

PH 3 - 3. Rezoning: 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-04-26	16:06	PH 3 - 3. Rezoning: 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue	Oppose	<p>Hello,</p> <p>I wanted to start off by saying that I'm all for the development and creation of rental housing in Vancouver. With that being said, I'm writing today to oppose the proposal for a 5-storey apartment building at 2126 West 34th Ave, 5025 Arbutus Street and 2109-2129 West 35th Ave. There are three main reasons why I am opposed to the development at this specific location and they're all related to safety (specifically potential safety issues based on past history and the potential for safety issues in the future).</p> <p>The first safety concern I have is that specific corner/turn/jog on Arbutus between 33rd Ave and 36th Ave has experienced one death and multiple accidents over the past 5 years. Unfortunately, drivers take the turn above the speed limit on a regular basis and regrettably, we had a young man lose his life going northbound on Arbutus street (just off of Quilchena Cres) a few years ago. We've also had multiple vehicles "hop the curb" because they lose control of their vehicles while driving too quickly or the road conditions are less than ideal (Arbutus street is either wet from rain or has ice on it) and cars lose traction and fishtail or hydroplane. I'm concerned that with the potential development of these sites, there will be an increase in vehicles on the road and there will potentially be more accidents and injuries in the future along that corner/turn/jog.</p> <p>The second safety concern I have is regarding the triangular intersection on the corner of Arbutus and Quilchena Cres. There are a number of drivers who don't follow the rules of the road and enter and exit that intersection in the wrong direction. I'm concerned that with the potential addition of more vehicles from the development, that intersection is going to become even more problematic/treacherous than it already is now. I've personally been involved in several near misses while driving because people are confused and don't know how to use the intersection properly.</p> <p>My third safety concern is if the development is approved, I imagine part of Arbutus street will be closed for construction. Just this past week, part of Arbutus street was closed (on the east side, just south of Quilchena Cres) due to what appears to be a City of Vancouver water issue. The CoV placed cones along Arbutus on the corner/turn/jog and only one lane was available going northbound. On Monday afternoon, a VPD police officer was trying to go north on Arbutus street, they had their lights and sirens on, but were impeded because traffic had stopped and they had to wait for the flow of traffic to get moving again (cars were unable to pull over because it was only one lane going north). I'm concerned that with construction, part of Arbutus street will be blocked and it potentially will become an impediment for</p>	Pete Jones	Kerrisdale	

emergency vehicles to get to where they need to go quickly.

Again, I'd like to reiterate that I'm all for the development of rental units in Vancouver- we need more of them. I feel that there are numerous other locations in the city that would be better than the proposed location along Arbutus Street due to the safety issues that I've mentioned above.