

February 26, 2015

To: The Mayor and Council Members of the City of Vancouver

Re: Re-zoning application for 2095 West 43<sup>rd</sup> Avenue, Vancouver B.C.

Dear Sirs,

I am the owner of s. 22(1) Personal and Confidential located directly across the street from the subject property. My property comprises five commercial strata lots on the main floor of a mixed residential/commercial building with a total of nineteen units built around 1975. I have owned and operated Dexter Associates Realty from the premises since 1990.

I am writing you in support of the re-zoning application for the following reasons.

The subject property is currently the only property not zoned C2 in the area including East and West Boulevard and all of the existing structures on the block are in poor condition without any real likely hood of the owners repairing or even maintaining them. This is primarily due in my opinion to the fact it is not economic to do so.

A new building would enhance the location significantly by providing additional, needed, quality commercial space and more importantly new housing alternatives to replace the seriously ageing apartment housing stock in the neighborhood.

We know from direct feedback from our clients that there is strong demand from home owners who are selling their family homes to downsize in the Kerrisdale Village to a quality new condominium. They are finding however, that their options are limited and often have to move elsewhere. These people are looking for the larger sized units contemplated for this proposed building. I feel strongly that we are in need of this type of housing stock in Kerrisdale to replace the older less efficient housing stock.

With respect to concerns regarding parking I would offer the following. I do not feel this building will have any negative impact on parking in the neighborhood as they will have underground parking more than sufficient for the owners. As we are likely the most impacted property owner, we actually find most of our daily

parking congestion is from employees of London Drugs on West 43<sup>rd</sup>, and employees of businesses on West 41<sup>st</sup> whose buildings have no off street parking east of the Boulevard.

I trust these opinions will be of value as you consider this application.

Respectfully,

David J Peerless

February 26,2015

Mayor and Council  
City of Vancouver

Re: Rezoning application at 2095 W. 43<sup>rd</sup>. Ave. Vancouver BC

I am writing to express my support for the rezoning on the above noted property.

I support this proposal based on a number of factors including but not limited to the following.

Rezoning of the site to C-2 allows it to fit into the overall feel and zoning of the existing neighbourhood, along both sides of the Boulevard, that being a mix of residential and commercial uses.

The commercial component fulfills the ARKS Community Vision direction to enhance the Kerrisdale shopping options by having continuous street level shops and services and is supported by both ARKS and the Kerrisdale BIA.

The design of the building and landscaped areas fit well into the changing character of Kerrisdale,

The increase in density along adjacent transportation corridors, ie four different bus routes will reduce the amount of vehicle trips, as convenient transportation is readily available.

Parking will not be a problem as the development has 22 residential parking spaces for 17 units plus 5 commercial parking spaces. The nature of the commercial component is not to support large-scale commercial uses that would require large trucks using the loading bay but more of small community related shops and services, places that people would walk to from the area.

The one factor that excites me the most about this proposal is the product mix of the units in the building. Two and three bedroom units that will be protected by a condition of approval to the application.

This mix is what is needed in the area, larger homes not small studio and one-bedroom apartments. Long term residents of Kerrisdale who have become empty nesters and are selling the family home still want to live in the neighbourhood.

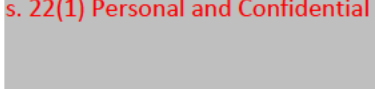
This will allow them to stay close to where they spent most of their lives raising the family and age comfortably in place. They will be able to take their furniture and belongings with them to a new comfortable spacious apartment. Not a small cramped 600 square foot one bedroom and den.

Thank you for taking the time to read this letter and I again wish to express my support for this rezoning application.

Yours very truly

Edward Gramauskas

s. 22(1) Personal and Confidential

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