

Miscellaneous Amendments Concerning Various CD-1 By-laws - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-08-03	18:31	Miscellaneous Amendments Concerning Various CD-1 By-laws	Oppose	hi do you know i wish they build more hearing people and hearing family they should add people are disability no left them alone and igone them i think they need to change laws new rule system . they did to me too .. they are discirmation people are disability they never change again if they set up new rules system they will change it ..	Natalie Ming		
2025-08-28	16:56	Miscellaneous Amendments Concerning Various CD-1 By-laws	Oppose	<p>The rezoning application for 2030-2038 Barclay Street, in Vancouver’s West End, should not be approved and the project not built.</p> <p>The proposed 27-story high-rise does not belong in a traditional community, primarily populated with houses and low-rise apartment/condo buildings. It violates Vancouver’s West End Community Plan. *</p> <p>Most West End residents live there because there are no high-rise buildings and commercial activities are restricted to the major boulevards (Robson, Denman and Davie Streets) and not allowed on residential streets.</p> <p>Approval of the rezoning would be a slippery slope; without doubt, other developers would follow suit, eventually transforming the West End into a pseudo Yaletown.</p> <p>Moreover, traffic to and from, in and out of the high-density tower, and its commercial activities (shops, restaurants, etc.) would be exceedingly disruptive in this quiet, residential neighborhood.</p> <p>The proposed tower belongs in Vancouver’s new ‘high-rise alley’ – Alberni Street – or in the downtown core, not in the West End, and certainly not next to Stanley Park.</p> <p>The unique character and charm of the West End, where thousands of residents enjoy a peaceful, tree-filled neighborhood, should not be jeopardized by the financial interests of just a few.</p> <p>* Key Elements of the West End Community Plan:</p> <p>1. Residential Neighborhood Character & Housing</p> <ul style="list-style-type: none">• Focused on preserving the character of four key neighbourhoods: Nelson Plateau, Nelson Slopes, West of Denman, and Beach.• Six-storey height limit maintained to keep a consistent scale.• Continued application of existing zoning and tower separation guidelines (RM 5).• Laneway infill housing encouraged, especially on sites built before 1975, to enhance rental stock and offer housing options for families and seniors.• Support for strata titled infill housing along laneways to encourage retention of heritage houses.• Enhancements to laneways, including improved lighting, landscaping, traffic calming, while maintaining utility and service functions. <p>2. Commercial Villages & Public Spaces</p> <ul style="list-style-type: none">• Identification of three vibrant commercial “villages”: Davie Village, Robson Village, and Denman Village. These anchor local activity, culture, and commerce.• Projects are underway to enhance walking space, support local businesses, and create more inviting public realms—especially on Davie, Robson, and Denman streets—building on successful temporary pandemic-era adjustments. <p>3. Public Infrastructure & Community Hub Renewal</p> <ul style="list-style-type: none">• The West End Community Hub Renewal Plan, developed alongside partners like the Park Board, Vancouver School Board, and West End Community Centre Association, outlines a vision for renewing key community assets:<ul style="list-style-type: none">o West End Community Centre & Ice Arenao King George Secondary Schoolo Joe Fortes Libraryo Childcare spaceso Relocated Firehall No. 6• The plan emphasizes liveability, sustainability, and reconciliation, with implementation	Douglas Mesney	West End	

				<p>dependent on securing funding.</p> <p>4. Waterfront, Greenways & Public Realm</p> <ul style="list-style-type: none">• Development of a 30 year long-term vision for the West End waterfront, including parks, beaches, beach avenues, and key green spaces like English Bay Park and Sunset Beach. This “Imagine West End Waterfront” plan addresses ecological resilience, connectivity, shoreline access, and climate adaptation.• Enhanced Bute Greenway development, including the Bute Robson Plaza, to improve pedestrian connectivity and transit-friendly streets. <p>5. Public Benefits Strategy</p> <ul style="list-style-type: none">• The plan’s Public Benefits Strategy (PBS) outlines investments in community amenities—including parks, civic facilities, affordable housing, and childcare—to be realized over time as part of broader development and city capital planning.			
2025-09-04	16:03	Miscellaneous Amendments Concerning Various CD-1 By-laws	Oppose	<p>There are so many dog owners in this community, and all that you offer them is a morsel if space in this very large park that has more than enough space for everyone. Remember, dog parks are not just for dogs. They need to be an enjoyable space for families who walk their dogs. That means REAL grass because synthetic grass accumulates odors and gravel and wood chips are not safe for children. That means a shaded area for families to sit and relax inside the dog park so they can supervise close enough to take action if needed free from odors. That means more space allocated to this sad excuse of a dog park. It would be better to not touch the park at all if this is the best proposal you have.</p>	Hsien Cheng Lin	Oakridge	Attachment 1
2025-09-04	16:12	Miscellaneous Amendments Concerning Various CD-1 By-laws	Oppose	<p>I am writing to express my strong disappointment with the current design proposal for Columbia Park, specifically regarding the dog off-leash area. The proposed dog park space is grossly inadequate given the significant number of dog owners in this community. Columbia Park is a large, beautiful space that could easily accommodate a much larger and well-designed area for dogs and their families.</p> <p>Dog parks are not just spaces for dogs to run; they are social spaces for families who walk their dogs and gather together. The current proposal falls short in this regard. Dogs and humans alike thrive off of natural grass fields. Rocky and wood chip fields, often considered alternative ground covers, pose clear safety risks for children who play nearby with their dogs. Families deserve a dog park where their children can safely roam without worry.</p> <p>More importantly, the design must include shaded seating areas within the dog park so that families can relax comfortably while supervising their dogs. This is essential not only for comfort but also to ensure that guardians can intervene quickly if necessary, all while being free from unpleasant odors commonly associated with synthetic surfaces. This also means more space is needed if large dogs (commonly seen in this area) and families are to be accommodated.</p> <p>The dog park space as proposed is a mere fraction compared to the available acreage of Columbia Park. Allocating more generous space to this off-leash area would be a clear way to support the many dog-owning residents and enhance the park experience for all. If this is the best this proposal can offer, it would be better to leave the park untouched rather than diminish the community’s enjoyment.</p> <p>I urge you to reconsider and improve the dog off-leash area by expanding its size, using natural and real grass (or beach sand if it is more budget friendly), and adding shaded seating areas that make it welcoming for families. The current plan is unacceptable and does not meet the needs of the community.</p> <p>Thank you for your attention to this important matter.</p>	Hsien Cheng Lin	Oakridge	Attachment 1

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2025-09-04	16:27	Miscellaneous Amendments Concerning Various CD-1 By-laws	Oppose	<p>I have concerns regarding the proposed design for Columbia Park, specifically the fenced dog off-leash area. The size of the dog park is not enough for the number of dog owners and the size of dogs I've seen walking at the park. Columbia Park is a large space that could easily accommodate a more generous and functional dog area for pets and their families. Currently, it's such a great park that I walk my dogs there every day. The only park that rivals Columbia Park's current state is QE park's off leash area.</p> <p>I noticed that the proposal does not clarify what surface material will be used inside the dog enclosure. This is a critical detail that needs to be addressed. Natural grass like Queen Elizabeth's off leash area is essential because it provides a safe and pleasant environment for both dogs and the families that accompany them. I've seen people sit down and have a picnic with their dogs, meditate on the grass with their dogs. Just take a page out of QE's book for the people who like to stay on the south side of 41st Avenue. Artificial turf, gravel, or wood chips are not suitable substitutes; synthetic surfaces can trap odors and heat, while gravel and wood chips pose hazards to children who often visit the dog park with their families.</p> <p>Furthermore, shaded seating within the dog park is necessary for families to relax comfortably while supervising their pets. This provision would also help minimize exposure to any odors and create a welcoming atmosphere. This is something that QE lacks that can be improved and implemented at Columbia.</p> <p>Dog parks are intended to be shared community spaces—not just for dogs but for families too. The current proposal's limited space and lack of detail about the ground surface fall short of those goals. I strongly encourage the City to expand the dog off-leash area, commit to installing real grass, and include shaded seating for visitors.</p> <p>Thank you for considering these improvements. Our community deserves a dog park that truly supports both our pets and the people who care for them.</p>	Vivianne Chi	Oakridge	Attachment 1
2025-09-14	18:11	Miscellaneous Amendments Concerning Various CD-1 By-laws	Oppose	<p>Re 1111 Broughton st, due for Council Consideration on Sept 16th, 2025. This is not in the drop down but a notice was posted that it would be discussed on the 16th.</p> <p>Why would the council consider a 25 storey tower in a 60' x 60' lot (which previously held a 3 storey house). 25 stories?!!!</p> <p>The buildings bordering the lot are 3 stories, the building across the alley is 6 storey and the buildings opposite are 3 stories? How a 25 storey tower possibly be considered appropriate with the surroundings?</p> <p>The need for social housing is real, but this development needs to be in proportion to the neighbourhood.</p> <p>And isn't it time the council brought planners and developers to task over the lack of parking provided? Obviating the requirement for parking serves only, to save developers money to the long term detriment to both the neighbourhood and tenants.</p> <p>The planning department is supposed to serve the city in terms of sensible application of the requirements, taking into account well established local concerns and actually consider the long-term impact to the city. Otherwise, the city could save some of our tax dollars and replace them with an automated rubber stamping approval machine.</p>	Ian Neill	West End	