

Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-05	21:01	Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions	Oppose	<p>This is feedback to oppose all rezoing of ALL skytrain related Station area plans.</p> <p>To Whom It May Concern,</p> <p>As a long-time resident — with my family having lived in the Rupert Street area near Sunrise Park for over 40 years — I am writing to express my strong opposition to the proposed rezoning and redevelopment under the Rupert + Renfrew Station Area Plan and all Station area Plans, particularly where it affects established neighborhoods like ours.</p> <p>I am deeply concerned that this plan will reduce property values through lower land assessments tied to rental-only zoning and result in the displacement of existing residents. By promoting the redevelopment of older rental buildings, the City is destabilizing long-standing communities, displacing tenants, and replacing truly affordable homes with expensive rental units that many current residents will not be able to return to.</p> <p>Privately owned properties are already being devalued, as seen in the most recent assessments, which clearly show lower values in areas within the rezoning boundary compared to those outside it. The removal of redevelopment potential, combined with an oversupply of rental units, is diminishing market interest and eroding the character and desirability of our neighborhood. This is not just a housing issue — it’s about eroding homeowner equity and permanently displacing vulnerable renters who have built their lives here.</p> <p>Our neighborhood should not be sacrificed in the name of speculative development or short-term density targets. I urge Council to reject the rezoning of this area and to prioritize policies that support both homeowners and renters while maintaining community stability.</p> <p>Given the worsening economic climate, these long-term plans are unlikely to result in the utopia that is being promised. What is being framed as affordability seems instead to be a strategic effort to boost municipal revenue. Instead of sending impersonal mass mailouts, the City should engage directly with residents — knocking on doors, explaining the actual impacts clearly and plainly. Many of us only became aware of these changes by chance. A more honest, straightforward explanation — a "meat and potatoes" approach — might help others better understand what the City is really proposing.</p> <p>Thank you for your attention. Please ensure this message is passed along to the appropriate parties.</p>	tirtho bhattacharjee	Hastings-Sunrise	
2025-07-07	08:54	Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions	Oppose	<p>Not enough parking spaces in the building &amp; streets are already full</p> <p>Ignoring TOS and Cambie Corridor plans...</p> <p>Lack of setbacks, overly dense for area</p>	James Woodcock	South Cambie	