

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 23, 2015 4:26 PM
To: Public Hearing
Subject: FW: Rezoning Application for 2095 West 43rd Avenue

From: Michael Calkins s. 22(1) Personal and Confidential
Sent: Monday, February 23, 2015 3:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 2095 West 43rd Avenue

As a long time resident of s. 22(1) Personal and Confidential my wife and I would like to register our concerns on the proposed rezoning and development application for 2095 West 43rd Avenue

BACKGROUND

This proposal originally started off as a 6 story application.....the only 6 story building on either East Blvd and West Blvd (Arbutus Avenue) running from 4th Avenue to West 57th Avenue

Moreover the original proposal was **for 56 low rental units** with 29 parking bays

Our concerns at that time were focused mainly on the increase in traffic, parking and overall congestion on East Blvd and on 43rd Avenue and remain so with this revised proposal

PRESENT SITUATION

Back alleys are insufficient to handle current local traffic and is compounded with the numerous commercial vehicles using the back alleys: the proposed development has a single alley entrance which can only be accessed via 43rd Avenue as entrance from 42nd is prohibited

Already parking is a problem on 43rd as well as on East Blvd between 42nd and 44th. Frequently cars are noted circling the block looking for space frequently using the alley as the most convenient and quickest way

"Resident only parking" areas on 43rd are for the most part ignored by drivers looking for parking places

The alley between 43rd and 44th is frequently used by realtors for parking leaving only a narrow space for any car to pass by. Several years ago the City did send an individual to the Realtor to advise this was not permitted....it stopped for a while and then started right up again. The office has doubled in size in less than 5 years having closed one of the sales offices. Result is increased traffic / congestion on 43rd

Other concerns are:

- **Vacant and rundown, uncared for properties (non-resident owners)**
- **Commercial main floor rental space in the rezoning proposal is unnecessary.....there are already many merchants pulling out of Kerrisdale due to high rents and increased taxes.**
- **Commercial rental space in the proposed development will only add to the traffic and parking problems**
- **As a result of the present traffic problems the back alley between 42nd -44th is being used a "second street"**
- **Rodent population.....rats are running amuck since with refuse containers located in the alley between 42nd and 44th often over loaded**

- Likelihood of increased crime....car break ins, home break ins
- Increase in noise levels
- With increased traffic likelihood of more vehicle accidents

Sincerely

Michael Calkins

s. 22(1) Personal and
Confidential