

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-14	08:51	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Support	<p>I am writing to support rezoning at 49th and Vine to allow a five story rental building. Rent is extremely expensive in Vancouver, and Vancouver has very low rental vacancy. A secured rental building would be part of the solution to the housing crisis.</p> <p>In reading the opposing comments, I see that people are concerned with their neighbourhood changing. As Ravi Kahlon, our Minister of Housing, has stated repeatedly, the neighbourhoods have already changed. Maybe not in their appearance, but in the people who can live and thrive there.</p> <p>This location is close to a bus route and the Arbutus greenway, and walking distance to grocery stores and other shops, making it ideal for people and families who are looking to be less reliant on private vehicles as their primary transportation.</p> <p>When you ask people if the province, region or city needs more housing, they say yes. It is only when you ask them if their block needs more housing, they say no. As representatives for the city, please take into consideration the needs of the city as a whole.</p>	Michelle Spencer	Fairview	
2023-06-14	10:08	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Support	<p>I support this development. Based on the most recent data from the City of Vancouver https://vancouver.ca/files/cov/social-indicators-profile-kerrisdale.pdf</p> <p>Kerrisdale's population has decreased by 5% between 2011 and 2016. From the same document "About 38% of occupied dwellings in Kerrisdale are apartments.3 Kerrisdale is the only local area in Vancouver in which apartments make up a smaller share of total households in 2016 than they did in 2011, resulting from the loss of about 80 apartments in low-rise buildings."</p> <p>and</p> <p>"A shift back toward building rental housing is evident across the city. However, in Kerrisdale a substantial loss of rented units is apparent from 2011 to 2016, and owned units have dominated the net additions to the housing stock for many years."</p>	Alya Geras	Kensington-Cedar Cottage	

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2023-06-14	12:10	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Support	<p>In reading the comments opposed to this development I can conclude, from their concerns about personal automobile traffic, that additional local retail in this underserved area is a great addition to the community to promote walkable, complete communities. Comments in opposition have also mentioned the site's great proximity to transit, schools and a grocery store less than 400 metres away.</p> <p>Opposition's concerns around traffic also suggests a great opportunity through the project's rezoning Services Agreement to implement traffic calming by closing Vine to thru-traffic, permitting only right-left turns onto 49th. Or closing it from 49th to the lane for a parklet to enhance safety.</p> <p>Additionally after reading the letters of opposition remarking the peaceful beauty of the area, because, for renters, typically permitted to mainly live on busy arterial roads, have an excellent opportunity here in this development to enjoy living in a quiet residential neighbourhood suited very well for families. This project is an excellent opportunity to expand rental housing and the City's quality of life for all its citizens, now and in the near future.</p>	Methodius Hawryluk	West End	
2023-06-14	13:25	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Support	<p>With secure rental housing being so scarce on the west side, I wholeheartedly support this development.</p> <p>I grew up in Kerrisdale and lots of the stores and restaurants in the neighbourhood are struggling to stay in business with the declining population. Schools are also declining in enrolment because young families cannot afford to buy houses in the neighbourhood.</p> <p>For an average house that's on the market right now in Kerrisdale, it requires a \$660 000 down payment and then subsequent mortgage payments of over \$14000 per month with the current average mortgage rate. Even an average doctor, nurse, or UBC professor could not afford those monthly payments.</p> <p>A modest 5-storey building would fit with the other low-rise apartments on West Boulevard just a couple blocks away, and revitalize what is kind of a dying neighbourhood.</p>	Julia Schertzer	Kerrisdale	
2023-06-14	14:39	PH 1 - 1. Rezoning: 2325-2377 West 49th Avenue	Support	<p>This is a good project and we need far more buildings like these in this neighbourhood. More housing in areas like this is good for the economy, the environment and housing affordability.</p>	Vincent Pierce	Fairview	