

CD-1 (25) Amendment: 3215 Macdonald Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	21:59	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>I am writing to express my strong opposition to the proposed rezoning of 3215 Macdonald Street, which seeks to amend CD-1 (25) to permit the development of a five-storey mixed-use building comprising 22 secured rental units and ground-floor commercial space, with a proposed floor space ratio (FSR) of 2.72 and a height of 16.8 metres (55 feet).</p> <p>As a long-standing resident of Arbutus Ridge for over 12 years, I am deeply concerned about the potential impacts this development may have on our community. The proposed building's scale and density are incongruent with the existing neighborhood character, which predominantly consists of single-family homes, duplexes, and townhouses. There are currently no apartment buildings or structures exceeding three stories in the immediate vicinity, and introducing such a development would set a concerning precedent for future projects.</p> <p>Furthermore, the addition of commercial space is unnecessary, given the existing amenities in the area, including Starbucks, Subway, Choices Market, and several local restaurants, which adequately serve the community's needs.</p> <p>The proposed development's footprint appears disproportionate to the lot size, potentially leading to issues such as reduced green space, increased traffic congestion, and strain on local infrastructure. These factors could adversely affect the quality of life for current residents and alter the neighborhood's established character.</p> <p>I urge the Council to consider these concerns and reject the rezoning application for 3215 Macdonald Street. Preserving the integrity and heritage of Arbutus Ridge is paramount, and any new developments should align with the existing community framework, focusing on low-density housing options that respect the area's character.</p>	Alice Fang	Arbutus Ridge	

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2025-04-15	13:54	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>My name is Elena Tieu and I live at 2840 West 17th Avenue, Vancouver, BC, V6L 1A2. I'm writing to oppose the development of the 5 stories mixed 22 units residential rental and commercial building (with only 12 parking spots) at 3215 Macdonald Street for the following reasons: - The 2800 block of West 17th Avenue is unique because we have shorter lots, no back alley and most of us in older home, don't have garages so we rely on street parking. The new development will bring about 50 additional tenants to our street and parking will be a nightmare. At times, it's already difficult right now when parents park in front of our houses during a game at Carnarvon Park. Being able to park in front of my house is important to me because my mother has spinal cord injury and needs a walker. - There are more development planned across the street on the other side of West 16th Avenue but there are no additional infrastructure (such as school, park, library, community center, parking, groceries stores, water, sewage, etc...) to support hundreds of people coming into the area. - If the building is allowed to be developed, then please have parking restriction to ensure that only residents of 2800 block of West 17th Avenue can park on the south side of the street - The increase traffic on West 17th Avenue will be unsafe of my cat, other pets and children on the street. We need speed bump on our street to reduce the speed that cars race down our street - The recent referral report said that the residents of West 17th Avenue will not be displaced but I feel like I'm forced out of my own home. If the development happens, as soon as I am done with work in about 5 years, I must leave my beloved home where I raised my daughter - Just because I live in a central location, it doesn't mean that work is close. My daughter still needs a car to drive to isolated industrial location for work. - The developer is an American company based in Florida. I strongly oppose an American company coming in and profiting from the Canadian. - Please stop this development and let us preserve our homes</p>	Elena Tieu	Arbutus Ridge	