

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-14	15:14	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>Suggesting a 5-storey apartment building for this location seems ludicrous and completely inconsistent with the surrounding neighbourhood as the development would be surrounded by single family homes with a few laneway houses. Clearly the City requires to densify to handle increased population pressures but this should be done in a planned rather than an ad-hoc approach whereby a developer who is able to buy a few lots immediately monetizes this by putting up a large building irrespective of the neighbourhood. The area proposed has no buildings like this and is on the quietest section of West 49th avenue. There are many areas of the city where this type of building would fit in with the neighbourhood. This is not one of them. It would also result in increased pressure on infrastructure like sewers and increased traffic with resulting pressures on parking.</p> <p>If you take a look at the neighbourhood, densification through townhouses would make much more sense . This development should not be allowed as there are many more suitable approached to densify the city without destroying the character of neighbourhoods.</p> <p>I urge you to densify in a planned manner over time rather than an ad-hoc approach.</p>	Neil Watson	Kerrisdale	
2023-06-14	15:17	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>The proposed development really does not make sense since we are not close to any main arteries or shopping. The area in question does not lead anywhere and is the end of 49th. There are no businesses restaurants or other necessities close by.</p> <p>The added stress to the sewer system would add a huge cost to the city at a time when it is spending elsewhere upgrading.</p>	Judy Watson	Kerrisdale	

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2023-06-14	15:32	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>I strongly oppose this development in its present form. To have such a large development in a neighbourhood that is predominantly single family homes is disruptive. I expect that Council has not properly considered providing services to these residents. I can tell you that our neighbourhood regularly gets skipped for garbage, recycling and composting. I am sure you can look up my address to see that what I write is a fact.</p> <p>Further, we all take pride in our homes and most of us are homeowners. This development is a rental building. It would be naive to think that renters will have the same commitment to the neighbourhood and neighbours as we do.</p> <p>My immediate reaction to this proposal is that its genesis is to capitalize on the the City's commitment to densification. And there is no better place than in a neighbourhood full of big houses on big lots. Shame on you all for letting this idea get this far. There is no way that this proposal supports the school enrolment in the area, the retail businesses close by or supports your property tax base.</p> <p>I expect that the expected rents here will ensure that only international students, short term renters or professionals will live here. This also does nothing to promote the livability of our city. It appears to be an experiment. One that has serious consequences if executed improperly. By allowing this development to proceed you are ensuring Vancouver knows this Council is truly disconnected from and has no understanding of urban planning. You have, once again, been led by real estate developers that are motivated by profit. The only risk they manage is how long you take to say YES. Stop saying YES.</p>	Russell Moldowan	Kerrisdale	
2023-06-14	15:37	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>I strongly oppose the redevelopment of a five story apartment building in this neighborhood. As as resident of Kerrisdale, there has been little consultation with the residents of this development.</p> <p>Furthermore, this building will create an increase in traffic, noise and nuisance to the area. Please consider building townhouses that are maximum of two stories high that are more in line with the area. Please consider our suggestions.</p>	Caroline Sze	Kerrisdale	
2023-06-14	15:44	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	Opposed	Cathy Borritt	Kerrisdale	
2023-06-14	15:47	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	This rezoning will have a materially negative impact on the fabric and function of the neighbourhood.	Murray Leith	Kerrisdale	
2023-06-14	16:54	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	too dense, not safe, poor consultation process	ralph cheesman	Kerrisdale	
2023-06-14	17:00	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	I do not think this is a good idea - I do not support the rezoning.	Frank White		

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2023-06-14	17:05	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	There was zero direct notification to the homeowners who would be affected by their homes being placed on the SRP eligibility map. -49th is too narrow a street for such a tall building. This will be 5 storeys. For context, the Save-On-Foods bldg on the corner is 4 storeys. -49th 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.	Susie Stewart	Kerrisdale	
2023-06-14	17:17	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	Residents were not given any direct notification who would be affected by their homes being placed on the SRP eligibility map. This is a major policy change and has a massive and permanent impact on homeowners. 49th Avenue has become increasingly busy and will continue to do so due to the densification of West and East Blvd, West 41st, Granville and Oak. There have already been too many accidents (some resulting in deaths) along this strip and increasing car traffic will not improve this. We have several schools, and a community centre, that serve young children and seniors. This will put them at greater risk of injury. It is too narrow a street for such a tall building. This will be 5 storeys. For context, the Save-On-Foods bldg on the corner is only 4 storeys. This makes no sense!	Mark Dunn	Kerrisdale	
2023-06-14	18:01	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	I oppose this rezoning application for West 49th Avenue as I feel the size and height of the proposed building does not fit the neighbourhood. As well, there are already many traffic issues along this section of West 49th due to the lack of traffic lights or traffic calming measures from West Boulevard to SW Marine Drive. This proposal will bring more pedestrians and vehicles and this will likely cause more traffic issues.	Michelle Johnson	Kerrisdale	
2023-06-14	18:47	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	Traffic infrastructure does not support the increase in density in the neighborhood	Argus Binda	Kerrisdale	
2023-06-14	19:36	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	This stretch of 49th is too narrow for a 5 storey development.	Harlan Dohm	Kerrisdale	
2023-06-14	19:36	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	-49th is too narrow a street for such a tall building.	Juliana Kaufmanis	Kerrisdale	

2023-06-15	11:53	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>No meaningful consultation. Open to housing but traffic is already congested and unsafe frankly.</p> <p>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.</p>	Jonathon Leipsic	Kerrisdale	
2023-06-14	21:56	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>My reasons for opposing are:</p> <p>1) There was no meaningful consultation with the neighborhood about designating this area of West 49th Avenue as an arterial road and being lumped in with the streets such as Granville, West 41st, Broadway, and Dunbar. Posters in libraries and community centres, social media posts and ads in newspapers do not suffice; no direct contact was made with the community at anytime. West 49th as an arterial road under the SRP eligibility is totally inappropriate due to the width of the road - Granville Street is 74' in width, 41st is 73', Dunbar is 63' - this part of 49th is ONLY 54' in width and no direct consultation with the community and no public hearing. It was pushed through during COVID without any meaningful consultation.</p> <p>2) SAFETY - the portion of 49th between West Blvd and Macdonald Street - 900 M - not one single intersection is aligned. All are T- intersections, or offset intersecitons, making this a very difficult span to navigate for traffic, cyclists and pedestrians - even though it is a narrow stretch of only 54'. THE OFFSET STREETS WERE NOT NOTED IN THE SRP ELIGIBILITY MAP APPROVED BY COUNCIL. Since we have lived here, 3 pedestrains have been killed on the corner of 49th and Vine Street, and one was killed on the new cross walk that was finally installed at 49th and Yew. Even with the cross walk, it is offset and hard for motorists to navigate. Drivers regularly speed up as they come down the incline on 49th from the light at West Boulevard and the speed limit of 50km is rarely adhered to making the roadway even more unsafe. West 49th is also only one lane in each direction, unlike other arterial corridors adding further increased risk. There is no option to deviate into another lane in case of an emergency with another vehicle, pedestrian or cyclist. Increased traffic from the proposed building would only increase the already very unsafe circumstances on the street. Cyclists and pedestrians will be at further risk. There is no infrastructure or much potential to rectify the unsafe circustances of this stretch of West 49th. The offset streets cannot be moved.</p> <p>3) The scale and massing of the proposed development is entirely inconsistent with the character and complexion of the surrounding neighborhood of single family homes.</p> <p>4) The existing infrastructure cannot accomodate the increased demand. For example the local sewer system is not sufficient for the existing demans and has failed causing multiple floods with sewage into surrounding homes - including my home - which the city had to pay ALL costs for as it was deemed their fault.</p> <p>5) PARKING - even though underground parking will be part of the proposed</p>	Linda Dunlop	Kerrisdale	

				<p>development, there will not be enough to accomodate all vehicles and their guests/family members for over one hundred units. There is no space for additional parking in the neighborhood as it is. If additional cars begin to line up along 49th Avenue this will again drastically INCREASE THE SAFETY CONCERNS along the street. Already it is very difficult to turn right or left out of any of the north/south side streets along 49th Avenue, and increased parking on the surrounding streets will make it 'deadly'.</p> <p>6) It is important to be clear that NIMBY - 'Not in my backyard' is not my agenda here. I support increased densification in the neighborhood with increased housing development options and more rentals. But, this proposal is not okay - there are so many concerns around why it should not go ahead as planned - and simply, a more thoughtful, SAFE, appropriate development for this neighborhood must be proposed.</p>			
2023-06-14	19:59	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Oppose	<p>the last part of my comments were cut off in my earlier submission:</p> <p>This narrow 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 goings of associated vehicles (those owned by residents, Ubers, taxis, deliveries) will increase the chaos to this bottleneck section of 49th and ultimately increasing the risk of accidents that are already an issue.</p> <p>Densification can be achieved by building town or row style housing, kept in character and design with the neighbourhood. Encourage more lane way houses, basement suites and multi suite house size buildings to densify this area without overwhelming it with over height structures and increased traffic in an already crowded narrow roadway.</p> <p>There's an opportunity here to set an example for appropriate densification that considers a roadway's ability to absorb the mass and use that a development will require. Over building will bring more safety issues for pedestrians, cyclists and motorists. I hope this city council will not be the one that blows it, ruining it for both character and particularly the safety of current and future residents. .</p>	Susan Dohm	Kerrisdale	