

CD-1 Rezoning: 1960 West 7th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-13	08:02	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>I am currently living on the same block as the CD-1 Rezoning: 1960 West 7th Avenue. Before you started the Broadway Corridor project, Kitsilano was a quiet, human size neighborhood. It's been 4 years now that we suffer noise (giant water pump from Broadway and Cypress corner), health uncertainty and inconveniences (roads closed, dirty streets, access to groceries and stores altered) and that our building is infested by rodents we can't get rid of. This upcoming building size is disproportionated for the neighborhood and will keep on disturbing us at least for 4 more years. This politic that allows investors to buy small buildings and rebuild tall ones is not in favor of Vancouver people and will never make housing affordable as it pushes acceptable rent out and forces people to find a new place and pay it twice more for the same one bedroom. This only makes investors richer and private people in precarious situation. I suggest Vancouver leaders start regulating rent prices now and moderating the number of rezoning permit delivered. I am strongly opposed to this construction and to the politic running right now.</p>	Clémence Beurton	Kitsilano	Attachment 1
2024-11-13	16:21	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>This is going to be a 20-storey building with 183 rental units. I don't see anything on whether parking spaces will be available in the building. I can't believe the City is accepting development proposals without parking spaces. You can't assume that the 183 households are all going to be car-free and taking the skytrain. There will be families whose children may not get into schools nearby and will have to drive their kids to school etc. Where are these people going to park their vehicle? Permit parking on the street is not going to cut it. Also, by having permit parking everywhere, it makes it very difficult for residents to even have visitors drop by (for a short visit) because there is absolutely no place to park on the street. There doesn't seem to be any balance for permit only and limited 2 hr parking. The 2- hr parking have all been replaced by permit parking only signs in my neighbourhood now.</p> <p>Within a one-block radius of where I live there are 6 tower projects proposed for development. This means more people in our neighbourhood, more traffic and more demand on facilities and services. What is the City planning in terms of improving infrastructure? These proposed developments are rental units - who is/are paying the property tax for the property. I hope homeowners are not the ones on the hook to pay higher property taxes to support these additional demand for services.</p> <p>The Broadway Plan is not well thought out - the City is pandering to developers to come in to build, build, build and turn Kitsilano into the West End.</p>	Esther Chung	Kitsilano	
2024-11-12	13:15	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	20 stories is too much!! I would say a max of 10 stories.	Deb McDonald	Kitsilano	

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2024-11-12	15:25	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	I am opposed.	Jan C. Alexander		
2024-11-11	17:00	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	The proposed re-zoning of the above address to a building with a height of 200ft and 183 additional houses is completely disproportionate to the neighbourhood. W 7th is a single lane back street with limited car access as is. The building height is multiples of the heights of surrounding buildings, and not aligned at all with the neighbourhood design. The additional shade zones such a high building will create will negatively impact all residents in the area.	organization 1303473 BC LTD	Kitsilano	
2024-11-11	14:11	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	This building will displace too many low income renters, while destroying the feel of the neighbourhood. These towers need to be along major roads only like Broadway or 12th Ave etc.	Sean Finnan	Kitsilano	
2024-11-21	14:43	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>*The planned height increase will result in a number of negative impacts on the community, starting with the impact on health, as it eliminates the sky and sunlight for many, and there will be a loss of tree and grass cover.</p> <p>*Environmentally, the production of concrete is a major contributor to greenhouse gas emission.</p> <p>*Concrete towers remove the feeling of community connection and "block watch" responsibility (a concern as the ugliness of Vancouver's downtown concrete jungle is planned for extension to other city regions). People within towers tend to have less human contact with other residents.</p> <p>*What happens to the residents of the apartments slated for demolition: where do they live and store their belongings while waiting for completion of the tower?</p> <p>*What happens to the waste material being created? More landfill? Much good building material will go.</p> <p>*Will the displaced tenants receive a lower rate in the new tower compared to their previous rent or based on the new rental rates? Is the difference being subsidized by taxpayers, and being given to the developers?</p> <p>*Has planning considered the extra stress placed on water and sewer systems, parking and traffic issues?</p> <p>*I don't mind if considered a Nimby, and I think anyone who cares about the quality of life and conditions for all living things in their neighborhood should be a Nimby. These planned towers should be limited to ten-storey height. Imagine if some of these planners got hold of Paris.</p>	Joseph Varesi	Kitsilano	
2024-11-21	15:19	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	This is a slippery slope. If not careful, Kitsilano will start moving towards looking and feeling like the Metrotown area and many other parts of Vancouver (awful looking, excessive parking and amenity requirements, social impact). Please stick to the 4-5 story cap designated for this area.	Gay Chatters	Kitsilano	

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2024-11-07	19:10	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	I do not approve of this tall tower project in Kitsilano (and any other for that matter). We live in a very beautiful, pleasant and wooded neighborhood. Building big towers like this will completely ruin our living environment. And if it's to offer more affordable housing, I don't believe in it because new apartments in this type of tower in Kitsilano, will necessarily be very expensive. So, I am against it.	Alexandre Zaia	Kitsilano	
2024-11-13	19:22	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	Not the place for a high rise. Not to mention it will be unsightly and block the view of the mountains for local neighbours. Ruining what is supposed to be a "neighborhood". We have enough construction as it is with the corner of 16th and Arbutus. I'm appalled.	Athena Stef	Arbutus Ridge	
2024-11-14	08:56	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	A perfectly good, affordable low-rise building with decent-sized apartments will be replaced by an unaffordable high-rise structure that will cast long shadows, increase traffic and generally degrade the living standard in the neighbourhood. Mature trees and green space will be lost. As you are aware, finding affordable housing as a renter in Vancouver is very difficult, and removing current stock from what's available is the wrong way to proceed. Instead of rushing to fill Kitsilano with tall buildings on side streets, why not take a more measured approach by replacing under-utilized, low-rise commercial buildings on Broadway with mixed-use buildings that include new rental units? This strategy will maintain communities while helping to build new ones. I strongly oppose the proposed amendments to the Broadway plan, and I object to the sneaky way that Council is currently operating.	Christine Rogers	Kitsilano	
2024-11-14	22:43	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	I certainly appreciate that we need more housing here in Vancouver but am absolutely appalled at the generic design of this and all the high rises preposed in Kitsilano. The height and design(?) of this and all other high-rises do not fit in with Kitsilano's heritage aesthetics. To jump from 3-story older and character buildings to a 20-story concrete eyesore with zero character shows a total disregard and what feels like a F-you to all Kitsilano residents. Six-story buildings would be more acceptable with designs that fit into this 123 year old neighbourhood.	Irene Williamson	Kitsilano	

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2024-11-15	10:00	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>I understand that buildings may be up to 12 stories in this location due to the Broadway Plan. Before the Broadway Plan, the tallest building in this location could be 4 stories. Twelve stories is 3x the previous permitted stories of 4. If this building permit is approved, the building will be 5x the original permitted building height. Kind of asking a lot of the community and neighbourhood. With the Broadway Plan, if more and more 20 story buildings keep popping up in this unique neighbourhood, it will no longer be the community the city of Vancouver is so proud of.</p> <p>We need to keep and stay true to the character and uniqueness of Kitsilano. Turning the neighbour into a concrete jungle will not serve the community nor city well.</p>	Kristy Long	Kitsilano	
2024-11-16	22:11	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>The lot is too small and in close proximity to other high density dwellings. The shadow will create impact the lives of too many other people. The deep hole for the basement will undercut and destabilize the foundations of surrounding buildings . Lot is only accessible from one side which complicates the construction and the use of this building. In this block such large buildings shall be on a corner lot by assembling the lot of 2330 Maple Street.</p>	Djordje Garabandic	Kitsilano	
2024-11-17	10:27	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>I strongly oppose the rezoning proposal as it currently stands.</p> <p>First, the infrastructure and road capacity in this community are inadequate to support a 20-story high-rise apartment. The roads are narrow, parking spaces are already limited, and increased population density would exacerbate traffic congestion and strain local infrastructure.</p> <p>Second, the proposed high-rise would drastically alter the character and aesthetics of the community. This neighborhood is defined by its cohesive and low-profile architectural style, which fosters a sense of unity and belonging. A tall and out-of-place structure would disrupt this harmony and negatively impact the overall visual appeal.</p> <p>However, I understand the need for additional housing in our community. I strongly urge the council and developers to consider low-density alternatives, such as mid-rise buildings or townhouses. This approach would provide new housing options while preserving the community’s unique character, minimizing environmental impact, and better aligning with existing infrastructure capacities.</p> <p>Thoughtful, sustainable, and community-oriented development should be the priority. Thank you for your attention.</p>	tim liu	Kitsilano	
2024-11-18	09:54	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	<p>I strongly oppose the Broadway Plan and it should be rescinded. I oppose this rezoning in the middle of Kitsilano.</p>	Richard Mard	Kitsilano	

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2024-11-19	08:57	CD-1 Rezoning: 1960 West 7th Avenue	Oppose	Hello why does kits need more density? This neighborhood has been under the scrutiny of the city hall for 30 years, kits has densified at a thoughtful and respectful pace, while saving the beautiful heritage homes . The city of van has done a good job along with the heritage department We understand the federal govt mandates density around skytrain stations, but to have 22 story buildings randomly pop up on quiet streets doesn't make any sense. There is a massive "land bank" of property to redevelop along the arterial streets for decades of work to come. How about 6 story buildings off arterial streets which I believe and many in the neighbourhood would be able to accept. Once the city allows this tall building in kits it sets a dangerous precedent to follow. People who live in kits respect the environment and are typically outdoors enthusiasts . These concrete towers are not what the community or people living there want. Thank you	Bradley McPherson		