

PH 1 - 6. Rezoning: 6081-6083 Collingwood Place - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-10-13	11:17	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	I am opposed to the proposed size of this development in the neighbourhood due to safety issues related to traffic congestion. We have recently experienced a house fire and given the narrow size of the the street the fire department had much difficulty getting to the house.	Neil Macdonald	Dunbar-Southlands	
2023-10-13	21:38	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	<p>I would like to start by stating: I live a couple of blocks from the proposed development and that in general I support increasing density along major transit corridors such as 41st and providing diverse housing options including rentals to keep the neighborhood diverse and vibrant. My concerns are:</p> <p>1) amount of parking - I urge you to have 2 parking stalls per unit plus guest parking to avoid congestion on Dunbar and what is currently a quiet cul de sac. While the goal might be to have everyone taking transit, the likelihood of that occurring is unlikely given our proximity to downtown and transit services available to the area (transit times to get downtown or elsewhere from here have gotten worse not better).</p> <p>With multigenerational living becoming more common it is quite conceivable that a 2 bedroom apartment could have 3+ cars associated with it - parents plus a grown child.</p> <p>2) entrance to parking off of Dunbar - we ask that the entrance be off of Dunbar to the parking lot. In doing so, you keep Collingwood pl and Collingwood st quiet, in keeping with the neighbour so it is safe for the kids who regularly play on it, seniors going for walks, and numerous dog walkers. If the other developments in the neighbourhood go ahead we anticipate the number of pedestrians/kids in the neighbourhood will increase.</p> <p>44th ave - please note that 44th ave is an unpaved lane which we are okay with as it stops cars driving quickly but it also means there are only a couple of ways to access the Collingwood place (east) and entrance to the proposed development. Being an unpaved lane means that there is no street parking here for residents or their visitors.</p>	Caitlin Elliott	Dunbar-Southlands	
2023-10-14	13:39	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	While I am supportive of densifying neighbourhoods to create additional housing, I oppose this particular project due to safety and access issues. This cul-de-sac has no sidewalks and no service lanes. The residents and visitors to the cul-de-sac--drivers, pedestrians and cyclists--all share the narrow street which was not designed for high traffic flow. Recently, we witnessed the difficulty of emergency vehicles (fire trucks) accessing the cul-de-sac with few parked vehicles on the side. The residents, which include young children, youth, families with dogs, older adults, and people with disabilities using mobility aids are frequently on the street due to the lack of sidewalks.	Erica Lau	Dunbar-Southlands	

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2023-10-14	14:18	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	I am opposed to the rezoning as we have narrow streets, no sidewalks and parking would become a problem. Pedestrian safety, large trucks are a problem, there was a fire in the neighbourhood and the fire trucks had trouble reaching the fire in progress. Ellen Mahon	Ellen Mahon	Dunbar-Southlands	
2023-10-14	19:02	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	My son regularly walks through this area and cul de sac. I understand that 65 percent of rental homes will have no parking. These are narrow streets with no sidewalks. . This is not safe for my son	Cheryl Moncrief	Dunbar-Southlands	
2023-10-14	19:31	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	I visit this area frequently as I have friends in the neighbourhood. In the winter the streets are not ploughed .It's ddifficult to navigate these narrow streets and if cars are parked on both sides it's impossible to get out this hilly street . Not sure where this development will park its residents cars if not on site	Ryan Foreman	Dunbar-Southlands	
2023-10-14	19:49	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	I am a local contractor with a 3 ton truck. I have done some work on Collingwood Place driving down the block and I have noticed that it's a very difficult street to navigate when there are cars parked on both sides. I can't imagine how difficult it might be to get down that road if there was a lot of vehicles. Furthermore, if there was some emergency, whereas the ambulance or firetruck would get down that street it would be very difficult maybe not possible at all I don't think that it's a very good idea to put a development rate on a street where the access is very limited. This puts peoples lives at risk. I would hope that this would be considered a really important aspect of allowing a project of this kind to go forward. Please acknowledge that I am opposed to this type of development in a neighbourhood such as this I am not even a resident of that proposed sight	Robert Sangherian		
2023-10-14	19:56	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	There's no sidewalks and the cul-de-sac is narrow. This development will create major safety concerns for local residents	Jon Nagasaki	Oakridge	
2023-10-15	08:12	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	This development will be a safety hazard to the people of Collingwood Place as the narrow streets would make it impossible for emergency vehicles to pass. Undoubtedly parking will occur on said street so people's lives will be at risk.	Brent Sutter	Dunbar-Southlands	
2023-10-15	20:06	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	I oppose the rezoning proposal due to lack of sidewalks, lack of service lane, lack of vehicular egress for all residents of the cul-de-sacs, lack of ability of emergency vehicles to reach residents of the cul de sac due to too many parked vehicles. In addition, there will be pedestrian safety risk as we all have to walk on the street due to lack of sidewalks: especially affecting young children, youth, families with dogs, older adults, people with disabilities using mobility aids.	Patrick Chin	Dunbar-Southlands	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-10-16	08:32	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	<p>Dear City Council:</p> <p>I am writing to express our families' serious concerns regarding the re-zoning plan in our neighbourhood, specifically Collingwood Place lots 6081-6083. While we understand the need for urban development and growth, we believe that several critical aspects were overlooked in this decision.</p> <p>First is about safety. Collingwood Place is a relatively narrow road. Many families, including ours, are living around the dead-end of the road This already poses a risk of accessibility for emergency services, such as fire trucks and ambulances. My family is still shuddered by the thought of the huge fire incidence that happened to our neighbor in May this year, where the fire trucks were struggling to bypass the narrow road while the house was on fire. We could only imagine the congestion being worse with the new apartment being built, due to more vehicles potentoally parked by the street. This could have serious consequences for the well-being of not only the current residents, but also the residents of the new apartment if it were to be built.</p> <p>Our neighborhood has always been considered very safe for children to play and for residents to walk their dogs. If the apartment were to be built, the increased traffic would make the road no longer safe for children and pets, who may inadvertently wander onto the road. We ask that the government to take measures to keep a safe, pedestrian-friendly zone within our neighborhood.</p> <p>Bsides safety, we also have concerns about the convenience of daily life being compromised due to the rezoning. It has been multiple times in this year that the garbage collecting truck had not collected garbage in our neighborhood at the scheduled date, due to inaccessibility resulted from congested roads. We had to call the city council so that the truck could come to collect at another time. If the apartment was built, this problem would become more frequent. Meanwhile, the rezoning would also significantly impact our daily commute due to the increased traffic and street parking, which would cause unnecessary stress to our daily life.</p> <p>Based on the above concerns, we request the government to re-evalute the feasibility of the current rezoning project.</p>	Rita He	Dunbar-Southlands	
2023-10-16	11:00	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	I am opposed to this application. Please see attached letter.	Michele Thom	Dunbar-Southlands	Appendix A
2023-10-16	11:02	PH 1 - 6. Rezoning: 6081-6083 Collingwood Place	Oppose	Please see attached letter.	Graham Thom	Dunbar-Southlands	Appendix B

Michele Thom

s.22(1) Personal and Confidential

October 15th, 2023

City of Vancouver
City Clerk's Office
453 West 12 Avenue, 3rd Floor
Vancouver, B.C. V5Y 1V4

Re: Notice of Public Hearing
6081-6083 Collingwood Place
Vancouver, B.C.

I am opposed to the application for the above noted property. My family and I have always lived in the Dunbar neighborhood and have resided at s.22(1) Personal and Confidential for over 15 years. I understand and support the City's need for appropriate and incremental density change and the urgent need for affordable housing. Several doors down from me a new multifamily project was built providing housing for 6 families, and on the other side of the street between Collingwood and Blenheim Streets 5 bedroom duplexes for 4 families have been built. On Dunbar Street a 16-unit property called the Stirling on Dunbar was built which increased density whilst maintaining neighbourhood integrity, balance and infrastructure. These examples seem to be a good way to increase density without over burdening the area, roads and services, and are important incremental density changes to the neighbourhood.

I am opposed to the application to amend the Zoning and Development By-law from RS-5 (Residential) to RR-2B (Rental Residential) for 6081-6083 Collingwood Place due to my concern for our roads and public works services. Collingwood Place is a cul-de-sac without sidewalks currently and is a hub for neighbours from all over Dunbar and Kerrisdale who use the road to walk down to the river, surrounding parks and Musqueam. There are currently 2 applications for 5-storey apartment buildings side by side within the cul-de-sac. We recently had a fire further down in the cul-de-sac and the fire department was unable to move through the street due to parked resident cars. It is my understanding that there is extremely limited parking being built to accommodate this building and there just will not be enough room for all the additional vehicular traffic. These are critical safety and access issues before even considering the infinite stress on public works services.

While I understand and appreciate the need for increased density, I do not understand how the increase of this 5-storey building can be accommodated in such a small area with substantial traffic restrictions and accessibility and an even greater impact on public works services. I urge you to reconsider this application for 6081-6083 Collingwood Place.

Thank you,

Michele Thom

Graham Thom

s.22(1) Personal and Confidential

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Vancouver, B.C. V5Y 1V4

Re: Notice of Public Hearing
6081-6083 Collingwood Place
Vancouver, B.C.

I am writing on behalf of my family to oppose the application for the above referenced property. I have always lived in the Dunbar neighborhood and have resided at our home on West 43rd Avenue for over the last 15 years. Our home is a property we rebuilt at s.22(1) Personal and Confidential. I understand and support the City's need for density and rental housing as long as any density increase is appropriate and an incremental change as per the intended policy.

I am opposed to this application to amend the Zoning and Development By-law from RS-5 (Residential) to RR-2B (Rental Residential) for 6081-6083 Collingwood Place due to many concerns as our neighbours will also raise at the upcoming public hearing but specially the level of increase in proposed density. I believe projects that are proposed should take into proper consideration the site context of the neighbouring buildings and neighbourhoods' circumstances such as our unique cul-de-sac. The COV Referral Report dated August 29, 2023, on page 4 speaks to the RR Zoning District Schedules Design Guidelines. In this section of the report, it states the **RR zones are intended to enable incremental change in neighbourhoods**. Our neighbourhood consists of detached houses in the cul-de-sac. Our concern is the proposed development exceeds an acceptable level of incremental change from detached homes to a 5-storey building on the cul-de-sac.

There are examples in our immediate neighbourhood of other successful and appropriate developments densities that represent incremental change that I believe the RR Zone intended. Several doors down from us on 43rd avenue is a new townhome project that was built providing 6 housing units that included 2 laneway homes. East of us also on 43rd Avenue between Collingwood and Blenheim Streets are 2 new duplexes for 4 families that have also been built. Both of these projects respect the site context of neighbouring buildings while increasing density. Another example on Dunbar Street of an earlier project is a 16-unit property called the Stirling on Dunbar that was built which increased density whilst maintaining neighbourhood integrity, balance, and infrastructure. These examples seem to be a good way to increase density without over burdening the area, roads, and services, and are important incremental density changes to the neighbourhood.

While I understand and appreciate the need for increased density, I do not support excess incremental changes in density and oppose this 5-storey application and ask the mayor and council to refuse such approval.

Thank you.

s.22(1) Personal and Confidential

Graham Thom