

PH 2 - 4. Rezoning: 1977 West 41st Avenue and 5688 Maple Street - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-02-15	23:14	[REDACTED]	PH 2 - 4. Rezoning: 1977 West 41st Avenue and 5688 Maple Street	Oppose	<p>I support affordable rental housing.</p> <p>However, rezoning of this type contributes to the frenzy of real estate agents and developers wanting to get their hands on good homes that residents wish to remain living in.</p> <p>Rezoning of this type contributes to the skyrocketing property values</p> <p>Rezoning such as with the Broadway Plan simply attracts real estate agents and developers wanting to profit from rezoning which drive up land values.</p> <p>With rezoning of this type, residents living in good homes on major thoroughfares are essentially being evicted by the city. Real estate agents and ultimately other neighbours will pressure them to sell their homes to developers. If you don't sell, you may wind up in an orphaned property surrounded by large apartment blocks. Poor city planning indeed. The stress on these people (who wish to remain in good homes) and the uncertainty cast upon their future are real consequences of rezoning.</p> <p>This type of rezoning opens the floodgate on rapid development of large apartment blocks. This can be seen on throughfares such as Cambie and King Edward. These large buildings are boxy, lack character, do not respect human scale, and interchangeable with any other such development in the city.</p> <p>There is nothing human scale by allowing rezoning of this magnitude.</p> <p>Vancouver is becoming the future case study on how this type of rezoning creates soulless urban trenches along its throughfares. This type of rezoning along major throughfares is becoming the new version of the post-war "urban renewal" that was found to be severely lacking</p>	Perry Wong	[REDACTED]	Kerrisdale	

and detrimental to the life of communities.

This property is at the eastern gateway to Kerrisdale, an authentic established community with character. This rezoning is out of scale with Kerrisdale.

This rezoning does not respect the existing nature of the community.

The community of Kerrisdale will eventually lose its essential character with this rezoning.