

PH 1 - 4. CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
				<p>I speak for the residents in our double block, 6.22(1) Personal and Confid</p> <p>[REDACTED]</p> <p>Thank you for the opportunity to present our strong opposition to this Rezoning Application.</p> <p>Tonight, it feels like this Public Hearing is really just a formality with the rubber stamp of approval ready to go.</p> <p>The Referral Report gives two thumbs up to just about every facet of this project. The opposing points of view from the community, were boiled down, summarized and succinctly dismissed. Hardly an adequate representation of the consequences of this project for the adjacent residents so little regard for the fall-out, and negative effects, this project will have on our residential properties and daily lives.</p> <p>Goliath gets his way this time.</p> <p>And, yes, we are "NIMBYS", and who wouldn't be, when one's peace and quiet, and property values, in the short and long term, are threatened by a 99', solid structure, sitting just across a shared lane.</p> <p>Try to get a visual concept in your mind of what this development will actually be for us.</p> <p>Picture our two storey homes, overshadowed by a massive structure of six stories, 4 times the height of our homes, consuming almost the entirety of two city blocks.</p> <p>And, no matter how much they say the building will be terraced back on some levels, it remains to be seen as a solid, six storey structure, filling 7 of 9 existing residential properties.</p> <p>Our privacy ... compromised, sight lines of trees, sky, clouds, and night sky blocked, the rising sun in the east lost.</p> <p>That feeling of something oversized looming over our yards will surely lessen enjoyment in our outdoor spaces.</p> <p>Our residential lane now will be busy, day and night, with big</p>			

2023-02-13	17:04	PH 1 - 4. CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th Avenue	Oppose	<p>trucks using the unsightly loading bays, taxis, ambulances, maintenance trades, guest and resident cars, and general deliveries.</p> <p>Do you hear that annoying BEEP, BEEP, BEEP?</p> <p>Our property access via the lane, and the security of our property, will be at risk.</p> <p>And, imagine wiping out all the mature trees and other vegetation over the entire footprint of this building! THAT is more than just significant, its a huge loss for the entire environment. New plantings are NO substitute for mature growth that currently lives on that site, nor will the volume of existing vegetation ever be replaced.</p> <p>Let's be very clear.</p> <p>This proposal is for, a for-profit, user-pay, luxury, commercial business.</p> <p>Its not a retirement residence for independent seniors to age in place, and it does NOT, in any way, provide much needed, AFFORDABLE senior housing.</p> <p>Monthly invoices will be in the thousands of dollars, some well above \$10,000.00 a month for specialized care.</p> <p>Its clearly not housing, or care, for the average senior.</p> <p>I was active in this community when the ARKS Community Vision was created. I contributed to the vision, as did many in the community. I understand and respect that vision.</p> <p>This rezoning application does not respect the spirit not the intent of that Vision, which clearly rejects the notion of any new buildings of 6, and even 4 storeys, within the Kerrisdale community.</p> <p>And, when specifically referring to buildings for seniors, including housing, assisted living, and long term care, the key words that we read are SMALL developments, for low income and rental, located CLOSE BY and NEAR TO parks, shopping, and services.</p> <p>This project is NOT small, and NOT near the library, the community centre, shops, cafes, services, or any parks. As a senior, my definition of "close by" and "near to" is 2-3 blocks away, NOT 2 kilometres to Kerrisdale Village centre, or crossing 6 lanes of Granville St, to then go 5 more blocks to Montgomery park, in Oakridge</p> <p>And, no matter how often we are told that Amica wants to be a "good neighbour", everything about this proposal, is everything but, being a "good neighbour".</p> <p>Intracorp and Amica representatives have reached out t</p>	Carol Wiens	Kerrisdale	
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