

CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA) - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-25	16:14	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	While I agree that the YMCA site should be expanded, I think that 8 stories is appropriate, and 20 stories is the maximum acceptable. 33 stories, as well as 37 stories, is really inappropriate for this area, and it detracts too much from the skyline, especially in an environment where 41st and 57th Streets are filled with high buildings.	Min Zhou	Oakridge	
2025-02-25	13:37	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>I have 2 concerns:</p> <p>1. These 2 towers due not belong in an area of single family homes. Where is the missing middle that this city lacks. Even a 10 store would fit. There is also a need and desire of this neighbourhood to link with Main street and become a commercial and culture centre with cafes and space for small businesses (micro commercial lots for small bakery, florist, leather goods maker, glass arts maker etc.)</p> <p>2. To do that the YMCA needs to be the be the beating heart of the area- not 2 skyscrapers. apartments can be part of the mix but they cant be the definition of the area. The YMCA should be expanded to be in line with Robert Lee YMCA which has programs for Yoga, group fitness, swim lessons, cycling etc. This can be the hub with the apartments a necessary measure to finance and incentivize the whole scheme.</p> <p>Right now the land next to the Y is empty, why not build a covered village with micro shops, a plaza, trees, a grand entrance to the Y that is right off the bus stop. A huge centre for fitness and kids and adults program. In the parking lot, you can build some moderate density housing.</p> <p>This proposal is the opposite. Huge towers is the marquee with maybe some leftover meeting rooms for someone. maybe.</p>	Ana Musija	Sunset	