

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-08	15:35	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>1: I propose a three storey building at 3215 Macdonald Street.</p> <p>The five storey (16.8m) development proposed would tower above the existing buildings in the area, and is simply “out of scale” for both the neighbourhood, and for the lot size.</p> <p>I am also concerned regarding Appendix A Draft CD-1 (25) Amendments Section 5.2 in the Referral Report dated February 25, 2025.</p> <p>“if the Director of Planning permits rooftop mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 19.5m”</p> <p>The proposed height of 16.8m is already too high, why is the city allowing a clause that would allow the developer to increase the height another 2.7m?</p> <p>2: I propose there be “no” retail or commercial space at 3215 Macdonald Street.</p> <p>Vancouver is certainly not lacking in available retail spaces. What we are lacking in is ground floor rental suites that can be occupied by people with mobility issues.</p> <p>10.6% of Canadians aged 15 and over have a mobility disability. Does the City of Vancouver want to be forward thinking and progressive? Stop building more retail spaces which we clearly do not require, and help the 10.6% of the population with mobility issues find adequate rental units.</p> <p>3: Lack of proposed parking spaces at 3215 Macdonald Street.</p> <p>The proposal for 12 parking spaces is inadequate. Currently there is not sufficient parking along the 2800 block of 17th Avenue West.</p> <p>A number of houses on the south side of 17th Avenue West must use street parking as our properties do not have a lane or rear entrance (93’ lot) and our houses are older without a front driveway.</p> <p>The proposed site at 3215 Macdonald Street should have at minimum one parking space per rental until.</p> <p>If the city allows retail or commercial spaces the number of parking spaces will need to be increased substantially.</p> <p>4: Traffic calming request for 2800 block 17th Avenue West.</p> <p>I understand that this has nothing to do with the proposed building site. Currently 17th Avenue West between MacDonald Street and Mackenzie Street is being used by motorists as a “high speed” shortcut for those</p>	Darren Sinclair	Arbutus Ridge	Attachment 1

				wanting to avoid the intersection at 16th and MacDonald. Traffic calming measures were requested to a previous city council, but we were shut down. There are children living on our street, people with mobility issues, and many families with children riding their bikes down our street to Carnarvon Park. It is only a matter of time before someone gets seriously injured or killed by the speeding motorists....we need traffic calming measures now!			
2025-04-08	21:10	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	I oppose this project as it is too many stories and will ruin what this neighbourhood is about. It is still livable. Three storeys max ...please...and thanks? Let's not put a high rise on this tiny lot and stuff 50 people into a space this small.	Brice Evans	Arbutus Ridge	
2025-04-10	17:22	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	Objections to the proposed building at 3215 Macdonald Street: 1. Safety: The traffic on West 17th as motorists cut through the neighbourhood to avoid the traffic light at Macdonald and 16th is currently a safety hazard with several children and adults reporting being nearly hit by speeding cars. The exit onto Macdonald at 17th currently has limited visibility due to a bus stop. This is where the egress is proposed by the planners. When the property was a Remax agency, 17th Avenue was often impassable in two directions when employees would park on the property along 17th Street. 2. An American Builder: When Canadians are making personal sacrifices to avoid supporting the American economy, this fact alone should stop the project going forward. Slow down the massive changes being proposed for residential neighbourhoods and pay attention to what each neighbourhood has to say. 3. Parking: 12 underground parking spaces for 22 units is unacceptable. The parking on 17th, Mackenzie, 18th and 19th on any day when Carnarvon Park is being used (which is very often) is currently barely adequate. The parking is being used more and more for large sporting events which means more parking spaces required. The city has stopped the 22 bus from servicing the area, thus only the 2 bus travels north and south. 4. Aesthetics: You are approving glass boxes that have blighted the downtown area of this beautiful city. What is wrong with requiring new buildings to be built on a human scale with pleasing facades like those off Granville Street on 14th and 15th? Buildings that people are proud to occupy and that have lovely features. Quit throwing up buildings that will one day-too soon- have to be torn down. Look at the great and beautiful cities of the world like Paris and Barcelona that have a pleasing aesthetic and please consider that in these turbulent and fast paced times you have an opportunity to influence the future of Vancouver, not as the era when 'small units in big buildings were thrown up quickly' but rather when Vancouver's new housing was beautifully and thoughtfully constructed to enhance neighbourhoods where the existing residents welcomed and were proud of the new construction.	Stephanie Vance	Arbutus Ridge	

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2025-04-10	16:49	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>I am opposed to a proposed 5-storey retail/residential building on our street because:</p> <p>1) Parking will be a problem as only 12 spaces are planned in this development- with retail, customers will park on our street- most houses on our street do NOT have a garage or driveway and our street does NOT have a lane. we have to park on 17th and it is often a challenge to secure a spot in front of our houses.</p> <p>2) there will be an increase in traffic on our street- already we have many motorists speeding down our street to avoid the busy 16th Ave intersections. Our prior request for traffic calming was declined by the previous city council. I know this doesn't have anything to do with the proposed development but we already have traffic issues on this block. We have 12 young children living on our street and also those with disability and mobility issues. there will be an increased risk for sure for</p> <p>3) does Vancouver need more retail? especially on our small street? it seems there are already so many empty spaces on broadway for lease.</p>	Liz Johnson-Lee	Arbutus Ridge	
2025-04-06	14:09	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>West 17 at Macdonald is already too crowded with street parkers who visit the park or attend baseball games. There is barely any street parking for residents who often have to park blocks away. Adding this property with the density proposed will compound this issue and result in greater safety, vandalism, theft, noise, congestion, etc. issues. There is only 1 sidewalk on the south side and pedestrian safety will be an issue given the vehicle volume this development will create. Parking for the commercial businesses will spill over to 17th street. I understand there is insufficient parking allocated for the rental units- therefore the spillover will be on 17th. The driveway for the development will be on 17th creating traffic, safety, noise, etc issues.</p> <p>Speed of vehicles and the number of cars who already use 17 street to cut over and avoid the traffic light is a huge safety concern currently. We have asked for speed bumps without success. There are many young school age children on this street and people with disabilities who use walkers and wheelchairs and their safety is at risk.</p> <p>Safety, crime, noise, traffic and parking are reasons why this development should not be approved.</p>	Lena Graham	Arbutus Ridge	

2025-04-15	09:44	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>As a resident of this neighbourhood I strongly object to the proposed development by Three Putt Investments (MacDonald Ltd), a U.S. company.</p> <p>The proposed five stories is too high. There will be a loss of privacy for the existing residents. A three storey building would be more in keeping with the existing residential and commercial structures.</p> <p>With 22 residential units plus commercial space, 12 parking stalls will be totally inadequate. Parking is challenging now with only a small commercial enterprise at 3215 Macdonald.</p> <p>Traffic will increase making West 17th less safe.</p> <p>Commercial space is neither needed or wanted.</p> <p>How many people who have supported this development actually reside in this neighbourhood? How many supporters have a vested financial interest?</p> <p>I have little hope that this city council will consider the wishes of the residents of our neighbourhood. Developers not residents seem to have their voices heard by this council.</p>	Anne Pavan	Arbutus Ridge	
2025-04-13	22:10	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>As someone who uses the sidewalk/street behind the proposed site (17th) often I am concerned about the increase in residents in the area will result in decrease parking spaces, increased crime and noise and decreased overall safety.</p>	Nicole Graham	Kitsilano	
2025-04-14	09:04	CD-1 (25) Amendment: 3215 Macdonald Street	Oppose	<p>Dear Vancouver City Council and Neighbours,</p> <p>I urge you to oppose the proposed 22-unit condo and commercial development with only 12 underground parking spots. This proposal presents numerous challenges for our neighborhood:</p> <p>Parking strain: The development will worsen an already exceeded parking situation—especially during events at Carnarvon Park—where cars routinely block driveways, hydrants, and corners at Mackenzie & 17th and Mackenzie & 16th.</p> <p>Illegal and unsafe parking will increase, further limiting emergency access and causing frustration among residents.</p> <p>Undersupplied commercial parking: With only 12 spots total, there is no</p>	JAN CARTER	Arbutus Ridge	

			<p>dedicated parking for potential customers or staff of the proposed commercial spaces, undermining their viability.</p> <p>Increased traffic volume: Adding 22 units will significantly increase vehicle traffic in an already congested residential area.</p> <p>Exacerbated commuter bottleneck: The intersection at 16th and Macdonald is already heavily used by commuters and will face more delays and backups.</p> <p>School safety concerns: Children walking to Carnarvon School already face dangerous conditions crossing busy roads—this development adds to the risk.</p> <p>Park safety concerns: Kids attending programs at Carnarvon Park will face more traffic hazards, particularly during after-school hours and weekends.</p> <p>Mismatch with community needs: Our neighborhood is a family-friendly area with many duplexes and single-family homes. This condo development does not meet the demand for family-owned housing.</p> <p>Loss of opportunity for family ownership: Instead of expanding ownership opportunities, this project focuses on rentals, pushing out the kind of family homebuyers the area is currently supporting.</p> <p>Profit over planning: While this may benefit the developer financially, it comes at the cost of long-term livability and community coherence.</p> <p>Architectural and density mismatch: The proposed scale and density are inconsistent with the surrounding properties and character of the neighborhood.</p> <p>Construction disruption: A development of this scale will cause significant noise, dust, and road closures, impacting local residents, children, and businesses.</p> <p>No offsetting community benefit: Unlike other developments, there is no clear contribution to local infrastructure, green space, or public services to justify the impact.</p>			
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