

Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-08	14:50	Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street	Oppose	<p>I support rental housing and greater density on this site, but I do not support the timing and scale of the proposed rezoning FSR and height on this site for the following reasons:</p> <p>1) The rental policy vision of creating a 5-6 storey rental housing corridor from Main Steet to St. Catherines / Somerville Street is not feasible as the majority of the rental housing proposed in this area along 33Ave is undevelopable land in the cemetery. This leaves an arbitrary 400m strip of 5-6 storey rental development along 33 Ave that does not integrate with the surrounding urban plan.</p> <p>2) The Fraser Village plan for this area is underway and this application should first consider the plan and explore the uses on this property as a potential key strategic gateway / mixed-use site adjacent to the community Grays park.</p> <p>3) Given the large scale of the adjacent site already under development, the combined cumulative impact of the FSR and building height it substantial for a residential neighbourhood and needs to be reviewed in this context. Development on this site should offset some of the scale impacts (not duplicate it) to maintain the neighbourhood fabric.</p> <p>4) The City's approach to managing the cumulative impacts on Greys park amenities and 33 Ave traffic has not been demonstrated to residents. Unlike other arterials under the rental policy, 33 Ave in this area is merely single lane traffic and commonly bumper-to-bumper between Main and Victoria Street. The Greys Park tennis courts and playgrounds are fully subscribed on most days.</p> <p>5) The FSR and height incentivises apartment building forms, but there is a much greater need (and opportunity) in this family-oriented neighbourhood for denser yet lower FSR / height rental units such as duplex, townhouse, and ground-oriented apartment forms that achieves the City's rental objectives, while being sensitive to the scale and context of this particular area.</p>	Lourette Swanepoe	Kensington-Cedar Cottage	
2025-07-09	11:58	Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street	Oppose	<p>I disagree with this application because I believe that this application does not align with the desired "gentle increase in density" to a neighbourhood. This application is adjacent to the existing Alabaster development of >100 units. Within 500 m of this application, there is a) an almost completed development of >100 units [4408-4488 Fraser Street and 707-709 East 29th Avenue] b) a proposed unit of 100 units [4471-4485 Fraser Street and 691 East 29th Avenue.] and c) a partially completed 67 unit development [5454 Fraser Street]. If we expand to 1km of this application, the number of developments greatly increase (esp at Knight & King Ed). For the sake of fairness amongst Vancouver neighbourhoods, I believe this block of densification between King Ed, Fraser, E.33rd, and Knight has done its share of increasing housing density WITHOUT this application.</p> <p>As a side note, I also echo a previous observation made to this application (and the previous Alabaster application at 807 E.33rd) that not all comments from public seem to be reaching city council, despite being sent days in advance. In addition, I believe that each comment posted should have a declaration button as to whether they are part of the development/construction business. I noticed during the last Alabaster application and this one, there are voices from property development companies supporting this application.</p>	Jennifer Kong	Kensington-Cedar Cottage	