

**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	10:50	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>This project plan is an embarrassment to the city. It appears to be a thinly veiled land grab and sell out of the YMCA BC Property Foundation. Little is offered for the actual community that lives here other than vague references to wellness, chronic disease, newcomers, and affordability.</p> <p>A neighbourhood is characterized by its gardens, fountains, plazas, pools, state of the art gyms, courts, and recreation. All of that is taken here and replaced with what? What is it that they city will point to in the future as something that moved the needle further - all I can see is 2 condos! where is the icons for the neighbourhood. A development like Hillcrest moved the needle for that neighbourhood. It bettered Riley Park Community Centre. Densification like Lonsdale with arts and public space made people okay with the towers and moved the needle for that neighbourhood.</p> <p>Where is the vision here? It just chips away through inconsequential incrementalism by adding housing stock at the black whole of affordability and populaiton growth. The city is not in the housing business. The city is in the amenities, safety, and infrastructure business.</p> <p>Use Zoning to make Sunset the new riley park, the new kitstalano, The new SUNSET. At the very least build back Same and not worse. This is cookie cutter development looking to capitalize real estate for real estate sales around transit.</p>	Kevin mah	Sunset	
2025-02-24	20:36	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>This proposal is such a land grab that is using first nations involvement to soften the steal.</p> <p>The YMCA is being gutted and will essentially be a private gym for the privileged "low income" lottery winners who get to move in, and rich foreign buyers who will live above them in the towers.</p> <p>These people will be able to look down on the Sunset Oakridge single family homes who are paying for all this and now are driving around Hillcrest parking lot looking for a spot because the city gave away the YMCA lands.</p>	Sally Wong		

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2025-02-24	21:57	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>Looking at the development card i see</p> <p>308 rental units and 269 strata units ,- there are plenty of basement suites, laneways, and new townhouses on 49, cambie and main. We dont need to add 33 story buildings. We already have so much new housing coming 269 strata units</p> <p>-88 social housing units; The mayor has said vancouver should not be approving new social housing units that are densify and overstraining vancouver resources. Other regions need to pick up the slack. Downtown is overflowing with social housing and associated crime and trash. The city has shown it cannot manage social housing and is instead moving it all over the city. We have seen what moving social housing outside of DTES to other areas has done to Yaletown and the west end. We dont want it at Sunset. Let Richmond and Burnaby pick up their fair share of social housing.</p>	Lee Kwon-yu	Sunset	
2025-02-24	21:50	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>The rezoning application states "Community service focused replacement YMCA facility with associated childcare."</p> <p>Reading between the lines this is just another way of saying more social services at the expense of the YMCA.</p> <p>The community services the sunset community needs are hot tubs, sauna, relaxing, karate classes, group fitness, spin, socialization through exercise, child camps, children's programs, swim lessons, day camps etc. The kinds of things the a proper sized YMCA is capable of delivering on its own budget using non City funds. We should let them do this work they do that doesnt cost the city a thing (except in this case - their own land)</p> <p>This land is now going to be used for social services for people outside of the community. The Sunset/ oakridge is a middle class community, we do not need the social housing, social workers etc that DTES needs.</p>	Kevin Singh		

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2025-02-24	20:28	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>This development looks like something that Burnaby Council would approve.</p> <p>It doesnt address traffic to the already 1 lane street (at times).</p> <p>It doesnt address the massive lineups at the 49 bus stop (E).</p> <p>It is brentwood sized in height. We dont want to be brentwood. That's why we live in Vancouver.</p> <p>There is no space for boutique retail and food and if there is it will be cookie cutter corporate clients.</p> <p>The YMCA downsize is a joke, it's a baby Y. I have never seen a YMCA without a pool and such a small gym.</p>	Ravi Samat	Sunset	
2025-02-24	20:19	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>Sunset/ oakridge already has too many people. Historically this neighborhood was amazing because it was a safe place for middle class. Now there is far too much density already coming from laneways within the blocks. Too add multiple 30 story towers, completely changes the feel of the neighbourhood from peaceful to busy. I could understand it, if we also changed the scope of 49th to a commercial corridor, with dense towers by the skytrain but there are no accompanying amenities that come along with this density, ie space for art, community centres, fountains. In fact the existing YMCA will be shrunk!</p> <p>Gentle density is what this region needs. This is a downtown or brentwood approach to Sunset/ oakridge.</p>	Simon Wu		
2025-02-24	20:13	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>I learned to swim at the Y Langara, I think this development is a complete loss to my kids. I urge counsel to reconsider the scope of it will approve the facility.</p> <p>This YMCA can be a state of the art facility, something the City can be proud of.</p>	Nina Chen	Oakridge	

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2025-02-24	15:55	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>The Langara area does not need a wannabe marine gateway complex that is just a lifeless towers with cookie cutter businesses. We have a great YMCA facility that has been in the community for years - it was even used for charity work during the pandemic.</p> <p>This plan is green washed and culture washed with references to indigenous developers as if this is going to make people forget that they now need to drive to another gym just to go for a swim. The tower heights are completely out of character with the neighbourhood, and there is just a row of townhouses on the opposite side.</p> <p>Council needs to relook at this and get back to Vancouverism - let developers contribute enhancements to the region and green space in exchange for density. I see this as fundamentally stripping core amenities.</p>	Kulvinder Manak	Sunset	
2025-02-24	15:48	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>Oppose the densification. The community amenities promised are very vague and this is just a dump of population in an area that doesnt want or need it. Let the suburbs have towers and keep mainland vancouver green and less dense. We are already North Americas densest cities.</p> <p>I used to go to that Y but dont anymore when the pool closed and now I hear that they will make the gym smaller and no pool.</p>	Harry Dhudwal	Sunset	
2025-02-24	16:11	CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)	Oppose	<p>Hillcrest is far too crowded, and the previous plan for this site was to have 3 pools - what happened?</p> <p>This is greed so more people can be squeezed into shoeboxes in the sky.</p> <p>The YMCA site should stay and be expanded instead of more condos.</p>	Li xihua	Sunset	