

Castro, Maria

From: Arnold and Fairlie Nunn "s.22(1) Personal and Confidential)"
Sent: Sunday, November 12, 2017 10:38 AM
To: Public Hearing
Subject: 1920 Southwest Marine

I am not in-favor of the re-zoning for the following reasons:

The building is not in keeping with a totally residential neighbourhood which doesn't lend itself to a commercial building. This sets a precedence for the future of Marine Drive.

There is no street parking on either side of Marine Drive. All visitors and staff will have to cross Marine Drive from the side street .The number of on-site parking places is inadequate.

The nearest public Transport is to far away for visitors and staff. The walk would be through poorly lit streets and would also have to cross Marine Drive.

Southwest Marine is at present a traffic nightmare and this commercial project will only make it worse.

Thank-you for your consideration.

Regards,
Arnold and Fairlie Nunn

From: Lisa Dawson "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 7:49 AM
To: Public Hearing
Cc: "s.22(1) Personal and Confidential)"
Subject: Opposition to rezoning application of 1920 Southwest Marine Drive (Casa Mia)

To Whom this may concern,

As a concerned resident on the westside, near 1920 SW Marine Drive, I speak for the many who are opposed to the rezoning of this iconic and historic residential property to commercial.

Those of us opposed, respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development. Our most compelling reasons include:

1. The proposal does not meet the criteria for a rezoning because there has been no foresight, vision or articulated planning for this stretch of rare, historic, desirable, large, stretch of single family residences.
2. Inappropriate use of commercial scale development in an area of stability.
The neighbourhood in which the rezoning is proposed is an Area of Stability. Yet, the proposed rezoning seeks significant change. Once precedent is set with one rezoning of this nature, the City cannot go back and deny such change towards others down this whole stretch. Clearly, The Care Group should have considered a location closer to Kerrisdale or other residential community oriented and supported location which would be more in keeping with what the City planners "should be" encouraging.
3. The rezoning application of the property is not incompatible with the surrounding properties. This is obvious and needs no explanation.
4. Insufficient road infrastructure – Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the rezoning is permitted. West 64th, to the north and Angus Drive to the south both are narrow, residential arteries and do not allow for heavy through traffic. Additionally, Casa Mia is at a right angle to SW Marine Drive and does not allow for turn lanes, notably limiting traffic flow.

The "DRAFT" Traffic study alone does not provide comfort to the already hellacious UBC drive time, truck route and tourist speedway which exists. The new bike lanes only add to the congestion and inability to expand (unless expropriation takes place) the width of SW Marine Drive. Already, getting onto and off of SW Marine Drive nearby is limited to a light at Angus Drive which further delays and backs up traffic right in front of Casa Mia. This does not even include that fact that each summer SW Marine has road parts shut off to traffic due to roadwork!

5. There is no circumstance justifying the rezoning.

Again, it is not that anyone has opposition to more seniors care beds or that the Care Group does not know their business (I have a friend in PGPH and have high regard for that care facility) but, transforming a private, historic mansion into a public facility in order to selfishly afford ones taxes on such property is not good enough.

6. There has been no change to the neighbourhood justifying the rezoning – The "Rezoning Rationale" states that the justifying circumstance for the rezoning is "Seniors Complex Care – The Need" and "Heritage Estate – Adaptive Reuse" as its key reasons for this project. There is no mention that the neighbourhood has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area.

Anybody who has been along SW Marine Drive and surrounding neighbourhood knows that it does not require redevelopment. The neighbourhood has already undergone a significant private home redevelopment and for some time has been one of the most sought after by both individuals and families seeking residential property Quite simply, this rezoning is unnecessary to encourage the development of the subject property.

7. The neighbourhood does not support the rezoning. OMG, neighbours who are most impacted by this project are against the project and the City does not see this as an issue??? This lack of genuine neighbourhood engagement alone is reason NOT to proceed. While the property owner and developer claim to have held meetings at which they gathered feedback from the community, in reality these meetings were used to inform the neighbourhood of the plans, not to engage in dialogue or consider neighbours' concerns.

I have reviewed each of the 32 revised zoning applications submitted and would like to have my communication stand on record as being against the rezoning of 1920 SW Marine Drive.

Above and beyond disagreement with the presented applications and self serving justification documents, I am appalled that the City would even consider a rezoning of this nature without a long term vision for the entire stretch of SW Marine Drive and surrounding area.

Signed,

Lisa
Granddaughter of George Reifel and advocate for no rezoning of Casa Mia

Lisa Dawson

"s.22(1) Personal and Confidential)"

