

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-07	14:22	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>Densification is needed along Broadway, but towers should be restricted to the major artery of Broadway itself. 20 story towers should not be part of the densification extending north and south (from 1st. Ave. to 16th Ave.), including 2175 West 7th Avenue. Such a high tower will destroy the fabric of the surrounding community and not lead to lower housing costs. The proposed building will have 182 secured rental units with 20% of the floor area secured for below market rental units (approximately 35 units). There are currently 35 units in the building with reasonable rents. The new building will therefore result in no additional affordable rental homes, but will lead to a massive upheaval in the lives of the residents who currently live there. At the feedback open house held this summer in the neighbourhood I asked the city staff who were present who they thought would move into the new densified rental building (which would probably have market rents around \$2500 or more for a one bedroom) and the reply was professionals. So where do the store clerks or those making lower wages that work in the neighbourhood live? Does this make a 15 minute city where you can live and work in your neighbourhood? This 20-per-cent affordability provision simply does not adequately address the acute housing affordability crisis. Despite assurances of "enhanced tenant protections", the tenants of this building along with thousands of tenants within the Broadway Plan face the prospect of eviction and stressful personal disruptions. Tenants are expected to find temporary housing elsewhere for 3-5 years and then move back again to units, in some cases, half the size of what they had and not really a livable space. The result of the rezoning and redevelopment of this site will not lead to more affordable housing, but merely a profit for the developer.</p>	Charmaine Gorrie	Kitsilano	
2024-11-07	12:29	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>Has anyone at the CoV engineering department even looked at the entrance at this location? With the elementary school right next door and the severe increase in traffic in the area the entrance off of 7th Ave will pose a huge hazard to pedestrians passing by.</p> <p>There are 450 school children, many of whom walk along 7th to gain access to the school. Has anyone considered this extreme hazard for these children? Council needs to physically step foot on site to understand what a disaster this will be. Children's safety is on the line as well as the neighborhood community who traverse this street daily.</p> <p>CoV should also take a look at how non-functional 7th has become as a bike path, the whole area within a 3 block radius of 7th and Arbutus is a nightmare for traffic and near misses are noted daily.</p> <p>Council needs to pay attention and come to site, meeting and consulting with the school and concerned citizens.</p>	Cristina doyle	Kitsilano	