a development should be on a main artery like Arbutus Street, not planted like a sore thumb in the middle of a residential block. Please do not re-zone to accommodate this misfit of a building and its negative impact on this neighbourhood.</p>	P & M Strachan	Kitsilano	
2024-11-12	13:57	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	Please see attached letter.	Morley Hirsch	Kitsilano	Attachment 1
2024-11-12	13:23	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am a taxpayer and have been a resident of Kitsilano, living on 12th Avenue and Arbutus, since 1995. I am writing to express my strong opposition to the proposed CD-1 rezoning at 2156 to 2174 West 14th Avenue, which would allow for a 17-story mixed-use building in a primarily residential area.</p> <p>Our neighborhood and this residential street are not equipped to handle the significant increase in traffic that such a development would bring. The current infrastructure is inadequate for the volume of vehicles that would frequent 14th Avenue, leading to congestion and potential safety concerns. While I understand the need for development, placing such a large structure on 14th Avenue, rather than on a more suitable thoroughfare like Arbutus, 12th Avenue, or 16th Avenue, is unreasonable.</p> <p>In addition, a 17-story building will be an eyesore on such a beautiful, tree-lined residential street. It is disheartening to think that residents looking out their windows will be confronted with this towering structure, which would greatly diminish the charm and character of our neighbourhood.</p> <p>I urge you to reconsider this proposal and its potential impact on our community.</p> <p>Thank you for your attention to this matter.</p>	No Name No Name	Kitsilano	
2024-11-12	16:04	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear Mayor and Councillors,</p> <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</p>	David Fine	Kitsilano	

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.

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.

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.

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.

				<p>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.</p> <p>Sincerely, David Fine</p>			
2024-11-12	16:05	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear Mayor and Council,</p> <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> <p>Sincerely, Alison Snowden</p>	Alison Snowden	Kitsilano	

2024-11-12	16:06	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Mayor and Council</p> <p>I wish to indicate my strong opposition to the proposed high rise at 2156-2172 West 14th Ave.</p> <p>I was president of KARA during the planning process for the development of the Molson Brewery Lands. The resultant development, as you know, is an internationally renown example of how urban development should be done. Increasing density can be done without ruining the quality of the neighborhood.</p> <p>The proposed development is manifestly out of character with the neighborhood. I support increased density that is compatible with the neighborhood but not a monstrous, poorly-designed high-rise that is grossly incompatible.</p> <p>I note that the rationale is to provide rental housing at a reasonable price. This building does not do that. The below-market rent is still excessive and most of the building is dedicated to unaffordable and small apartments.</p> <p>The minimal parking provision will create mayhem on the street.</p> <p>The building will cause extensive shadowing of existing housing and create a de facto downgrade of local zoning by reducing the quality of life for the neighborhood.</p> <p>It should also be noted that the renderings provided by the developer are totally misleading. I suggest that the mayor and council come to the location and see clearly the gross incongruity and inappropriateness of the proposed development.</p> <p>Dr. Mark Battersby Past President KARA</p>	Mark Battersby	Kitsilano	
2024-11-12	16:36	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear Mayor and Councillors,</p> <p>I write as a concerned resident from Mount Pleasant. Although not a direct neighbour of 2156-2174 west 14th, I am a former resident of kits who cares about what is happening there, and in my current community of Mount Pleasant. I write in opposition to this rezoning.</p> <p>I have been involved in shape your city consultations for many years now. I was very aware of the Broadway Plan in all its permutations. I knew that change was coming in terms of densification but even so, I never imagined that these new towers would find their way into otherwise low rise residential streets, including in my current neighbourhood. I am disheartened and dismayed as to how this could be a sensible part of the</p>	Stephanie Von Dehn	Mount Pleasant	

plan, so many blocks away from the transit hub itself.

How is any of this type of proposed change in keeping with supposed Broadway Plan goals of being sensitive to neighbourhood character and retention of tree canopy? Residents are not opposed to adding density. 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. An 18 story tower right in the middle of an otherwise very low rise street is both insensitive and inappropriate.

Kits and Mount Pleasant have been doing density right for many decades. We have a mix of single family, lane ways, duplexes and triplexes, town homes and many low rise, truly affordable and spacious, rental buildings. Why not do more of the type of density that still allows for retention of character, community feel and neighbourliness. People move into, and visit, these areas because of these attributes.

Why is the city facilitating and encouraging the removal of whatever last vestiges of character and history Vancouver has and replacing it with cookie-cutter, massive towers on quiet residential streets? How does this even qualify as thoughtful city planning? Where is the planning for amenities for this inevitable increase in population? We are already 20 years behind in building for schools (e.g., Olympic Village school situation), community centres and health facilities. Riding rough-shod over community plans that had been meticulously thought out was such a betrayal of its citizens. Displacing renters at record numbers simultaneously is irresponsible. Approving rezoning like this is an extension of that complete disregard us citizens feel from those in city hall.

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 poor. The curved arches and blocky structure do not feel professionally designed. This design should be rejected for aesthetics alone. Where is the thought in design to integrate the neighbours at street level? I've seen well designed towers that at least have pleasing street level amenity spaces and feel integrated with the street level neighbours.

• I suspect that the developers have no intention of building this, but hope to get the zoning and flip it to someone else who might. We have already seen this play out in Mount Pleasant. 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 is not well thought out density. This is a nuclear level of density and to not expect pushback from residents is to minimize how important people's homes, neighbourhoods and communities are to them.

We keep hearing that it is because of the subway line that these areas must carry a disproportionate burden of density. This does not make sense considering the massive amounts of transit we have all over the city. People are not reliant on this one route. Why does a tiny spur line that ends on Arbutus translate into the wholesale destruction of our communities where we have chosen to live and raise our families.

There are also so many nearby places to build considerable density without impacting the neighbourhood like this. Why not focus on areas recently rezoned from commercial to residential.

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?

I am a born and raised Vancouverite. I attended three of the most recent open houses on the Broadway plan. I heard pat responses such as "change is hard" and "you can always move if you don't like it" from the planners in attendance. It highlighted for me how disconnected those in city hall are to the citizens of this city. Sadly, I believe that we are merely seen as "impediments". I am not alone in this sentiment. It is heartbreaking to feel this way after growing up here and now raising my family in this city.

That being said, I do hope that Mayor and Council will consider the overwhelming views of residents who will actually be impacted by this tower and reject the rezoning.

Sincerely,

Stephanie von Dehn

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	15:56	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>I strongly oppose this inappropriate development on a quiet leafy green street. It won't stay that way with a massive tower with limited parking and commercial space in this residential block. So far all this development and towers everywhere has not led to increased affordability, just to decreased livability and displacement of current tenants. The whole Broadway Plan needs to be revisited and revised if this is the sort of development it is leading to.</p> <p>Sincerely, Roberta Olenick</p>	Roberta Olenick	Kitsilano	

2024-11-12	15:55	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> <ul style="list-style-type: none"> - 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. <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>	Alan Coppel	Kitsilano	
------------	-------	---	--------	--	-------------	-----------	--

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	15:55	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am not a homeowner, but I frequent this area on foot and bring my toddler here often for its beautiful greenery and architectural interest.</p> <p>This block of 14th and the streets around it are full of multiplex homes. The vast majority contain 2, 3, and often 4 units. In other words, they do already represent the level of density that other areas of the city are still aspiring to achieve. Moreover, the mature trees and gardens on this block and the surrounding blocks are a gift to everyone in Vancouver and future generations, providing the greenery and beauty that we all need, and will need more and more while our city warms under the effects of climate change.</p> <p>What is the logic behind tearing these multiplex homes down to build huge towers, when just two blocks to the south - beginning at 16th - we have scores of single family homes that are not even divided into multifamily units? And now we have a program to give homeowners forgivable loans to build secondary suites? Vicinity to the future subway line is the official justification, but in practice the plan makes no sense in my view and seems designed to simply maximize (re)development and disruption.</p> <p>This block, like so many others in the Broadway Plan, represents a form of missing middle that should be protected and used as a model for other areas of the city that are currently single family and that should be the first targets of densification efforts.</p>	Jennifer Mackenzie	Kitsilano	
2024-11-12	15:57	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>To whom it may concern,</p> <p>As an owner resident of a duplex at 2255 West 15th Ave, I wish to express my opposition to the proposed residential tower planned for 2156 - 2174 West 14th Ave.</p> <p>I have lived at my address for over 30 years. I have seen changes in housing in the neighborhood. For example, single small home property changed into duplex or multiplex housing. This did not change the character of the area and brought in families with children.</p> <p>I can accept higher density housing such as multiplexes, town houses, and other smaller-scale housing that is compatible with the character of the existing neighborhood. However, the proposed massive high-rise will make parking and traffic congestion. The size of the units will not be suitable for families with children. And I have strong doubts about whether the proposed non-market units will actually produce affordable housing for families.</p>	Claire Trépanier	Kitsilano	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	16:00	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>As an owner resident of a duplex near the proposed development site, I wish to express my opposition to the proposed residential tower planned for 2156 - 2174 West 14th Ave.</p> <p>I can accept higher density housing such as multi-plexes, town houses, and other smaller-scale housing that is compatible with the character of the existing neighbourhood. However, the proposed massive high-rise will make parking and traffic congestion more difficult for us in the area, and I have strong doubts about whether the proposed non-market units will actually produce affordable housing for families.</p> <p>Sincerely, Eric Sherlock</p>	Eric Sherlock	Kitsilano	
2024-11-12	16:01	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>The application is not compliant with the intent of the Broadway Plan which envisioned that growth and density would over time expand outward from the sky train stations. Staff have erred in stating that the application meets the intent of the Broadway Plan.</p> <p>See the illustrative sketch “Broadway in 2050” at page 33 and note that the higher buildings are not near 2156-2174 West 14th (the “Location”); see “Character Area Centres” at page 38 and note that the Location is not within those Centres; see “Centres - Station Areas” at page 40 and note that the Location is not within those Areas; see “Centres – Shoulder Areas” at page 43 and note the Location is not withing those Areas ; and see “Residential – Existing Low-Density Areas”(ie. the Location) at page 55 and Figure 6.18 “Potential future of the Existing Low-Density Areas in 30 years”.</p> <p>Given the above guidelines, it strains reality and common sense to conclude that informed public input contemplated that the Broadway Plan could permit 17 storey buildings in existing low density areas even before the development of the Station Areas and Shoulder Areas. Staff have erred in ignoring the intent of the Plan as reflected in the passages and illustrations cited above.</p> <p>I also note that the rendering at page 6 of the September 24, 2024 Referral Report is misleading. The neighbourhood looks nothing like the generic collection of blocks surrounding the proposed building. I attach a video of the street scape on the affected block of the Location at West 14th Avenue.</p>	Stein Gudmundseth	Kitsilano	Attachment 1

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	16:02	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I'll tell you straight off I am one of many who think high towers of steel concrete and glass are a very big mistake here in Vancouver. There are better and smarter ways to meet densification goals.</p> <p>Such towers are a denial of the history of BC where much of the wealth and jobs came from exploiting the forests. All the densification we need can be met by showing the world a green approach: build houses, multiplexes and low rise apartment buildings with wood. Show the world a sustainable way. Develop new designs and technologies and be a leader. Exploit our forests to meet our own needs, don't ship raw logs over the border.</p> <p>To propose such towers is the knee jerk reaction of the typical developer, and we can see them buzzing around, building here, planning there. BC has created a honey pot by promising quick approval, removal of building height and other limitations.</p> <p>Many of us say slow down, take a step back and as communities, let's put ourselves, our communities and province first and be smart. currently I dont think we have been smart.</p> <p>1 - Any full development of the site will require the complete removal of city trees. However the proposed tower will and cast a long shadow on sunny days reflecting its great height. Choose lower rise buildings over towers so more sun can reach the city trees and streets. The city has chosen deciduous trees which obligingly drop their leaves in the fall and let in the light in winter when we need it most. Low rise buildings cast a much more restricted shadow than tall towers, and at street level allow much more sun to reach the ground.</p> <p>2 - The tower proposal plans seems to include some underground parking but it is not stated that this is all on one level or comprises multiple floors. Aspirationally and noble as it is as a goal to get people out of cars, Vancouver weather makes a car a desirable means of transport and planning should reflect that. Parking space for vehicles of all types cars, bicycles, scooters, whether electric or internal combustion require secure storage with charging stations. Has all this been considered and provided?</p> <p>3 - The plans in this rezoning application clearly show that this tall tower could be merely the first of a total of 4 towers. The problems created by even one tower are major headaches, the idea of 3 others sprouting up beside it is completely impractical and certainly unacceptable to the community in the area. Soviet style clusters of huge buildings have often not brought about harmonious communities, but have been a problem for law enforcement and presented citizens with security issues.</p>	Douglas Bruce	Kitsilano	

2024-11-12	16:03	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>To Mayor Sim and City Council,</p> <p>As a long time resident of this neighbourhood I am deeply concerned about this proposed project along West 14th Avenue.</p> <p>The design as put forward by the developer appears to be a “cookie-cutter” of a design they have already proposed at another site a few blocks away. Their lack of due diligence in putting forward a well thought out, neighbourhood appropriate design speaks volumes about their attitude, lack of care & concern and laissez faire approach to property development. Is this really the type of design we want to approve? A design that respects the character of the neighbourhood would not have been too much to ask for. This will be a high-rise tower surrounded by low-rise duplex housing. Please consider the impact of an 18 storey building in the middle of a residential street and the shadow it will cast on the nearby homes and trees. Even the design image put forward shows an incorrect scale to the surrounding buildings—an attempt to deceive the public as to the scale of this development and impact to the look and feel of a beautiful city street. Upon close examination, I’m shocked at the small size of the units and wonder how this can be considered a standard of living. A three bedroom apartment in less than 800 square feet? Add to this the minimal parking provisions for owners/tenants and I cannot imagine how this is a desirable building in which to live. Street parking will become a point of tension for everyone on this block of 14th Avenue in addition to the increased traffic on an already narrow roadway. How the proposed retail shops on the ground floor will have enough walk-through traffic (no street parking available) to generate revenue should be considered especially given the numerous empty retail spaces that already exist a half block away along Arbutus Street. If these shops cannot survive along a busy artery—a retail shop on a side street is a losing proposition.</p> <p>I believe this is being driven by the poorly designed and approved without sufficient consultation Broadway Plan. It’s time to take a step back and re-evaluated this 30 year plan and the current pace of development approvals. Afterall, who can really accurately plan 30 years into the future? Five years is almost a lifetime given the speed of technological change and intellectual advancement today. Currently the number of development proposals already comprise more than one-quarter of the target for 30,000 new homes within the Broadway Plan. We need to be mindful of the impact this much change in such a short time will have—both good and bad on our beautiful city, our infrastructure, city resources, and the good people who live and want to live here. We need to ensure that we have appropriate infrastructure to accommodate this massive wave of growth (schools, water mains, electricity stations, etc)—not just the fact that a Canada line station will be operational at West Broadway and Arbutus street.</p> <p>Please do not approve this development application until the developer can put forward a neighbourhood appropriate building design and can demonstrate considerably more development expertise than their current minimal track record. We also don’t need another Coromandel situation!</p>	Lisa Wong	Kitsilano	
------------	-------	---	--------	---	-----------	-----------	--

Report date range from: 11/12/2024 12:00:00 PM to: 11/12/2024 5:00:00 PM

				Respectfully, Lana Wong				
--	--	--	--	----------------------------	--	--	--	--