

PH2 - 3. CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive - Other

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
11/15/2021	14:03	PH2 - 3. CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive	Other	<p>Hello, I live in the co-op next door to the proposed development. In fact I'm on the ground floor, SE corner, so am likely to be the most impacted by construction of any of my neighbours. And I'm ok with this, if I believe in what's being built - my main concern has to do with unit composition. As proposed, the units will be 60% studio units, with zero 3-bedroom units. I fall into the '30-something professionals priced out of the local market' demographic; a demographic that is leaving Vancouver in droves. I know multiple folks who are about to be displaced from family-sized units at Alma Blackwell down the street, for example. These folks, including a social worker, a nurse, a teacher, and a mechanic are all going to leave the city, the city in which they work - and being in in-demand professions means that they will certainly be able to find work closer to wherever they land. They will not continue to serve this community. Folks I know who need a studio unit in the city do not have a problem finding one - folks I know with 2 kids, when faced with the search for an affordable place to live (or even an unaffordable one), are the ones giving up and leaving. I see this unit composition as trying to solve the wrong problem. Having zero three bedrooms in a 136-unit new rental development that is within walking distance to no less than 4 elementary schools seems like a huge missed opportunity. I recognize the city is probably most interested in overall unit count here... but the type of unit makes a huge difference in my support for this development . A secondary concern has to do with the back alley that my building will share with this development. It sees a lot of traffic as-is so I hope there is some attention paid to the safety of pedestrians, cyclists, and cars there. Visibility coming in/out of driveways is poor and I do worry about the increase in traffic. I would also suggest considering changing some of the 2-hour parking zoning on 11th ave to permit, or 'residents of this block' zoning. During the day the block is generally full of folks heading to appointments in the medical buildings along Commercial Drive, and it will get tight, particularly given there is only 43 parking spaces for 136 units in the development, if I'm reading the documents correctly. That's a lot of folks without designated spots who will be competing for spaces on 11th between Commercial and Victoria. Thank you for your time in reading these concerns. Like many residents of this area I am on board with the densification, but the devil is in the details. And mostly, I just want my kid-having friends to stop moving away.</p>	Jennifer Wilks		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.