

PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-05-28	22:32	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>I understand the need for rentals and more home in the city. the lack of inventory is not lost on me. Who can afford these "market rentals?" Small 2 bedrooms start at \$3100 per month.</p> <p>The increased traffic around the Kerrisdale area due to densification is unmanageable. That area of W 49th is already horrible for visibility and crossings. Many accidents take place there, numerous pedestrians have been struck. (killed).</p> <p>The site in question is also causing financial harm to the surrounding home owners. The property value of the remaining homes just west of the site and the home immediately behind on Vine Street have dropped dramatically with the proposal of this development. How can the City approval this plan and consider the alternate site on Larch while sandwiching a few homes between. That is reckless planning and you are penalizing the owners of those homes. They can't sell for the accurate value of their homes, no no one would want to purchase them due to the location and these owners will now lose their right to quiet enjoyment of their property. There will be a shadow effect and loss of privacy.</p> <p>Affordability needs to be addressed. You can build all the homes you want but if people and families can't afford them then what good are they?</p>	Shannon Ezekiel	Kerrisdale	
2023-05-30	10:50	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>This is not the right location for a RR-2B District.</p> <p>A 5-storey apartment building will be an eye sore and out of character for the neighborhood. It will dwarf all the houses around the area.</p> <p>Such development is more suitable for major intersection like those on East and West Boulevard.</p> <p>It's not right for this location.</p>	Simon Tang	Kerrisdale	
2023-05-31	13:09	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>I am strongly opposed to this rezoning project to ensure to maintain the low population density thought out the entire community. We have enough high rise apartments across 41st and 43rd Ave in Kerrisdale area. We don't need more concrete to destroy our ecological environment.</p>	Hui Wang	Kerrisdale	

2023-06-05	09:50	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>To the esteemed members of the City Council,</p> <p>I am writing to express my concerns regarding the proposed development project in our neighborhood. My family and I moved into our house just two blocks away from the area in 2021, seeking a quiet, relaxing, and safe environment to raise our children. While we understand and support the city's mission to create more affordable housing, we are not in favor of the proposed solution of constructing a large five-storey building.</p> <p>Our primary concern is the impact this development will have on the aesthetics, tranquility, and safety of our neighborhood. Introducing such a significant number of apartments and people will inevitably lead to increased traffic, street parking issues, and noise. We kindly request that the city consider the interests of existing homeowners who already contribute a substantial amount in property taxes. We propose alternative projects such as townhouses or limiting construction to a maximum of two storey, in order to maintain the character and atmosphere of our community.</p> <p>It is important to note that many residents, including ourselves, plan to reside in this neighborhood for the long term and are not simply interested in flipping houses for profit. There are other areas, such as Granville, Oakridge, and Cambie Street, which are more suitable for this type of high-density development, considering their proximity to main city corridors.</p> <p>Furthermore, the existing road system along West 49th and West Boulevard is not equipped to handle such a significant increase in traffic. This will undoubtedly result in congestion, noise, and potential risks for accidents. The parallel roads, such as Yew or Vine, are already narrow and not designed to accommodate a substantial surge in traffic. It is crucial to consider the potential negative consequences on our road infrastructure and the overall safety of the neighborhood.</p> <p>Lastly, our neighborhood boasts a rich biodiversity, with an abundance of trees, flowers, and birds. The proposed development project will undoubtedly have a considerable impact on our ecosystem. Preserving the unique natural elements of our community should be a priority in any decision-making process.</p> <p>Thank you for taking the time to consider our concerns. We urge the City Council to take into account the well-being and wishes of the existing residents and carefully reconsider the proposed development. Our neighborhood is a precious gem that deserves protection and enhancement, and we trust that the council will make the right decision for the long-term benefit of all residents.</p> <p>Sincerely, Patrice Steinmann</p>	Patrice Steinmann	Kerrisdale	
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2023-06-05	14:40	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>1. It's important you understand this proposed development is contemplated by the City's new Secured Rental Policy (SRP) that streamlines and incentivizes 4-6 storey rental buildings in low density transition areas. City Council approved this new policy during COVID without any public hearing and without any direct notification of neighbouring residents (like they are notifying you now of the proposed development). There was no meaningful consultation with the neighbourhood about designating this area of West 49th as an "arterial road" under the new SRP. The City's notification consisted of posters in neighbourhood libraries and community centers and ads in a local newspaper and on the City's website. This is wholly inadequate given the COVID circumstances at the time. Residents should have been notified directly the same way we are being notified now of the proposed development. It is totally inappropriate that our stretch of West 49th got designated as an "arterial corridor" under the SRP eligibility map (without notification/consultation) and was lumped in with main thoroughfares like Granville, West 41st and Dunbar, which are dramatically different. There was no due process and it was an error that can still be corrected.</p> <p>2. Safety! There would be a significant increase in traffic that the infrastructure cannot absorb - West 49th is one lane either way unlike the other arterial corridors in the SRP, a differentiator that must be highlighted. There would be an unacceptable added risk to pedestrians and vehicles crossing West 49th Avenue. There have already been 3 pedestrians killed recently in the area, as well as 211 crashes and 92 casualties since 2016. Also, the streets (running north-south) crossing this stretch of West 49th are off-set (unlike other arterial corridors in the SRP), which contribute to the poor visibility and crashes. It is critical to note that these off-set streets were NOT reflected in the SRP eligibility map approved by Council.</p>	Theresa Pearson	Kerrisdale	
				<p>Dear City Council Members,</p> <p>I am writing to express my strong opposition to the proposed rezoning application for 2325-2377 West 49th Avenue. As a long-term resident of this neighbourhood, I believe this development will have significant negative impacts on our community, and I urge you to consider the following points:</p> <p>1. Lack of Neighborhood Consultation: Meaningful consultation with the community has been insufficient throughout this process. We were only made aware of this rezoning application and its implications from a concerned neighbour. It is crucial to ensure comprehensive engagement with the neighborhood to address concerns and incorporate community input.</p> <p>2. Protecting Neighborhood Character: One of the primary reasons many of us chose to live in this neighborhood was for its peaceful and quiet atmosphere. The proposed development's scale and massing are entirely inconsistent with the character of the area.</p> <p>3. Setting a Precedent: Approving this rezoning application sets a dangerous</p>			

2023-06-06	10:45	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>precedent for further densification in our neighborhood. Once the door is opened, it becomes easier for subsequent large developments to be approved, leading to irreversible changes in the area's character and livability.</p> <p>4. Impact on Schools: Maple Grove School, despite being newly built 2.5 years ago, is significantly over capacity and understaffed. Grade 7 classes have already been relocated to portables, and there is a lengthy waitlist for enrolment. Students residing within the catchment are unable to attend their neighbourhood school, and siblings of students already at Maple Grove are not even guaranteed placements. Approving this development will put further strain on the school's resources and limit the access to quality education for local children.</p> <p>5. Strained Community Programs: Our community programs are already over capacity. Access to day camps, swim lessons, skating lessons and after-school programs is almost impossible due to high demand and limited spots. Daycares and Preschools have long waitlists. The development will only exacerbate this issue, making it even more challenging for families to participate in these valuable community resources.</p> <p>6. Traffic Congestion / safety: traffic on 49th Avenue and Marine Drive is already problematic, and adding a large-scale development will only worsen the situation.</p> <p>As residents, we contribute significantly through substantial property taxes and have invested heavily to establish our lives in this neighbourhood. It is unfair to be faced with a difficult choice: either suffer the consequences of this development decision while continuing to pay these high property taxes, without even being assured that our children will be able to attend our neighbourhood school or participate in community programs, or cut our losses and consider moving to another area, potentially even outside the city.</p> <p>You have identified only two public benefits: a DCL contribution of \$3 million, which could be waived in the future, and increased rental housing, which in Kerrisdale, are already at a sufficient level.</p> <p>The disadvantages far outweigh the benefits.</p> <p>I implore you to consider the long-term implications of this rezoning application and prioritize the interests and desires of the residents you represent.</p>	Momoko Tojo	Kerrisdale	
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2023-06-13	08:45	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	I strongly oppose this rezoning for a 5 storey apartment building. This part of 49th is a narrow one lane each way avenue. This building would drastically change the character of this neighbourhood. Vine Street the side street is also narrow. Please consider another form of density for these properties. Thank you	Elizabeth Thomas	Kerrisdale	
2023-06-06	18:59	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	(1) the proposed developments will result in significant pressure on traffic, parking, utilities and infrastructure in the neighborhood (which the neighbourhood is not equipped to handle); o (2) developments of the scale being contemplated (e.g., 4-6 multi-storey apartment buildings on West 49th Ave. and the side streets) will destroy the complexion of the surrounding neighbourhood of single-family homes; o (3) the proposed developments are totally out of character with the surrounding neighbourhood; o (4) this is a new city policy and, as such, should be implemented thoughtfully and slowly, with input from the neighbourhood being impacted; and o (5) The extent, pace and severity of the planned changes will render Kerrisdale a very different neighborhood. West 49th Avenue is not Main Street or West Broadway.	lisa rapoport	Kerrisdale	
2023-06-08	12:53	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	Vancouver does not have the capacity for more densified housing. The roads on 49th/Marine Drive/41st/ Blvd are all congested especially during rush hours. Please expand the roads before allowing more apartment buildings. I am also opposed to have 100% (market) rentals. This is not the right neighbourhood for this. Do you see this area has gone much worse with people shoplifting, sleeping outside of Save on and stairwells? This is not safe and fair for people who paid their taxes and do not get the right level of return.	Sabrina Ho	Kerrisdale	

2023-06-09	13:18	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	<p>Dear City Council</p> <p>I am strongly opposing the rezoning from RS-5 to RR-2B in the location of 2325 - 2377 west 49th Avenue Vancouver. From a personal perspective we have just completed building a new home on Vine street as our retirement home and have spent our life savings to live in a quieter yet central location in Kerrisdale. There is also a beautiful 30 km bike lane on w 45th ave that we use often and was another reason we chose to build our new home in the location. This bike lane will also be impacted as I am already seeing the increased traffic and cars not following the 30km speed limit and putting bikers, pedestrians and small children at risk. Since we have purchased the home many years ago, there have been many changes to our zoning including increased rental suites, laneway house sizes etc., which we were not opposed to increasing the density in the form of laneway houses and rental suites, however, this has already come with unforeseen issues such as limited parking, increased car traffic and speeding cars cutting through trying to avoid the already busy Arbutus/west Boulevard one lane traffic roads. In fact our neighbour lost their dog as he jumped out of the car and a speeding car killed him.</p> <p>In speaking with many neighbours about this rezoning and proposed 5 story rental property, they share the same thoughts and I/we are totally opposed to this rental building and rezoning. This will not only bring additional street car traffic on Vine Street but also the neighbourhood and road infrastructure cannot support this traffic as west 49th and West Boulevard are only one lane traffic and congested. There is also multiple buildings already under construction such as the 40 unit, 4 story named McKinnon by Cressey on west Boulevard. However at least this location makes more sense and adds to the already 4 story buildings in the same location, and there no detached homes on this street. There is also much construction in the area converting single detached homes to multi unit dwellings. This makes much more sense and keeps with the residential look and feel, and adds many additional rental units in this area already.</p> <p>Please look at other locations or urban areas with more land and not demolish a residential area nobody in the area wants!!! This is going to cause additional traffic issues and force people to move out of their retirement homes. There are many seniors in this location that have been in this area most of their lives. Also the construction stage will be an absolute nightmare and streets will have to be blocked off such as west 49th and will hugely disrupt school routes buses etc, access to UBC for a period of many years during construction. There are many people in the area that don't have a voice such as my neighbour who does not speak English well, but is completely opposed to this rezoning and I also want to represent these voices as well.</p> <p>Please reconsider this location.</p> <p>Sylvia Pulice</p>	Silvia Pulice	Kerrisdale	
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2023-06-12	04:14	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>My comments are a combination of oppose (current density) modify.</p> <p>I am in agreement the city needs to densify. I do not believe it is a zero sum game for this site. To go from single family to 5 storey structure is over the top.</p> <p>The density should be modified to reflect the neighborhood. This development as currently planned only the meets the objective of densify, build, sell to pension fund-move to next site</p> <p>49th ave is not the same type of corridor as Cambie, Granville, 41st or Dunbar. It is single lane traffic with on street parking. It is already congested with overflow from Marine Drive and 41st ave. From a safety standpoint pedestrian fatalities have taken place at the subject property intersection</p> <p>There has not been meaningful public input for the densification of our neighborhood. Covid prevented in person consultation. Posters and zoom calls do not encourage meaningful and robust debate and consensus..</p> <p>As I stated at the outset-densification required but needs to be modified. Why not have fewer storey building, incorporate mixed use with townhouse and terrace combined with typical apartment building. Why not mandate incorporation of 2349 (old farmhouse residence (not historically registered i know) into development. Similar to West and East blvd new developments which by the way are not 5 storey buildings (on major blvd)</p> <p>Time to incorporate the needs of neighbourhoood residents with proposed new development.</p> <p>Best</p> <p>John Thwaites-2378 west 49th ave</p>	John Thwaites	Kerrisdale	

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2023-06-12	11:41	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>Dear council,</p> <p>I write this letter in opposition to the development at 2325-2377-w-49-ave. As a long-time resident of the Kerrisdale area and driver and biker of the immediate neighbourhood of 2325-2377-w-49-ave, this proposed development is not appropriate for this stretch of 49th Avenue. One, this stretch is a single lane in both directions that is already heavily trafficked at different times of the day. The entry points from side streets are offset and already hazardous to turn onto 49th Avenue. Second, the side streets in this development's lane clearly cannot handle the traffic that a minimum of 100 cars would create at peak times. If these minimum 100 cars do not enter onto 49th but use the sidestreets to enter towards 41st Avenue, these sidestreets will become an issue. If the council does not outright deny this application, I would hope the City of Vancouver would procure a traffic study to analyze and assess whether this project is safe and will not impact the neighbourhood adversely.</p> <p>Thank you for your time.</p> <p>Howard</p>	Howard Kallner	Kerrisdale	

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2023-06-12	11:58	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>Dear council,</p> <p>I write this letter in opposition to the development at 2325-2377-w-49-ave. As a resident of the Kerrisdale area my entire life and driver of the immediate neighbourhood of 2325-2377-w-49-ave, I strongly oppose this proposed development. I feel it is not appropriate for this stretch of West 49th Avenue. There seem to be many other areas that are much more conducive to building rental housing and not far away from this. This stretch of road, while possibly labeled an arterial road, is single lane traffic in both directions. It is extremely busy even now, before any construction. There have been multiple times where it takes lengthy periods of time to cross West 49th from Larch Street, as an example. It is unsafe for the kids to cross and there have been many accidents, even fatalities at the crosswalk just west of West Boulevard.</p> <p>We have tried to avoid such turns and use the side streets but they are also heavily trafficked. The building that has taken place on the Boulevard has significantly impacted the traffic and at times, it is at a standstill.</p> <p>I am not opposed to increasing rental housing in the neighbouring area and wish that this was considered more heavily when building along both sides of the Boulevard. Increased density along there makes sense from West 41st to West 49th but unfortunately, seems to be mostly high end condos. However, this particular stretch of road between The Boulevard and South West Marine Drive, along West 49th, does not feel suitable at all or ready to meet the increased number of people, cars, the construction, and the infrastructure does not exist to meet this increased demand.</p> <p>I would ask that you please consider looking at the arterial roads nearby that are much better suited for these types of development and increased density. And, at the very least, if you are going to consider proceeding, a detailed analysis and assessment of the entire neighbourhood should be carefully looked at to ensure that they are choosing the best sites for this use and supporting it with the appropriate infrastructure. I am deeply concerned for the safety of our neighbourhood as well as the landscape of it.</p> <p>Thank you for your time and your consideration is much appreciated.</p> <p>Simone Kallner 604-671-3033</p>	Simone Kallner	Kerrisdale	

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2023-06-12	14:23	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>We do not have the infrastructure on 49th ave to support a building of this size. The side streets are offset and already it's perilous trying to get out of our driveways. There is limited visibility and a structure of this size will add traffic and cars we cannot accommodate. There are no traffic lights or stop signs and crossing 49th and turning onto 49th is already nearly impossible. There have been a number of fatalities and accidents already in the last few years.</p> <p>The construction will add another dangerous aspect of no visibility while driving onto and off of 49th.</p> <p>In my opinion it would be irresponsible of our city to start building multi-floor apartments in this entirely single home neighbourhood until the city improves the infrastructure of our roads to accommodate the excess construction and densification required to handle a 140 unit building.</p>	Shoshana Lewis	Kerrisdale	
2023-06-12	16:20	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>Please do not consider this proposal as it will changekerrisdale forever. Even a duplex site will be favorable over a 5 storey development. We have so much traffic already on 49th as well as larch street. My home is a heritage home and should be given special consideration. Please respect this unique community.</p>	Bob Resham Billan	Kerrisdale	

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2023-06-12	14:54	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>1. There was no meaningful consultation with the neighbourhood about designating this area of West 49th as an "arterial road" under the new SRP. The City's notification consisted of posters in neighbourhood libraries and community centres and ads in a local newspaper and on the City's website. This is totally inadequate given the COVID circumstances at the time. Residents should have been notified directly the same way we are being notified now of the proposed development. It is totally inappropriate that our stretch of West 49th got designated as an "arterial corridor" under the SRP eligibility map (without notification/consultation) and was lumped in with main thoroughfares like Granville, West 41st and Dunbar, which are dramatically different. There was no due process and it was an error that can still be corrected.</p> <p>2. Safety! There would be a significant increase in traffic that the infrastructure cannot absorb - West 49th is one lane either way unlike the other arterial corridors in the SRP, a differentiator that must be highlighted. There would be an unacceptable added risk to pedestrians and vehicles crossing West 49th Avenue. There have already been 3 pedestrians killed recently in the area, as well as 211 crashes and 92 casualties since 2016. Also, the streets (running north-south) crossing this stretch of West 49th are off-set (unlike other arterial corridors in the SRP), which contribute to the poor visibility and crashes. It is critical to note that these off-set streets were NOT reflected in the SRP eligibility map approved by Council. Finally, this stretch of West 49th is likely one of, if not the, narrowest arterial corridor in the SRP.</p> <p>3. It would be more appropriate and acceptable if townhouses were built on this site, with a little bit communal area.</p>	Hong Fang	Kerrisdale	

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2023-06-12	16:18	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>As a resident of the neighborhood directly impacted by this proposal I would like to provide my reasons as to why I don't believe that it should be approved.</p> <p>My husband and I have lived in our home here for the past 12 years. Through that time we have seen many changes and improvements. This proposal is not one of them.</p> <p>I believe that considering this stretch of 49th as an arterial corridor is wrong and misguided. Further to that premise, proposing an SRP development of this stature and magnitude is completely out of place in this location. 49th is only single lane in each direction and is often already dangerously affected by buses and large trucks. I am of the opinion that because of the offset streets this stretch should actually employ methods to calm the traffic.</p> <p>Any building over two stories high would severely impact the light and privacy of any neighbours impacted by this proposal. Perhaps lower level town or row houses could be an option. The density suggested would adversely affect the sewer system, parking availability and would create an unimaginable visual anomaly for every resident who enjoys walking through our lovely neighbourhood.</p> <p>I understand that densification of this area is imminent and nessecary but not on a ridiculous scale that is out of character and out of keeping with our present building standards and zoning. I can see that something such as this would be appropriate on 41st or Dunbar where four lanes of traffic are the norm. This proposal simply does not fit the area, nor should Arterial road status apply to this neighborhood.</p>	Shari Swizinski	Kerrisdale	