

CD-1 Rezoning: 4910-4950 Willow Street - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-11	15:14	CD-1 Rezoning: 4910-4950 Willow Street	Other	<p>I live in the Queen Elizabeth neighbourhood, less than 2 blocks away and have been following the Cambie Corridor plan from the start. My concern with this rezoning proposal is the precedent it sets and lack of transparency in the planning process.</p> <p>From attending numerous CCP open houses and workshops, I understood that industrial sites in the neighbourhood (the Heather Lands, Women's and Children's Hospital, and the Archdiocese of Vancouver Lands) were not part of the Cambie Corridor Plan and should not influence developments in terms of height and density. These industrial sites had higher and denser rezoning applications. The current rezoning, however, is not on any industrial site, and it was never ever mentioned that residential land in the neighbourhood could be rezoned for industrial use.</p> <p>I am concerned by the statement, "The proposed height is in keeping with the emerging context, including future developments on the Heather Lands to the east and the Archdiocese of Vancouver site to the north." A direct contradiction to what I was told vs a vis influence of industrial sites.</p> <p>This development disregards and exceeds all neighbourhood guidelines, with an increased FSR from 2.5 to 3.78 and a 14-storey building instead of the allowed 4-storey strata or 6 storey rental housing building.</p>	Monique Choptuik		