

Report date range from: 10/8/2024 12:00:01 AM to: 11/6/2024 5:00:00 PM

**CD-1 Rezoning: 2175 West 7th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
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2024-11-01	11:51	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I live in the 2200 block of West 7th. There are already 4 development applications, each between 21 and 23 stories with between 180 and 200 units, all within 1 block of where I live: 2 on West 7th (one right next door) and 2 in the same block on West 8th. No doubt there will be more applications to come.</p> <p>I am very concerned about the scale and rapid densification, changing from a neighbourhood of 3 and 4 story apartment buildings, townhouses and multi-family homes.</p> <p>1) Timing. It is essential that the 4 (or more) applications in this small geographical space be considered together and at most only 1 gets approval now. If all four are approved it will have a substantial impact on the liveability and walkability of the neighbourhood. At the very least these developments should be limited in residential blocks (in contrast to arterial roads) and phased in and spread out over many years. The disruption caused by each development will be significant, and to have more than one approved and built at the same time will significantly affect the liveability of the neighbourhood.</p> <p>2) Traffic congestion. West 7th and 8th are very narrow roads with parking on both sides. As it is now, 2 cars cannot pass each other and one must find a way to pull off to let the other car pass. Once construction begins congestion will increase significantly. One way to ease traffic congestion is to make the traffic one way on both 7th and 8th avenues. An alternative is to eliminate parking on one side of the street, though that will increase problems related to availability of parking.</p> <p>3) Parking. These buildings all propose 180 to 200 new rentals with hardly any parking in the building. It is unrealistic to believe that no renters will have vehicles, or that most people in the neighbourhood will only use transit once the Skytrain is completed to Arbutus. Parking is already a problem in this area and will become much more so. Surely more underground parking than is currently proposed should be required in any rental building before it is approved.</p> <p>4) Affordability. The rental buildings that are being displaced by these proposed developments already have some of the lower rents in the area because these are all much older rental buildings. There needs to be more transparency about how '20% below market' rents are calculated, how renters can access these units, and how compliance is monitored. Those who are displaced for construction should be provided the opportunity to rent in the new building at comparable costs to what they have now. There must be a transparent process to determine whether a rent meets the 20% below market requirement, clarity about how this will be monitored for long-term compliance, and records accessible to the public.</p>	Gillian Creese	Kitsilano	
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2024-11-01	14:21	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>There has been a lot of opposition to this &amp; other towers in our quiet neighbourhood so are people being heard? If the new buildings weren't so high there wouldn't be as much opposition. Could they not be built bulkier &amp; lower?</p> <p>Will this be an affordable rental building? In an article in the Vancouver Sun on Oct. 15 it stated that rents could be as high as \$4,434 a month and as low as \$1,902 for below market units. Affordable? I doubt if immigrants, refugees, migrant workers and people making minimum wage will be living there at these rents. Another article in the Vancouver Sun on Oct. 30 stated that most of a person's income goes to housing so if rents are high these less fortunate individuals will have to scrimp on other things like food. The property at 2175 W. 7th was expensive to buy &amp; will be expensive to demolish &amp; rebuild so these high costs will be passed on to the renters. Also, I heard that the company has to agree that the building remain a rental building. I sure hope that a legal agreement is signed to guarantee this happens.</p> <p>What is going to happen to people living in the current building? It will be hard for them to find another place and even if some of them return to the new building chances are they won't have half the space they had before.</p> <p>How are you going to mitigate the noise and chaos the construction will cause the neighbours?</p> <p>What about infrastructure and tree replacement?</p> <p>There aren't many parking spaces proposed for this new building. Even though renters will be close to public transportation it doesn't mean they won't buy a car. If the spaces run out in the building people will purchase a cheap city parking permit &amp; crowd the already full streets.</p>	Janine Bond	Kitsilano	
2024-11-01	15:07	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>My main concern is that the tenants currently residing in this rental apartment will be out on the street once (if) the new building is approved and once construction begins. There is a very low vacancy rate for rentals in Vancouver and even fewer affordable rentals.</p> <p>My second concern is the one-size fits all redevelopment proposal under the Broadway Plan. A multitude of towers in Kitsilano will negatively impact the neighbourhood in a variety of ways.</p> <p>Thirdly, the proposed tower, along with others in the Broadway Plan area, will be much smaller than the current purpose-built rental apartment and much more expensive.</p>	Erin Hanratty	Kitsilano	
2024-11-04	15:00	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	I am opposed to this.	M Bond	Kitsilano	
2024-11-01	20:55	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	This development plan doesn't satisfy the requirement of 80ft tower separation.	Jerry Shi	Kitsilano	

2024-10-29	16:41	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>There are currently 7 developments that have submitted rezoning applications within 2 blocks of this building. This building will have one of the lowest parking stall / unit ratios.</p> <ul style="list-style-type: none"> <li>- 2225 West 8th, 231 units with 42 parking stalls (+4 visitor).</li> <li>- 2226 West 8th, 224 units with 82 parking stalls</li> <li>- 2267-2275 West 7th, 190 units with 42 parking stalls</li> <li>- 2175 West 7th, 182 units with 43 parking stalls (+9 visitor)</li> <li>- 2180 West 6th, 159 units with 27 parking stalls (+2 visitor)</li> <li>- 2096 W Broadway, 260 units with 67 parking stalls</li> <li>- 1960 W 7th, 183 units with 63 parking stalls (+9 visitor)</li> </ul> <p>Total: 1429 units, 366 resident parking stalls</p> <p>So, approx 1100 additional units and approx 140 additional parking stalls. The neighboring streets are already packed full with parked cars. Even with the new Skytrain station, people own cars ... where will they park? There is insufficient parking in this building, and all the others.</p>	Roger Chin	Kitsilano	
2024-10-29	16:21	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I am a resident directly neighboring this development at 2155 West 7th Avenue. I'm riding with concern about the development. Specifically, its impact on the homeowners directly to the west of the building, my building and the elementary school across the street. I have several concerns and have laid out those that are most pressing:</p> <p>Number 1: the displacements of current residents at 2175, many of whom are low-income residents and elderly folks who have lived there for decades. See number 8 for more details about why I think this is not a well-considered project in terms of equity and ethics.</p> <p>Number 2: the homeowners (at least 3) who live adjacent to the property to the west will be unduly impacted by permanent shadow from this tower. I am particularly concerned at the incorrectly done assessment of impacts of the shadow that will be cast by this building. These neighbors (whom I do not know personally) have gardens that they grow food in. I wonder if these neighbors have been adequately consulted about the impact that this will have on their properties which they lived in for many years.</p> <p>Number 3: there are at least two, possibly three old growth deciduous trees that will inevitably be cut down to construct this building. These trees are a habitat to squirrels, crows, and songbirds. They also provide provide crucial shade we know is going to be ever more relevant in a rapidly changing climate. There is extensive science and research in urban planning that maintains that mature trees are essential for street-level cooling and must be protected. If you read the science you will know this, but I imagine you haven't, so I will tell you: the temperature on the ground will increase by at least 10° c if you cut these trees down. Besides this, trees also have important, inherent value as beautiful natural objects. It is disturbing that trees continue to be cut down for the Broadway plan without adequate</p>	Alya Govorchin	Kitsilano	

consult with the community. At the same time, Kitsilano is known for its beautiful tree-lined streets. Trees continue to get cut down to build high-rise apartments. This needs to be avoided at all costs.

Number 4: West 7th in between Arbutus and Yew, where I've lived for 7 years, is notoriously difficult for vehicles to navigate. It is essentially a one-way Street which heads east towards Arbutus. Cars cannot enter from Arbutus onto West 7th. When there is construction on the street or even service vehicles, ambulances, and mail trucks, people are unable to access the street to park their vehicles. Renters from my own building (2155 West 7th) have limited options for getting off of the street in the absence of a lane behind 2155 West 7th when this occurs.

Number 5: West 7th at Arbutus/Yew is a prime pickup location for the elementary school. Parents drop off and pick up children twice during the day, at 8 and 3:30. Construction will have major disruptions for people who drop off and pick up on this street, forcing parents to do this on Arbutus which has a single Lane connecting West 4th and Broadway. Traffic is already hindered because of the way that the crosswalks and the street is built in this area and construction is going to compound this and make it nearly impossible for people to get out and access other parts of the city.

Number 6: The construction of this building which will of course take close to 2 years will cause major disruptions to the large number of bikes that come through West 7th. West 7th is a major bike lane and connector to the Arbutus Greenway. This is going to pose safety risks for cyclists who zip down this roadway at least hundreds of times per day. The city continues to care about bike Lanes yet they seem to not care about the impact that the construction on a major bike path will have for the foreseeable future.

Number 7: the noise pollution that will occur is. This is a huge concrete tower that will require extensive drilling, and is going to disrupt hundreds of employees who work from home who will be unable to escape the sound (including myself), as well as elementary age students who go to school nearby, and the animals whose habitats will be infringed upon in this area. I live in a 60s apartment that has paper thin walls and single pane windows. There will be no thought to my neighbours in my building and adjacent to it who live in similar structures. How will this be mitigated?

Number 8: most importantly, this building is only designated for a 20% allocation of below market rental units. This is not addressing the housing crisis in a meaningful way and in fact it is contributing to it by displacing people and changing the socioeconomic makeup of the block, gentrifying it and reducing the diversity of the neighborhood. The City of Vancouver (YOU) is continuing to skirt their responsibility in responding PROPERLY to the housing crisis.

By continuing to give developers free rein to build massive eyesores

				<p>designated for extremely wealthy renters is not only inadequate for the socioeconomic makeup in the neighborhood, it is downright criminal. If this tower were designated as a low income housing or supported housing building, I might feel differently. Notwithstanding this, the height of the building is just not a good fit for the neighborhood for all of the reasons I have mentioned. I'm not sure why we need a 20-floor high-rise when we could build one to two mid-rise buildings instead, for example, in an area of Kitsilano that can better accommodate the amount of traffic that it will bring with its build.</p> <p>Or, West 4th could be developed to accommodate more rental housing. There are currently poorly/underutilized spaces all along the strip from Fir to Vine, and the neighborhood is in need of revitalization. It is fading fast with many businesses closing and being pushed out in favor of exclusively clothing stores and high-end restaurants.</p> <p>There is endless evidence on the Internet by reputable sources and researchers that have provided viable solutions to the housing crisis in Vancouver, that will help mitigate the mass gentrification and expulsion of low-income residents who have built this neighborhood from the ground up. Despite this evidence, the city continues to make non-evidence-based decisions that benefit the pocketbooks of wealthy developers and do not meet the needs of most British Columbians.</p> <p>I am a 29-year-old graduate student in public health, with significant training in urban planning and how it influences health. I'm very concerned about the decisions that are being made by people who do not have the education or level of expertise of urban and social planning that is necessary to build a high-functioning city that meets the needs of the people who live in it. Despite the City of Vancouver clearly not wanting poor people to have housing, poor people are required to work the jobs that serve high income people. So, despite your best efforts to remove them, they're going to have to remain here and work and have places to live.</p> <p>The Broadway plan is going to further entrench socioeconomic divides because it is not been planned out with equity in mind. I will continue to oppose this project until it is revised to make sense in the neighbourhood.</p> <p>You have a job to do at city Hall and you are not doing it. Do better.</p>			
2024-10-30	14:15	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I can not imagine a huge tall building in the middle of the low rising residential area destroying the Kitsilano community; I don't see any such case in the world.</p> <p>Also, 20 story high building will consume too much energy to be an affordable housing.</p>	san yoon	Kitsilano	

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2024-10-31	20:43	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	Iconical heritage of Kitsilano should be protected of the construction of this and similar applications for the construction of the sky-scrappers. In order to maintain historical image of Kits, the houses that are intended to be demolished, at any time, should be replaced ONLY by the construction of the new houses of 3-4 floors!!!	Bobana Tucakov	Kitsilano	
2024-10-30	09:22	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	Simply put: a 20 story building similar to others proposed among heritage houses and 3-4 level apartments is both out of step with the neighbourhood's history, culture and uniqueness in Vancouver and shifts resources from other areas of the city in significant need of additional housing where there are already either significant towers above 4 stories or with no existing housing stock. The Broadway corridor itself already has commercial and towers so that is not my concern. As a 30 year resident of Kitsilano (6th and Balsam), the 4th Ave and Broadway corridors are close but the tree lined streets, ability to greet neighbours and have housing for students, seniors, families and urban professionals alike creates a diverse and vibrant neighbourhood. I sincerely ask those in planning in the city and Council itself to carefully consider how individual projects impact the people and taxpayers with long ties and roots in one of Canada's most extraordinary neighbourhoods.	Jason Winkler	Kitsilano	
2024-10-30	09:31	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	As a resident of Kitsilano, I am strongly opposed to the this tower proposal. What a travesty. Did anyone consult the people who actually live here?	Julien Sellgren	Kitsilano	

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2024-10-28	12:09	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I own a home and live with my family in Yew St. very close to 4 new rezoning around my home. The rendering and the pictures of the proposed building is not accurate of how the area and the streets look like. It is not accurate at all and fictional. There are also multiple other rezoning applications in progress in the exact same area so the city cannot just consider each independently and decide. In addition, the 7th avenue itself is a very narrow street with a bike line and only one car passing. How is the city planning the extension of this and surrounding streets? Where will all the new cars, bikes, and pedestrians pass from in an already overloaded intersection and street? There is also absolutely no place to park even for me or my guests in front of the home I own. With this huge population increase with multiple buildings being constructed, how is the city planning to manage the parking spaces? I haven't seen any new public parking place being constructed in the same area which is also very close to the new Arbutus metro station.</p> <p>There are already a very bad shortage of schools and other important health/community centers in this area. How is this city planning and expect the new population and existing population to live in this area? I haven't seen any new schools or centers being planned to be constructed.</p> <p>How is the city going to manage the construction noise, pollution, street closure, etc. in this area where it is also close to the big Arbutus metro construction and already closed/narrowed? Seems no care about the existing people living here.</p> <p>A simple solution, whoever is deciding to progress with these new rezoning and construction plans must visit this area at least once and spend some minutes in the streets and find schools and other constructions.</p>	Arash Khodadadi	Kitsilano	