

2. Rezoning: 6065-6075 Collingwood Place - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-11-15	16:03	2. Rezoning: 6065-6075 Collingwood Place	Oppose	As block watch captain, I corresponded with the Fire Chief about our safety concerns with respect to emergency vehicle access to Collingwood Place. In case you have not seen Karen Fry's reply, it is attached below. Thank you. Diane Fulton	Diane Fulton	Dunbar-Southlands	Appendix A
2023-11-15	17:09	2. Rezoning: 6065-6075 Collingwood Place	Oppose	As Blockwatch captain, I contacted the Fire Chief about my safety concerns about emergency vehicle access to Collingwood Place. In case you did not receive her correspondence, I have attached it below. Thank you Diane Fulton	Diane Fulton	Dunbar-Southlands	Appendix B
2023-11-16	10:09	2. Rezoning: 6065-6075 Collingwood Place	Oppose	Please find attached a copy of my presentation for the comments / minutes.	Alan Kenney		Appendix C

Appendix A



From: [Karen Fry](#) >
To: [Diane Fulton](#) >
October 5, 2023, 3:43 PM

RE: Safety concerns with proposed developments on Collingwood Place

Diane

Thank you for bringing to our attention. We have updated requirements on addressing and access. We have asked the Rezoning department to have the civic addresses of the buildings re-assigned from Collingwood Place to Dunbar Street at the development permit and building permit stages. Accordingly their principal entrances will need to be oriented to face Dunbar.

VFRS responds to an emergency by civic address, and therefore will respond to the buildings using Dunbar St. Collingwood may be used for firefighting access but is not a requirement of the Building By-law that it serves as a fire access route for the proposed multi-family buildings.

Thank you,

Karen

From: Diane and Brian Fulton s.22(1) Personal and Confidential

Sent: Wednesday, October 4, 2023 8:30 PM

To: Fry, Karen <Karen.Fry@vancouver.ca>

Subject: Safety concerns with proposed developments on Collingwood Place

Karen,


We live on Collingwood Place and there are two large developments proposed for our street. We know the city desperately needs more market rental housing but there are safety and accessibility issues fairly unique to our street. We want to make sure the city is aware of these issues, and has solutions to them, before the developments are approved. I would appreciate it if you could forward your thoughts and the attached letter to people you think should also be aware of the issues. Thank you very much for your attention to our concerns.

Best regards,

Diane Fulton, BlockWatch Captian (Area DS52)



Appendix B

➔  From: [Karen Fry](#) >
To: [Diane Fulton](#) >
October 5, 2023, 3:43 PM

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**Alan Kenney – Presentation to Vancouver City Council RE: 6065-6075 Collingwood Place
Nov 16 2023**

Mayor Ken Sim, respected members of our municipal government, and fellow residents:

My name is Alan Kenney. I am here representing my wife, Heather, son Ethan, and our daughter Leah. All 4 of us are opposed to this rezoning application at 6065-6075 Collingwood Place without additional amendments that address the pedestrian safety and emergency vehicle access.

We do not think that Council has adequately considered the pedestrian and vehicular traffic safety issues of these 2 rezoning applications in our neighborhood. As you may recall from my October 17th presentation, our son, Ethan, has cerebral palsy and needs a wheelchair for both his mobility and communication.

This proposed development will introduce a significant increase in traffic – up to 94 units in this development and 34 in the previous development approved on October 17th. It will not be possible for pedestrians to safely navigate this neighborhood with no sidewalks. With so few parking stalls required in these buildings, the new residents, and their visitors will be parking their cars on the nearby streets.

And then, with the arrival of delivery vehicles, Amazon Prime trucks, moving vans, emergency vehicles and the continuous flow of residents and their guests, our streets, specifically designed for a very modest traffic flow will be overwhelmed.

This poses a real safety hazard for pedestrians, particularly those with mobility issues.

Our 2 cul-de-sacs on Collingwood Street and Collingwood Place are simply not structurally suited for the traffic and congestion that these 2 developments will bring. The sheer volume of vehicles added to our narrow street, and the lack of sidewalks, create safety issues for all pedestrians and emergency vehicles as well.

In the October 17th meeting, our neighbors presented the fact that that fire emergency vehicles were not able to enter and exit our street when we had a fire last May 4th due to parked cars on the street. This is a huge resident safety issue that seemed to get no attention.

I urge Council to consider 3 issues related to pedestrian safety and emergency vehicle access as part of this rezoning application:

First - This development should be rezoned as a Comprehensive Development CD-3, which other neighbors and speakers will address. This would allow important safety issues in the neighborhood to be carefully analyzed and integrated into these 2 hugely impactful developments in our residential neighborhood.

Second - Traffic and parking is a critical safety issue (see picture of map showing red lines where there is no sidewalks). This issue was partially addressed in the City's Referral Report, Exhibit B Section 2.4 (L) states as a condition of approval:

“Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services”

This Condition of Approval, while a step in the right direction, is totally arbitrary and unspecific. It needs to be revised to clearly specify that restrictive parking signage apply from roundabout at 43rd and Collingwood Street right down to southern end of Collingwood Street by cul-de-sac AND the entirety of Collingwood Place down to its cul-de-sac. Otherwise, our neighborhood with its narrow streets will be full of cars. However, considering that an area that used to have 3 households will now have up to 128, there will be so many people that we may be foisting our problems onto the next streets over such as 43rd and 42nd Avenues.

Thirdly, the Yellow Memo of November 14, 2023 has indicated that the vehicular entry to this development will be off West 44th Avenue.

West 44th Avenue is an unpaved, narrow back alley, with backyards facing onto it and there are certainly no curbs or future room for parking as there are many garages that enter off of that lane. Cars from the current residents will be entering and exiting their garages off of what will now be a throughfare; a recipe for many accidents! When paved, this new road will dramatically increase traffic down Collingwood Street to the entry point of the newly created West 44th Avenue. Note from the picture (See green line) that there are no sidewalks along Collingwood Street to the alley, which will be the new 44th Avenue. Vehicular entry to this development on the alley will therefore present a significant risk to

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pedestrian traffic walking on Collingwood Street and will create an enormous amount of traffic.

Council should specify that vehicular access will be on Dunbar Street – the same as what has been recommended for the previous 6081-6083 Collingwood Place development. This is the only safe option for vehicular access to maintain pedestrian safety on Collingwood Street.

As a parent, I am deeply concerned about the lack of consideration for accessibility and the needs of individuals like Ethan. We must recognize that this development disregards the daily challenges that people with mobility issues face. Navigating crowded streets, filled with traffic is already difficult for them, and this project will only make it worse.

This is a picture of Ethan driving on Collingwood Place when there were a particularly high number of cars parked on the street. It gives you some idea of the pedestrian challenges with increased traffic and parking.

Increasing residential density is a recognized need in Vancouver. However, the 2 cul-de-sacs on Collingwood Place and Collingwood Street, with its narrow streets, the lack of parking proposed in the 2 rental developments, and the lack of sidewalks, do not fit into the vision that has been promoted to Vancouverites regarding density and will compromise the safety and accessibility of our streets.

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My family implores our municipal government to prioritize the safety and well-being of all residents in our community. The decision you make will affect real people, people like Ethan, and others who face mobility challenges every day.

Our family respectfully requests that the Mayor and Council amend this rezoning application because of the significant safety issues it presents to all pedestrians but in particular those with mobility issues.

Thank you for your time and consideration.