

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	17:57	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>The proposed building is out of character for the area. The height sought is beyond anything else nearby. The lack of parking will create serious issues. The inclusion of commercial is unnecessary as there are unrented commercial spaces on Arbutus, a street that is already commercial.</p> <p>It is doubtful that any new building will be “affordable”.</p> <p>Regretfully, this project will doom the area as people will leave rather than live in the shadow of what is a grey, uninteresting and soulless building.</p> <p>Furthermore there are insufficient community amenities such as parks and community centres to accommodate large increases in population .</p> <p>Lastly it should be noted that all the new development along Arbutus is low to mid rise. Putting this large, ugly overheight tower in the middle of a block of duplexes makes no sense.</p>	Stephen Schneiderman	Arbutus Ridge	
2024-11-12	17:58	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I oppose this development , the drawings are miss leading as representation of the current existing block and it's impact.</p> <p>18 storeys in the middle of a treed residential low rise block is not well planned . There are numerous lower rise and high rise developments along Arbutus which is better planning to enhance the rental accommodation .</p> <p>This tower is not needed , and with the lack of parking afforded will cause further traffic issues. Traffic jams are very common already at 15th and Arbutus and the pedestrian crossings are dangerous with many near misses and at least one fatality in the past year.</p> <p>High density such as this is not appropriate here.</p>	Michele Collins	Kitsilano	

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2024-11-12	17:27	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I have owned our home and lived in Kitsilano at 12th Avenue and Arbutus since 2005.</p> <p>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 neighbourhood and this residential street are not equipped to handle the significant increase in traffic this 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.</p> <p>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, it is disheartening to think that existing residents would look out on 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>	JOHN DIGITALE	Kitsilano	