

Report date range from: 6/15/2023 12:00:00 PM to: 6/15/2023 1:50:00 PM

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
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2023-06-15	12:50	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	<p>Oppose</p> <p>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> <p>Others:</p> <ul style="list-style-type: none"> - The scale and massing of the proposed development is entirely inconsistent with the character and complexion of the surrounding neighbourhood of single family homes. - The existing infrastructure cannot accommodate the increased demand. For instance, the local sewer system is not sufficient for the existing demands and has failed, causing sewage to flow into neighbours' homes. - There would be an unacceptable increase in on-street parking. There is already limited on-street parking availability. - Finally, it's important to be clear that this is not to propagate a 'not-in-my-backyard' (NIMBY) agenda, as we all appreciate the City's long-term plan for increased densification and more rentals. But there are simply better, more appropriate and thoughtful strategies for addressing the housing crisis in Vancouver. 	Dave Wong	Kerrisdale	
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