

CD-1 Rezoning: 2267-2275 West 7th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-14	11:03	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>1. This density is too high. In general, I oppose such high density.</p> <p>2. Seventh Avenue is significantly narrower than any of the other avenues nearby (ask your staff). As it is, two-way traffic struggles to negotiate the street. There is no back lane on either side of 7th Avenue so all garbage, recycling, repair, delivery, etc. trucks must use the street and often block through traffic.</p> <p>3. Parking is already a struggle in this area. The proposed tiny amount of parking is unrealistic and will increase the problem.</p> <p>4. Does the city infrastructure (some of it 100 years old) really support this kind of density?</p> <p>5. Based on what we've seen in the L2 project at Larch and 2nd Avenue, this type of creating below-market rental housing is a joke! The numbers (look at the cost of the the rent there) don't lie.</p> <p>A higher density in the blocks near a station is understandable. This is TOO MUCH. Allow for up to 10-12 storeys and spread the density pain across the city.</p> <p>The entire Broadway plan is ill-thought, causing confusion, anxiety, and with no thought to the negative impact on livability of the neighbourhood.</p> <p>Encourage building on sites not already occupied by rental units. The idea that the existing renters will be able to move somewhere for several years and then move back under the Broadway mitigation policy for existing renters is unbelievably naive and unworkable. Is there anywhere in the world where such a policy has worked? Please publicize it if there is.</p> <p>Council has done a particularly poor job of convincing the citizens that the Broadway Plan is workable and the best approach. If you believe in it, explain it (not just the vague and unsubstantiated stuff in the planning department documents).</p> <p>I am completely disappointed with the Council with regards to housing policies.</p>	Grant Lovelock	Kitsilano	
2025-06-15	16:36	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>The proposed development does not meet the tower separation requirement in Section 11.1.7 of the Broadway Plan.</p> <p>When the Broadway Plan was recently (December 13, 2024) amended to remove the tower limit policies, the City of Vancouver provided reassurance that existing policies on tower separation would continue to regulate "the number of towers per block and encourage a range of building types."</p> <p>As this application does not meet this policy requirement, it should not be approved, and the developer should be encouraged to pursue a building type that complies with existing policies.</p> <p>City's press release found here: https://vancouver.ca/news-calendar/broadway-plan-updates-new-homes-over-30-years-dec-2024.aspx</p>	Peter Graham	Kitsilano	
2025-06-15	18:17	CD-1 Rezoning: 2267-2275 West 7th Avenue	Oppose	<p>The proposed development does not provide sufficient space between potential future towers as laid out in the Broadway Plan.</p>	Amy Graham	Kitsilano	