

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-13	14:05	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	Major density constructions should be constructed on arterial roads instead of quieter neighborhoods.	Andrew Wong		
2024-11-13	14:59	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I strongly oppose the proposed development.</p> <p>I recognize the need for rental units within the city, particularly the "below-market" rental units offered in this project. I also understand that this is within the specific radius of the new Arbutus/Broadway transit station, as stipulated in the Broadway Corridor Plan.</p> <p>However, I have a number of objections.</p> <p>First of all, the density of the development in this project is completely inappropriate for this block. This density is much better suited to main thoroughfares, such as Arbutus and Broadway. The current zoning has encouraged duplex development and this project is not at all sympathetic to the surrounding neighbourhood. It's difficult to find a balance between adding rental units and emasculating the character of a neighbourhood. I believe that a development in the order of the six storey projects that are currently under construction along Arbutus would be more appropriate.</p> <p>Secondly, I'm concerned about the inclusion of ground floor commercial space. While the new residents may support a commercial enterprise, the neighbourhood is not suited to this type of development. Parking will be a nightmare, even if it is provided for in the development plan. It is already a restricted parking area. And if there is no market for a commercial operation, the space will sit vacant, promoting either vagrants or vandalism or both.</p> <p>Thirdly, my personal opinion is that the design is offensive. It looks like an old drawing that the architects had on the shelf and dragged it off at a discount price for this developer. It's old school, characterized by the scalloped facade on the second level. Also, the rendering is completely deceptive. I realize this is what is typically used, however it doesn't depict the character of the adjacent residences or the beautiful, leafy trees along 14th Avenue.</p> <p>Finally, I find it interesting that the proposal includes language basically "applauding" the fact that three, 100 year old homes will be demolished to accommodate this development. While they may not be designated "heritage," demolition of buildings of this age that have been remodelled to accommodate current residents is not something to be proud of. The current owners are probably looking at a significant profit upon sale. Unfortunately, I believe this will have a significant, negative impact on other owners, not just on 14th but on 13th and 15th as well.</p>	Mary Aubrey	Arbutus Ridge	

				<p>Apart from the development itself, I am concerned about the construction process. Any construction on these three parcels will be extremely disruptive to the neighbours. The size of this project will require a much longer construction period with a great deal more trucks bringing supplies to site. If this were one of the developments along Arbutus, it would be much more readily accommodated. Arbutus is four lanes wide, which allows for the closing on at least one lane to accommodate crane activity or construction supply deliveries. Mid block in this area of 14th is a very bad idea. Many of the residents park on the street, which I doubt will be permitted during construction. Not only will this be frustrating for residents, it will have a negative impact on the value of their properties.</p>			
2024-11-13	13:12	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>There is barely any parking and space to move about in the block already, where would crews and trucks go? It would cause so much disruption to those elderly and young children that live here. A building of this size mid block makes zero sense.</p>	Roseline Wong	Kitsilano	
2024-11-13	13:03	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>It doesn't make sense to have it in the middle of a residential block.</p>	Rose Yan	Kitsilano	
2024-11-12	22:41	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am a resident of Kitsilano and direct neighbour to the proposed development at 2156-2172 West 14th Avenue.</p> <p>Please know that I acknowledge the need for more housing in our city and I do want to see my children be able to find affordable housing in their hometown. I support increasing density in my backyard, but I oppose this rezoning</p> <p>The introduction of this 18-story high-rise in the middle of our tree-line low-rise residential street has already disrupted relationships in our neighbourhood, pitting neighbours against each another as developers lure vulnerable residents into land assemblies for fear of being left without recourse or resale opportunities.</p> <p>As we navigate this transformation, it's crucial to prioritize high-quality design and construction that accommodates both nuclear and multi-generational families. We must consider access to natural light, green spaces, and essential infrastructure like energy-efficient technologies, water, electricity, schools, and parking.</p> <p>While the intention of this proposal is to increase housing supply near the new station, the proposed structure is a surprisingly ugly out-of-scale eyesore, towering over any building in the area. The proposed 171 units in the tower will be unliveable due to their extremely small size, averaging 350 sqft, compromising privacy, access to light, green space without parking for renters and existing residents alike. The property also intends to hold commercial services on the ground floor. Why? Businesses across the street on Arbutus have not survived so it isn't clear how will this development truly serve our community's needs?</p>	Nancy Gabor	Kitsilano	

Transit-Oriented Areas policy allows eight stories or 3 FSR for houses like ours which are 600 meters from the future station. Yet this developer is proposing 18 stories and 5.8 FSR, which represents downtown density and is only required by the province only for properties within 200 meters of the SkyTrain. There are no other extremely tall buildings like this in the area, even on main thoroughfares. Council is not obligated to approve these high-density projects when they exceed provincial policy requirements. Increasing of FSR directly increases property values and rental prices, benefitting developers and property owners. Most renters will have difficulty affording these tiny apartments on a single salary. Exploring alternatives, such as nonprofit-funded developments, could provide diverse housing options while maintaining the character of neighborhood.

Council and staff can work with the developer to come up with a medium density structure that is consistent with the height and density envisioned by the Broadway Plan and the Province. A building of 6-8 storeys and 3 FSR would achieve 70 new units, and represent 14 times increase in density over the three lots. Precedent exists for this! We can study global cities like Tokyo, Barcelona, Paris, and Copenhagen which have successfully integrated high-density developments into their communities with a focus on sustainability and livability.

Approving this application will drive more developers into a goldrush-style land grab to secure high rise development anywhere in neighbourhood. We know that increasing density doesn't ensure affordability. The land grab it will drive the value of property even higher, leading to uncontrolled development only for the profit of those developing the project, at the expense of those who currently live here and have to tolerate increased property tax and years of high rise construction.

We need to balance development with community needs. I urge the council to listen to residents' and renters' concerns and consider more neighborly, environmentally conscious development.

While I do support increased housing along the Broadway corridor, I do not support the current rezoning proposal. It is out of scale with the neighbourhood and lacks supporting infrastructure including local primary schools and parking. I would like to see a medium density solution based on transparent community planning supported by appropriate infrastructure. We need to find an approach that does not compromise the quality of life of current and future residents, that respects our environment and meets the diverse needs of our residents.