

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-13	20:48	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>There was no consultation with the homeowners in the vicinity of this proposed development on West 49th Ave and Vine. Now to get feedback is outrageous! Have any of the council members walked in this area to see how inappropriate it is to build a project of this size in this location?</p> <p>It is unsafe as it will lead to significant increase in traffic on West 49th which is one lane only in each direction unlike other arterial corridors in the SRP. In the recent past there has been a significant increase in traffic accidents, both pedestrian and vehicles, due to increased traffic to and from UBC.</p> <p>It is the City's responsibility to prioritize the safety of its citizens. If the city goes ahead and approves this proposed project and similar ones on this route it will probably lead to more deadly accidents which could have been prevented if wiser decisions were made. In fact this may expose the city and council members to future lawsuits.</p>	Gabriel Hirsch	Kerrisdale	
2023-06-13	15:43	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>In response to submitting comments regarding the proposed West 49th development, it is deeply concerning that the Secured Rental Policy (SRP) was approved by City Council without any consultation or public hearing with residents of this neighbourhood. To identify this residential stretch of 49th as an arterial corridor similar to the likes of Granville, West 41st and Dunbar makes no sense from a number of issues, including safety, infrastructure, and the quintessential character and fabric of this storied neighbourhood.</p> <p>This proposal for a multi storey apartment complex requires more strategic thought and planning in an appropriate neighbourhood to address the city's housing issues and become an example of a successful project that brings a sense of place.</p>	Judy Ahola	Kerrisdale	
				<p>The proposed size of the development at this site is shocking and entirely offensive to the character, integrity and particularly safety of this neighbourhood. I live across the street from the proposed location for development.</p> <p>I support densification in all areas of the city to address the housing shortage but it needs to be done in a manner that keeps our neighbourhoods safe for cyclists and pedestrians and retains some character.</p> <p>Lane way houses and secondary suites have been a positive addition in this neighbourhood. There is a proposed development on the south side of the 2400 block of west 49th that looks like a good way to further add housing units in this area (I believe it will result in 5 units by renovating the existing house). The recently proposed development in the 2600 block of Marine Crescent will add another 17 units along this corridor and will not exceed the height of the existing house on the property of 39 feet and will result in 18</p>			

2023-06-13	22:14	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	<p>units totalling 31,005 square feet, it's floor space ratio will be .86. The proposed 2.4 floor space ratio for the 2325-2377 West 49th site is ridiculous. The mass of a possible 100 unit, five storey building amongst family size homes and lane way homes will ruin the streetscape and family feel of this neighbourhood and overwhelm this narrow stretch of 49th.</p> <p>The additional traffic this development will bring to this quirky 1.3 kilometre stretch of road will amplify the already existing safety concerns for pedestrians, cyclists and drivers due to offset streets and cul-de-sacs. How many streets do you think there are between Arbutus street and South West Marine Drive where you could cross 49th in a straight north/south direction with your bicycle or car? ONE, that's McDonald street which has a steep hill on the Southside making it difficult to see oncoming traffic. Otherwise every other intersecting street along this section is either a cul-de-sac, T-shaped or intersections that are off set streets. In addition to these misaligned intersecting streets, the single lanes of this section of 49th narrow so much at some points that traffic must wait behind the bus while it stops. Many drivers as a result attempt to get around the bus by passing it using the lane of on coming traffic. The site for this proposal would be at the intersection of Vine and 49th which is the most off set of all of these askew streets and the area where cars and bicycles use the lane of oncoming traffic to get around stopped buses, garbage/green bin and recycling trucks. The addition of a building for over 100 families to this area of West 49th will create further hazards and jeopardize the safety and well being of those using or crossing this roadway. We've already had some very serious and fatal accidents along this stretch.</p> <p>It would appear a decision to include this stretch of 49th as an arterial corridor (SRP elegability) was done based on someone glancing at a map and deciding it is the same as the rest of 49th that runs east of the boulevard. If those decision makers had zoomed into their map for some more detail or taken the time to attend this stretch of 49th in person, they would have clearly seen that this section is not a thoroughfare but a narrow terminus of 49th with the only exit to merge into heavily backed up Marine Drive traffic or to turn into offset side streets or dead end cul-de-sacs: this has already been an issue as signs restricting turns into those streets have been posted along this stretch many years ago. There is no room for more traffic here!</p> <p>This stretch gets bogged down with current traffic where buses and cars sit idling (not green!) in the mornings heading west bound as they hit the jam of UBC traffic at Marine Drive and again in the afternoon, eastbound traffic from Marine Drive gets backed up at the Arbutus traffic lights with cars turning off into side streets attempting to avoid the jam. Adding the proposed number of units with the coming and g</p>	Susan Dohm	Kerrisdale	
			<p>From the outset, I want to be clear that I understand the current housing challenges in the City of Vancouver and the need for densification and increased rentals and housing. I want a city that is affordable, desirable, liveable and sustainable for generations to come.</p>			

2023-06-13	23:15	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	<p>Oppose</p> <p>But density doesn't mean density at all costs and it doesn't mean density everywhere. I have some major concerns about the proposed development but I will focus on the two primary ones:</p> <p>1. The new SRP consultation process was flawed. There was no meaningful consultation with the neighbourhood about the new SRP and the impact on the stretch of West 49th (from West Boulevard to Larch) being designated as an "arterial road". The City's notification about the new SRP consisted of posters in neighbourhood libraries and community centers and ads in one local newspaper and on the City's website. These notifications happened from March 2020 through August 2021 - during the heart of COVID when we were locked down. No one was visiting community centers or libraries. Residents should have been notified directly the same way we are being notified now of the proposed development. There should have been a public hearing, like there is now.</p> <p>By way of example, during the online open house for this proposed development, the City did a direct mail out to the neighbourhood. The City received 227 submissions on this one development – only 14 in support (6%). By comparison, the City received a total of only 400 online comments to the new Secured Rental Policy that impacts the entire City of Vancouver. If you are serious about soliciting the input of residents, especially those most impacted, you notify and ask them directly. There was inadequate due process. But it's not too late to be corrected.</p> <p>One of the reason this matters is that this stretch of West 49th (from West Boulevard to Larch) is different from the other arterial corridors. No one living along this stretch would have ever reasonably imagined a 5-6 storey building (with this mass and scale) along this quiet, single family, neighbourhood stretch, which is why consultation and engagement was so critical. It is inappropriate and wrong that this stretch of West 49th got lumped in with main thoroughfares like Granville, West 41st, Fraser and Dunbar, which are dramatically different.</p> <p>2. How is this stretch of West 49th different? Unlike other arterial corridors, this stretch of West 49th is one lane either way. This is not Granville, Main Street or West 41st. In fact, this may be the narrowest arterial corridor in the new SRP. 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. These off-set streets were NOT reflected in the SRP eligibility map approved by Council. There have already been 3 pedestrians killed recently on this stretch (that we're aware of), as well as 211 crashes and 92 casualties according to ICBC since 2016. If this development proceeds, there would be a significant increase in traffic that the infrastructure cannot absorb. There would also be an unacceptable added risk to pedestrians and vehicles crossing West 49th Avenue. This stretch of West 49th (and the surrounding area) is a real single family</p>	Shawn Lewis	Kerrisdale	
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			<p>residential neighbourhood and has a different feel than the other arterial corridors. It's clear to anyone walking along it how ill-suited and poorly conceived a 5-storey development is for this particular block.</p> <p>This stretch of West 49th is clearly different and it's obvious to anyone walking along it. We invite the city councillors for a tour of the neighbourhood to see it themselves so they can make a fully informed decision on this development. As the saying goes: "You have to see it to believe it." We would be pleased (as would our many neighbours) to show the councillors around anytime.</p> <p>Thank you.</p> <p>Shawn</p>			
2023-06-13	13:28	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	<p>Oppose</p> <p>The proposed development is too big for the neighborhood. Gentle increases in density would be better served by townhouse development, thereby providing more accommodation at lower prices than single family homes without destroying the neighborhood.</p> <p>49th Street has one lane in each direction, unlike other roads designated as arterial roads, and therefore should not have been designated as an arterial road. Risks from off-set access from side streets to 49th are exacerbated by the increased traffic from the development and also by access to parking for the development from Vine Street given its closeness to 49th. With the current traffic on 49th pedestrians have difficulty crossing 49th, with some deaths and injuries.</p> <p>Street parking is currently in short supply and cannot accommodate the tenants of the proposed development. If the project is approved it will need to provide sufficient underground free parking for all tenants, so that tenants do not need to park on adjacent streets.</p> <p>The sewer system throughout the neighborhood has been failing over the last many years, with some repairs but not sufficient for the scale of the proposed development. Costs of increasing water reservoirs for the additional residents of Vancouver and surrounding areas resulting from the City's focus on density must be part of the costs of development of this proposal as well as all other developments that increase density.</p>	Norah Hall	Kerrisdale	
			<p>Designating the affected portion of West 49th Avenue from West Blvd to Larch as an arterial under the SRP eligibility was a mistake and should be reconsidered before making a decision on this first Rezoning application.</p> <p>There was no consultation with the homeowners directly affected by the amendments to the SRP and eligibility map. To send postcards now, for input</p>			

2023-06-14	09:57	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>on a specific development application, is disingenuous when there was no direct contact or consultation at the time when input could have made an impact.</p> <p>City Staff have indicated that, the public was notified of proposed changes "through a variety of methods, including:</p> <ul style="list-style-type: none"> • Email notification to the Housing Vancouver and Vancouver Plan mailing lists • Poster advertisements distributed to the City's 24 community centres, 22 libraries, and City Hall (March 2020) • Newspaper advertising in the Vancouver Courier (March 2020) • Online notification through the City's website and Shape Your City pages • Social media advertising and posts via LinkedIn, Twitter, Facebook, and Instagram receiving over 60,000 impressions and 1,200 engagements" (Referral Report p.245) <p>None of these constitute direct contact with those most affected, especially the actual homeowners who've been included in the eligibility map. In contrast, when filming is being done in a neighbourhood that may cause a single day disruption to homeowners, flyers are hand-delivered to ensure adequate notification. In the case of the SRP eligibility map, no direct notification was given for something that will have tremendous impact with permanent effect on adjacent and nearby homes.</p> <p>Kerrisdale is a good example of a mixed-use neighbourhood with single family homes, rental buildings, co-op buildings and strata buildings. There are many opportunities for safe and appropriate densification between 49th and 41st, and West Blvd and Larch Street. This particular strip of West 49th is inappropriate for a building of this size for several reasons; it is ill proportioned to the street width, it will be located at a particularly unsafe street location and increased vehicle traffic will make conditions worse, and finally, it unfairly affects one particular homeowner due to the layout of the flanking street.</p> <p>The relevant portion of West 49th Ave (West Blvd west to Larch) is unique from other arterials that have been included in the eligibility map. The street is relatively narrow at 54' (from property line to property line across the street, including sidewalks and boulevards on either side), compared to nearby 41st (73') and Granville St (74') and Dunbar St (63'). Street width examples provided in the Referral Report range from 82'-90' and a 80'-100' range is used for suggesting that "streets of similar proportions in other major metropolitan cities are often framed by six storey [72'] buildings, and this building height is recognized as providing an appropriate humanscaled (sic) height-to-width proportion. (Referral Report pg 11). In this particular case, we are talking about a five storey (55') building on a 54' street, which is not a "human-scaled" height-to-width proportion.</p> <p>Next, the portion of 49th Ave is unique because in the 900m stretch from West Blvd to MacDonald street, there is not one single intersection that is</p>	Margot Jagger	Kerrisdale
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2023-06-14	12:33	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 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. Finally, this stretch of West 49th is likely one of, if not the, narrowest arterial corridor in the SRP.</p>	Francis Ho	Kerrisdale	

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2023-06-14	12:35	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 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. Finally, this stretch of West 49th is likely one of, if not the, narrowest arterial corridor in the SRP.</p>	Francis Ho	Kerrisdale	

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2023-06-14	14:40	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>I have no objections to densification. It is needed but must be done thoughtfully for the neighbourhood and its amenities. I am opposed to this project for reasons of process as well as content. (1) Process: There was NO direct notification to the homeowners who would be affected by their homes being placed on the SRP eligibility map. Not being notified of a major policy change that will have a massive and permanent impact on homeowners is incredibly concerning.</p> <p>(2) 49th Avenue is too narrow a street for such a tall building- it is one lane each way. This will be 5 storeys. For context, the Save-On-Foods bldg on the corner of 49th and West Boulevard is 4 storeys. The relevant portion of West 49th Ave (West Blvd west to Larch) is unique from other arterials that have been included in the eligibility map. The street is relatively narrow at 54' (from property line to property line across the street, including sidewalks and boulevards on either side), compared to nearby 41st (73') and Granville St (74') and Dunbar St (63'). Street width examples provided in the Referral Report range from 82'-90' and a 80'-100' range is used for suggesting that "streets of similar proportions in other major metropolitan cities are often framed by six storey [72'] buildings, and this building height is recognized as providing an appropriate human-scaled height-to-width proportion. (Referral Report pg 11). In this particular case, we are talking about a five storey (55') building on a 54' street, which is not a "human-scaled" height-to-width proportion.</p> <p>(3) 49th along this particular section has significant traffic & pedestrian safety issues as there are no normal intersections. All are either T- or offset intersections so there is no location for crossing 49th from corner to corner, forcing unsafe mid-block or diagonal crossings. ICBC stats from 2017-2021 show 211 crashes in this strip, with 92 casualties. Maple Grove Park is nearby with lots of kids crossing 49th Ave at Vine. I saw someone get killed by a car while crossing the street at 49th and Yew; because of the awkward offset streets crossing is unsafe. Vine is the most challenging crossing and this is where the driveway to this building would be.</p>	Maria Hubinette	Kerrisdale	
2023-06-14	14:45	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	I oppose this re-zoning application to build a 5-story building on West 49th.	Cathy Radcliffe	Kerrisdale	