

CD-1 Rezoning: 1855 West 2nd Avenue - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-02	11:19	CD-1 Rezoning: 1855 West 2nd Avenue	Other	Please see attached letter from Dr. Briar Sexton, neighbor to 1855 W 2nd Avenue.	Alina Aref'yeva	Kitsilano	Appendix A

To: Vancouver City Council & Planning Department
Re: Rezoning Application – 1855 W 2nd Avenue (Cypress West)
From: Dr. Briar Sexton, Property Owner – Dr. Briar Sexton Inc
s. 22(1) Personal and Confidential
Date: July 2, 2025

Subject: Concerns Regarding Impacts of Proposed Development on Adjacent Properties

Dear Mayor and Council,

I am the owner of a commercial unit located directly behind the proposed development site at 1855 West 2nd Avenue. I write to express serious concerns regarding the adverse impacts the proposed 20-storey mixed-use tower would have on adjacent properties, particularly during the prolonged construction period.

1. Access Blockage Due to Alley Use

The laneway behind 1855 W 2nd Ave is essential for:

- Commercial deliveries,
- Waste removal, and
- Vehicle access for staff, customers, and residents.

The scale and logistics of the proposed construction will very likely block this alley, either partially or entirely, for a significant period. Such a disruption would effectively **paralyze the operations** of my business and others who depend on this shared infrastructure.

2. Noise Impact on Medical Work and Tenants

As a physician, I require a relatively quiet working environment to provide clinical care, including telehealth consultations. The **noise associated with excavation, pile driving, and high-rise construction** will likely make this impossible for extended periods.

Additionally, my unit includes residential tenants whose quality of life and tenancy could be significantly impacted.

3. Loss of Parking and Safety Concerns

Construction will also:

- Displace critical back-lane parking for both my staff and tenants;
- Create congestion and safety risks in an already constrained laneway; and

- Disrupt essential deliveries and services.

4. Lack of Mitigation Planning

To date, I have not seen an adequate plan from the developer addressing how:

- Continuous access will be preserved;
- Noise will be mitigated for adjacent sensitive users; or
- Tenant and commercial needs will be protected throughout what will be a multi-year project.

Requested Considerations:

1. That **construction staging and alley use be re-evaluated** to ensure ongoing access for adjacent properties.
2. That the developer be required to submit a **detailed construction mitigation and communications plan**, including:
 - Noise reduction strategies,
 - Dust and debris controls,
 - Timelines and advance notice to neighbours.
3. That **compensation or alternate access solutions** be provided to impacted property owners, businesses, and tenants.
4. That Council **consider reducing the proposed height/density**, which is far greater than the current 3-storey context and disproportionate for this laneway block.

This project, while aligned with the city's housing goals, should not proceed at the expense of existing businesses and residents. I respectfully urge Council to ensure that mitigation measures are fully in place before any approval is granted.

Thank you for your consideration.

Sincerely,

s. 22(1) Personal and Confidential



Dr. Briar Sexton

Dr. Briar Sexton Inc

s. 22(1) Personal and Confidential

