

PH 2 - 3. CD-1 Rezoning: 3205 Arbutus Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-04-25	11:12	PH 2 - 3. CD-1 Rezoning: 3205 Arbutus Street	Oppose	<p>There are multiple flaws with this proposal. First, the application stipulates that there will be 54, market rental units. This will NOT help resolve the housing crisis. Why? Because rental rates are high, and these units may only be targeted to ultra-high earners or overseas investors! Second, the traffic demand management (TDM) survey claims that W 16th Avenue is a secondary arterial road. This could NOT be further from the truth. The intersection at W 16th Avenue and Arbutus comes to a rise and sight lines are obscured. The East and West turn lanes are NOT always dedicated. Vehicle traffic moves at rates much higher than posted speed limits and multiple, near-misses occur daily at the MARKED crosswalk located at W 15th Avenue and Arbutus. Additionally, in the area immediately surrounding the intersection at W 16th Avenue and Arbutus, on-street parking often reduces BOTH arterial roads to one lane, in all four directions. Should this proposal move forward, will traffic be diverted through Shaughnessy? If so, then allow traffic to move Northbound on Burrard Avenue when it reaches W 16th Avenue instead of diverting to Granville or Arbutus. Or, will drivers be left to their own devices to determine new, possibly exciting, definitely dangerous trips via the side streets of Arbutus Ridge and Kitsilano? Thirdly, no one conducted an environmental impact assessment (EIA) for this proposal. This is troubling given that fuel tanks will be excavated from what is, currently, a gas station. Will ANY mitigation measures be used to eliminate or reduce fuel plumes or groundwater contamination? Lastly, it needs to be noted that in addition to this proposed development, other sites are in-process or in the development/planning stages along Arbutus Street. These include but may NOT be limited to the PCI development between W 16th Avenue and West King Edward Avenue; the potential supportive housing between W 7th and W 8th Avenues; the SkyTrain station at W Broadway; a 30-storey building at W 10th Avenue; a four-storey building at W 14th Avenue; a land assembly on W 14th Avenue between Arbutus Street and Yew Street; and another land assembly on W 13th Avenue between Arbutus and Yew Street. Keep in mind that both land assemblies may develop into 15-or-18-storey buildings. In other words, all of these proposals will result in MORE vehicle traffic on the same stretch of road. What will City Council; TransLink; Metro Vancouver; the Province of BC; and the Federal Government of Canada do to ensure that the infrastructure will not only cope, but also, be in a position to move vehicles, including those from the emergency services, efficiently and effectively? Your actions, your decisions will impact the safety of any and all who travel in this area. Thank you.</p>	Andrew Keller	Kitsilano	