

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-12	10:25	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	Buildings over 10 stories not only disfigure our city, but they are an environmental disaster during their construction and throughout their lifespan. They are destroying our communities, and they will be increasingly difficult to manage because of climate change. We are amazed at how easily and quickly these buildings are built in Vancouver and on the North Shore, while it is now virtually impossible to construct a building of more than 6 floors in Europe.	Christopher Simon	Kitsilano	
2024-11-12	10:59	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	I am opposed to this - as a senior it will change our very walkable neighborhood to a lot of chaos and construction noise. Service providers we rely on such as caregivers, cleaners, workers who help maintain our homes. will not want to come here due to lack of parking and easy access to our homes. Affordable rentals will be lost and cause the uprooting of lots of people. It will ruin the character of the neighborhood .	Frances Craig	Kitsilano	
2024-11-11	22:24	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I read with great interest the prior statements in reference to the proposed rezoning of 2175 W. 7th. I support those opposing.</p> <p>With respect to Council and those advocating for this proposal, please consider the following.</p> <p>The CD-1 designation allows for alignment with The Broadway Plan providing a clear reference for developers and other interested parties. That may be administratively efficient for land assemblies, brownfield sites, and repurposing aged commercial lots. In the circumstance of 2175 W 7th Avenue the CD-1 designation by-passes essential considerations and community standards. In doing, so the proposal entices speculators and confuses saturation for density.</p> <p>In other global cities, the developer is required to provide a redevelopment assessment (for lots that unhouse families); a development step that reviews the use of the existing structure and quantifies the feasibility of upgrading to current code versus complete redevelopment of the lot. A CD-1 designation has no such provision. In fact the development application only references the year of construction and deems the building “aged”. Without any reference to the upgrades to windows, elevators, EV charging stations, security features and more. In fact the applicant first “walked” the building after completion of the purchase in January 2024, and remarked and how well the building was maintained. A comment, often repeated.</p> <p>The belief that rezoning 2175 W. 7th to CD-1 entices speculation is sound. The applicant, a corporation with a complex structure, identifies itself as a “Merchandising Developer”. By bringing this project though the development process, the applicant plainly expects to “flip” this development. They have no history of operating rental communities. The proposal reflects as much.</p>	Peter Rees	Kitsilano	

				<p>Established developers/operators of rental communities, as well as Landlord BC (industry association), view the types of dwellings proposed at this site as unfeasible. See Howard Chai, "Inside the Cost-Profit Analysis Of Three Bedroom Units in Metro Vancouver", Storey's (Oct 16 2024).</p> <p>The mass of this structure doesn't improve feasibility. It more likely removes families from gaining a foothold on the ownership ladder.</p> <p>As proposed, the structure will increase by over 5x the number of families in residence. Meeting the basic needs of those future residents; while suggesting the walkable village, that is Kitsilano, can be maintained is not credible. This is not livable density at 2175 W. 7th Avenue. It's saturation.</p> <p>Lastly, per David Carrigg's Vancouver Sun article "Seven 20-storey-plus residential rental towers planned for portion of Kitsilano" (Oct 14 2024), "...Once the project has gone through the public hearing, the developer will have to pay the city \$1.73 million, plus \$231 000.00 for artwork". That's \$6 600.00 per unhoused family at 2175 W. 7th. If our council approves this redevelopment proposal, perhaps that artwork could be an ostrich.</p> <p>Yours truly</p>			
2024-11-11	22:12	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	The radical extent of the Broadway Plan was not made clear. It took someone not employed by the City of Vancouver to honestly depict what it meant in terms of towerification. Why would you choose to destroy the livability of a city for very little increase in affordable housing? There has been minimal transparency & public input. Densification is an honourable goal but European cities have somehow managed to do it in a way which maintained their character. There are environmental impacts as well.	Susan Mackey-Jamieson	Mount Pleasant	
2024-11-11	20:26	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	I lived in 2175 W 7th for 6 years and now live at 2173 W 6 and have for 25 years. Both comfortable and relatively inexpensive homes. 7th Ave is due south from 6th ave and the sun and daylight will be blocked much of the year. All the neighbours I have talked to are planing to leave the area. Not because they want to, rather, we have to. I was hoping to retire where I currently live - now I'll have to move. There was no mandate to do this in the previous elections. It's way out of scale, destroys the livability of the neighbourhood, and you should reject this developer application.	James Buckshon	Kitsilano	
2024-11-11	16:57	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	The proposed building size and height will negatively impact all residents, creating massive shadow zones, and increasing congestion on streets not designed for the level of density proposed.	organization 1303473 BC LTD	Fairview	
2024-11-09	11:28	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	I am against this. What are. You doing to upgrade the infrastructure? Where do the displaced tenants move to? 20% below market rental is still double what people are paying now. What about security and policing in the neighborhood	Diane Stickney	Kitsilano	

2024-11-09	20:07	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>There are already too many highrise rezoning applications in the Broadway Plan and due consideration has not been given to the impact on all the amenities that are key to making a neighbourhood liveable. The adverse affect of these proposed highrises over 18 storeys to residents in the neighbourhood is considerable. Whether there will be citizens who want to live in the tiny affordable suites if even 10% of these rezoning and developments go ahead is highly unlikely. The citizens of Mount Pleasant and Kitsilano were misled by the Broadway Plan and their displeasure is mounting. Governments should be focusing on developing jobs besides construction and property development so a range of people can work to pay their rent. Vancouver's population went down last year.</p>	Mary Irvine	Kitsilano	
2024-11-09	19:17	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I am writing to formally object to the proposed development of a high-rise building in the neighborhood. As a long-standing resident of this quiet and close-knit neighborhood, I have serious concerns regarding the impact this development will have on our community.</p> <p>**1. Impact on the Character of the Neighborhood: This area is characterized by single-family homes, small parks, and a community atmosphere that is valued by residents. The proposed high-rise would drastically alter the character of the neighborhood, overshadowing the existing homes and disrupting the aesthetic harmony of the area.</p> <p>**2. Traffic and Safety Concerns: The introduction of a high-rise will undoubtedly increase traffic congestion, especially on narrow residential streets not designed to accommodate such volumes. This raises significant safety concerns for children and pedestrians, who are used to the quiet and relatively low-traffic environment.</p> <p>**3. Strain on Local Infrastructure: The infrastructure in our neighborhood, including roads, sewage systems, and public services, is not equipped to handle the demands of a high-density development. The addition of a large number of new residents could strain these systems, leading to potential issues such as water shortages, increased pollution, and inadequate waste management.</p> <p>**4. Loss of Privacy and Green Space: The height and scale of the proposed building will result in a significant loss of privacy for surrounding homes, as well as potential overshadowing of gardens and public green spaces. This could negatively impact the quality of life for residents who have chosen this neighborhood for its tranquility and open spaces.</p> <p>**5. Environmental Impact: The construction and operation of a high-rise building in this area could have adverse environmental effects, including increased carbon emissions, noise pollution, and a reduction in local biodiversity. The neighborhood is home to various species of birds and small wildlife, which could be displaced by such a large development.</p>	Zeljka Walker		

				<p>**6. Alternative Solutions: There are alternative locations better suited for high-density development, such as areas closer to commercial zones or along major transportation routes, where the infrastructure and environment can better support such projects.</p> <p>In conclusion, while I understand the need for development and housing, it is crucial to consider the long-term impacts on the existing community and environment. I strongly urge you to reconsider this proposal and preserve the character and quality of life in our neighborhood. Thank you for your consideration of this objection. Sincerely, Zeljka</p>			
2024-11-09	18:40	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	Location is not suitable to hi-rises, there are no amenities and there is a lack of parking.	Stephanie Redivo	Mount Pleasant	
2024-11-11	10:13	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>The proposed towers will not improve affordability. The units proposed are too small for people to comfortably live in and losing larger more livable spaces to small tower units further exacerbates affordability in the city. Pushing the cost of larger units even higher.</p> <p>The scale does not fit in with the existing neighbourhood and will further exacerbate challenges with parking and traffic. Furthermore community amenities (pools, community centres) are insufficient.</p> <p>These proposals only seem to benefit developers and investors that will never live in these units and do not address the needs of the community or provide reasonable, affordable, living options to people who live and work in the city.</p>	Ariadna Fernandez	Mount Pleasant	
2024-11-11	10:18	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I am saddened by the complete disregard shown to the community of Kitsilano by City Hall. I have lived in Kitsilano for 20 years. This radical departure from the low-rise multi-and-single dwelling homes which are the life-blood of our community is shocking.</p> <p>The elderly and low-income renters are being forced out by corporate greed. "Below market value" is not defined - and in a market of exorbitant rental costs- means nothing. Where are these people supposed to go? Shame on you.</p>	Jacinta Lawton	Kitsilano	

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2024-11-11	12:21	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>West 7th Avenue is narrower than neighbouring streets. Putting a high rise on W 7th will make it a impassible for much of the day. See below.</p> <p>1. There is a school there. Twice a day it is bumper to bumper traffic.</p> <p>2 There is no back lane and so no emergency access. Does this matter? Yes.</p> <p>3 As with our street [W 8th] as many as 4 garbage/recycling services park in the street blocking traffic while staff manually haul bins from the back of several 3 story buildings. Add 20 story buildings [2 proposed for 8th] and the delay will be a magnitude greater. Then add the multitude of delivery vans and you have a virtual stand still. 8th avenue is a full width street [for the neighbourhood]] Seventh avenue is even less wide and there is another high rise development proposed for it. The tenants of these building are going to both contribute to the problem and be captive to the problem as they add 50 more vehicles trying to get in and out not to mention the hopelessness of fire and ambulance access.</p> <p>Trying to solve the accommodation issue with high rises can only work if the buildings are on major arteries or are scaled down to a size the streets can handle. Otherwise it is gridlock.</p>	Glenn McCauley	Kitsilano	
2024-11-10	10:25	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>The proposal is far too big for the area.</p> <p>It will increase congestion in the area, throw long shadows over the surrounding area, and put a strain on infrastructure</p> <p>A smaller build of 8 stories would be much more suited to the area.</p>	Kevin Hampson	Mount Pleasant	
2024-11-10	09:56	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>I am writing to express my opposition to the rezoning application for the proposed tall building in our area. The development, as currently planned, fails to provide adequate parking spaces, which will exacerbate the already strained parking situation in our neighborhood. Additionally, the increased traffic resulting from the building's occupancy will have a significant negative impact, particularly given the proximity of a school at the corner, where pedestrian and vehicle safety are paramount.</p> <p>Furthermore, the proposed building threatens the character of our low-rise neighborhood, which is valued for its open views and sense of space. A high-rise structure would disrupt this unique aspect of our community and significantly alter the local aesthetic. Finally, the construction of such a large building risks damaging our existing green spaces, which are essential for the well-being of residents and the environmental health of the area.</p> <p>For these reasons, I urge the council to reconsider this rezoning application and to prioritize the needs and concerns of the current residents and the integrity of our community.</p>	Edmund Timisora	Kitsilano	

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2024-11-10	06:05	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>To whom it may concern,</p> <p>The rezoning of 2175 West 7th Avenue to allow for a 20-story residential building will have a significant negative impact on the Kitsilano neighborhood, which is characterized by its low-rise buildings. This development will drastically reduce the amount of sunlight reaching nearby buildings and diminish the privacy of surrounding rooftop patios and courtyards. The addition of such a towering structure will disrupt the neighborhood’s harmonious, close-knit feel and foster a sense of anonymity among residents.</p> <p>I urge a reconsideration of the proposed development and request that it be scaled down to a more appropriate 10-story building, which would better align with the existing character of Kitsilano.</p> <p>Thank you for your consideration.</p> <p>Yours sincerely, Anne-Mareike</p>	Anne-Mareike Chu	Kitsilano	
2024-11-08	17:17	CD-1 Rezoning: 2175 West 7th Avenue	Oppose	<p>The demolition of existing apartment buildings is wrong. Tenants, particularly older long term tenants will be displaced and will be competing for alternate accommodations with everyone else. This is wrong!</p> <p>Every citizen in Vancouver (that is not a politician) I have talked over the last 3 months is shocked that City Council would permit the construction of hi-rise towers in the predominantly residential areas of Kitsilano and Mount Pleasant with total disregard to the opinions of the people that live in those neighborhoods. Kitsilano and Mount Pleasant are two iconic neighborhoods that will be ruined with the development of these towers. More density is fine, but limit it to 6 and 9 story buildings in these areas – not 18-20 story buildings.</p> <p>It is unconscionable that you would permit the rezoning of residential properties particularly existing apartment buildings in these neighborhoods for hi rises. Under the Broadway Plan you have the discretion to make changes to re-zoning applications. Do the right thing and decline this application.</p>	Margot Van Stiphout	Mount Pleasant	