

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-14	09:10	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>We need more housing but not like this.</p> <p>One of the key Broadway Plan directions for Kitsilano includes, "Retaining what is most cherished by the community, such as ... green and leafy residential streets." An 18 storey tower in the middle of a tree-lined, residential street is completely out of character for the street and neighbourhood. This tower and density in the middle of the street will significantly and negatively alter the character of the neighbourhood that makes it cherished in the first place.</p> <p>An 18 storey, mid-block tower with an FSR of 5.80 surrounded by 2 and 3 storey homes and duplexes is absurd at best. Allowing 3-6 storeys with a max. density of 2.7 FSR is more than enough for this neighbourhood.</p>	Robert Nung	Kitsilano	
2024-11-14	11:27	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Intro: Thank you for the opportunity to provide our thoughts on this proposal. My husband Matt and I, are here today to say that we are strongly opposed to the recent rezoning application of the property at 2156 to 2174 W 14th Ave. We currently live at § 22(1) Personal and Confidential.</p> <ul style="list-style-type: none"> • This is not a case of NIMBYism as we are not opposed to density overall • The proposal we are speaking of this evening for 170 units or 56 units per lot in a neighbourhood zoned for 4 units per lot is beyond reasonable • We urge you to instead use this land parcel for "missing middle" housing such as duplex, row or town houses • We believe it makes more sense to locate taller residential buildings closer to our home, along main streets such as Arbutus or Broadway <p>Our primary objections to this application are as follows:</p> <p>1. This tower will not address the lack of affordable housing... the economics do not make sense</p> <ul style="list-style-type: none"> • The more you build smaller condominiums and apartments, the more you attract domestic and foreign investors whose interests are about profit vs providing affordable housing= this will drive up prices • A target of 20% below market value is not enough when prices continue to grow with the market • This particular building falls under the category of an application by the owner to "flip" the land parcel to a developer. Investment schemes cost buyers more and will therefore bump up values throughout the area. <p>2. The height, design and number of units are out of character</p> <ul style="list-style-type: none"> • The building design proposed looks like it belongs in a Moscow suburb • Multi-unit houses and townhomes are more in character and would leave the neighbourhood intact. 	Matthew Hall	Kitsilano	

3. Not enough attention is going into addressing the lack of housing for the “missing middle”. If we want to keep teachers, health care professionals and small business owners, here is a need for family homes such as duplexes, row and town houses. Our daughter is one of these people and will take her health care practice with her when she leaves Vancouver to start a family.

This council can address the need for more affordable housing in a way that is a win/win for the city overall and the citizens of the communities impacted.

It is time to recognize that the Broadway plan is too much/ too fast. When you look at the plan there is so much left out...

We urge you to:

- Slow down the development - too much- too fast is leading poor decision making
- Where are: The new schools/ daycares/ parks and green spaces/ swimming pools and recreation facilities in the plan?
- What about:
 - Burrard and Granville bridge infrastructure to move masses of people to the centre.
 - Where will: people park the cars they will need to escape the concrete jungle on weekends?
 - Who will provide the mental health support for increased loneliness that living in tall towers causes?

We urge you to:

- Rethink where tall towers make sense and search for land/opportunities to locate them along main streets and commercial corridors
- Include the missing middle in your plan- mandate that for every tall tower, you will approve duplexes, row and town houses.
- Ensure proper infrastructure to support increased density is included in the plan and budget
- Look at models for affordable housing that will actually make a difference
- Create green corridors
- Keep a watch for real estate flipping and other schemes by investors that ultimately cost residents through increasing in value per square foot
- Respect the character of our neighbourhoods

We urge you to:

- Act like you are in touch with the concerns of the people who asked you to represent their voices

If you approve the plan for an 18-storey building in the middle of a lovely residential street...

It will reflect a:

				<ul style="list-style-type: none"> • Short sighted plan that is about number of units vs a real plan for affordable housing • Failure of democratic practice... governments should not be allowed to unilaterally change zoning • Lack of proper public consultation... we were never presented with an opportunity to consider several models <ul style="list-style-type: none"> • There are so many excellent models for affordable housing ...this is not one of them. Please avoid tall towers in our neighbourhood and consider other options. <hr/> <ul style="list-style-type: none"> • A key aspect of the Broadway plan is to develop properties that are in keeping with the character of the neighborhood- the design proposed looks like it belongs in a Moscow suburb and has no resemblance at all to anything you will see in the neighbourhood • 18 storey buildings have no place on neighbourhood streets where children play. They should be placed along busy corridors that have proper traffic lights and amenities. 			
2024-11-14	13:18	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I strongly oppose the proposed tower on the block of west 14th between Yew and arbutus.</p> <p>The scale of this building is completely out of sink with the other residences. All other developments currently happening are lower (4-6 stories) and much more compatible to the area.</p>	Joanne Russell	I do not live in Vancouver	
2024-11-14	13:55	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>I am an Architect and Magister in Urban Economics. I live in Kitsilano. The scale of this project is violent and disruptive, and it is not the right approach for our community. We need gentle density, community-led developments and mixed generational housing cooperatives.</p>	Maria Yoma	Kitsilano	
2024-11-13	20:23	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>Dear Mayor and Councillors,</p> <p>I want to begin by saying that I am not against creating more affordable rental housing. I fully understand the need for it within Vancouver.</p> <p>My understanding of the Broadway Plan is that it was developed to guide the city's decisions on zoning and developments in specific areas, providing a long-term plan for responsible growth. It is crucial that these decisions are carefully reviewed and considered, especially as we begin to implement the</p>	Erin Tucker	Kitsilano	

Broadway Plan and see its impact on residential neighborhoods. Developing in an unsuitable way could have a lasting negative effect on the city's future.

The Broadway Plan is intended as a guide; it doesn't mean every development proposal that meets its criteria should be fast-tracked or automatically approved by Council. It is essential that Council scrutinizes each proposal and considers all aspects of these developments carefully.

I'd also like to emphasize that this is meant to be a long-term plan. I recognize that, over time, my neighborhood may see larger rental buildings and higher density, and I may eventually have to leave my current home in a quiet, close-knit community. However, I believe this process should be approached thoughtfully and incrementally.

High-density developments should start along major roads that are already equipped to handle densification in terms of parking and utility infrastructure. There are numerous underdeveloped areas directly on Arbutus that could accommodate a large project like this one without having such a drastic impact on the surrounding neighborhoods. For example, there are homes on the corners of West 13th and Arbutus and West 15th and Arbutus that are part of land assembly attempts but have not sold. These sites are better suited for projects like this and are readily available to developers. If the City of Vancouver aims to uphold the Broadway Plan and gain community support, prioritizing development along major arteries would be a much more effective approach. While I understand that my street will likely need to accommodate higher density as the population grows, this should be a consideration for 15 years from now.

Moreover, this type of housing doesn't support families who want to live and stay in the city. We are a young family working in corporate and healthcare fields, and we would not choose to live in a 900-square-foot, three-bedroom apartment. Building large towers around our current duplex would push us out of Vancouver. As a healthcare professional, I've seen many colleagues leaving the city in search of more suitable housing where their families can grow, which is contributing to a significant staffing crisis within the downtown healthcare system. The city needs to focus not only on building "affordable housing" but also on creating "desirable housing."

The Broadway Plan risks dismantling neighborhoods that house people who work and live in the city. By disrupting these areas, we risk losing those residents. As I mentioned, there is ample land along major arteries such as Broadway, Arbutus, Granville, and West 12th that could be developed for high-rise buildings. This approach would reduce the impact on established neighborhoods while still achieving the density and affordability Vancouver needs.

Sincerely,

				Erin Tucker W 14th, Vancouver			
2024-11-13	20:48	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	I strongly oppose this development. A 17 storey tower does not fit into this neighborhood. It will create significant issues with regard to traffic and parking.	J Porter	Kitsilano	
2024-11-13	19:54	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>Many of us were aware of the Broadway Plan and understood that it would bring significant densification along the Broadway transit corridor. However, few imagined that high-rise towers would extend into traditionally low-rise residential streets, far from the main transit hubs. This unexpected development has left many neighbors feeling surprised and concerned about how this aligns with the plan's intent.</p> <p>To be clear, residents are not against adding substantial density, as long as it respects the character and quality of the neighborhood. We support diverse options to increase density, especially those that provide much-needed family housing in a way that complements the community's existing look and feel. However, placing an 18-story tower in the middle of a low-rise street feels both insensitive and out of place. City of Vancouver should be proud of the tree protection by-laws and green street programs, which has led to a thriving natural urban living in this particular area of Kits. Unfortunately, no matter what guidelines are in place for this development to preserve as much greenery as possible, and minimize damage during construction, we all know what will be left will be a very different surrounds.</p> <p>There are a number of specific issues as well.</p> <ul style="list-style-type: none"> • Despite the intention and future vision, people still own and use cars. There is limited parking already, let alone for 170 units, dozens of cars will crowd the streets, changing the very character of this neighborhood. • The commercial aspect of the tower has such a low probability of success, as there are multiple commercial properties close-by on Arbutus that has much more foot and vehicle traffic yet they are left empty and not tenanted. Empty street level locations will again impact the surrounding area negatively. • 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. We are also beginning to see more and more examples, where these units have not ended up being utilized for their intent, and we see secondary home owners profit from this type of development. The City of Vancouver, is not well funded and supported to adequately monitor and enforce this. 	Jeremy Tucker	Kitsilano	

				<ul style="list-style-type: none"> • In addition to being out of scale, the building's design feels outdated and poorly executed. The blocky structure and curved arches lack a modern or professional aesthetic, making it hard to view the design as a positive addition to the area. For aesthetics alone, this design should be reconsidered. This is a decision that deserves careful thought, as it will impact Vancouver's overall look, appeal, and reputation for years to come. • The developers lack any experience with projects of this type, which makes it seem more like a speculative real estate move. It seems likely that their real aim is to secure the zoning and then sell it off to another party rather than build it themselves. This kind of approach shouldn't be supported. <p>No one here is against new development. We support adding more density and welcoming new neighbors, but we believe an 18-story tower in this location isn't the best approach. There are numerous nearby areas where significant density could be added without disrupting the neighborhood in this way.</p> <p>We anticipate that groups like Abundant Housing will advocate for this tower, though it won't directly affect them, and they don't plan to live here. I hope the Mayor and Council will prioritize the voices of the local residents who will be impacted by this tower and consider rejecting the rezoning proposal.</p> <p>Sincerely,</p> <p>Jeremy Tucker W 14th, Vancouver</p>			
2024-11-13	19:52	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	The building is way too high for the neighbourhood and the units too small to be livable for longer than a couple of months.	Matthew Hungerford	Dunbar-Southlands	
2024-11-13	18:25	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	<p>In summary oppose this development for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed design is not in keeping with the neighbourhood. I am not opposed to increasing density but feel this development is out of character. More appropriate would be row housing, low rise condo's or apartment buildings. this would be consistent with other new developments along the Arbutus corridor. 2. The proposed height will block light, dwarf surrounding duplex's and multi-family homes, impact parking and traffic. Location of a high rise in the middle of a block of existing character homes does not make sense. Many of the existing homes are affordable for families - the small size of units in the proposed development do not provide affordable family housing. 	Diane McSherry	Kitsilano	
2024-11-14	16:59	CD-1 Rezoning: 2156-2174 West 14th Avenue	Oppose	2156-2174 West14th Avenue	Pamela Fitzpatrick	Fairview	