

**PH 2 – 2. Rezoning: 6470 Larch Street - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-12-06	08:53	PH 2 – 2. Rezoning: 6470 Larch Street	Oppose	<p>I am writing with respect to the application for 6470 Larch Street. I am the owner of [REDACTED]. I am concerned as an owner of a Heritage home right across the street from 6470 Larch Street. What will happen to Zoning on my property? To be fair, it should also be rezoned. A further concern is the application for a 5-storey rental building. Could consideration be given as a townhouse site instead?</p> <p>I have spoken to many neighbours and there is much concern about changing, what was a unique area. How about a senior's home? That would also be more fitting to blend with the current neighbourhood.</p> <p>We also have to give consideration to the Eagles that have been part of this neighbourhood since I bought my home.</p> <p>Change is necessary but at what expense? Resham S Billan (Owner of [REDACTED].)</p>	Bob Billan	Kerrisdale	

**2. Rezoning: 6470 Larch Street - Oppose**

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2023-12-06	16:57	2. Rezoning: 6470 Larch Street	Oppose	<p>My husband and I are fortunate to live in a lovely heritage home located at [REDACTED], directly across from the Larch Street redevelopment proposal. We bought our home approximately 12 years ago from a developer who was mandated to incorporate many heritage features into our brand new home In keeping with the heritage style and feel of the previous dwelling.</p> <p>We have cherished this home and tried to show it in its best possible light to any and everyone who drives or walks past and have received many compliments for our efforts. Because our home has a heritage designation, we are unable to tear it down and/or redeveloped our property in any way, shape or form.</p> <p>To build a structure of the scope and magnitude of this proposal will literally detract and contradict what the city embraced over a decade ago when our home was built. I am in favour of densifying the neighbourhood of course, but please, in such a way that will enhance the intrinsic beauty and grace that exists in our particular area.</p> <p>Perhaps sticking with newly passed zoning which would allow six residences on the lot would be more appropriate for this location as it's a fairly small lot for the scope of the proposal. There are many land assembly signs in the area that ultimately will accommodate many dwellings without building a structure standing five stories in the middle of a neighbourhood consisting of two story dwellings.</p>	Shari Swizinski	Kerrisdale	

				<p>This lot exceeds the location parameters for proximity to retail for this type of structure. It is also kitty corner to a very large fir tree that a pair of nesting eagles has used for raising their young and this lot is literally in their flight path to and from their feeding grounds. They also teach their young to fly between this tree and any adjacent trees on our block.</p> <p>My final comment is regarding the unusual traffic pattern at the foot of Larch Street and 49th where this proposed property lies. Larch Street ends at this location so all traffic at this point must turn right or left.. Visibility turning left is already extremely difficult due to parked cars etc. To exacerbate matters, Marine Crescent ends at 49th about 100 feet from the Larch intersection with more traffic joining the busy flow already existing on 49th. I have heard and seen countless accidents and even more close calls than I care to remember. This is a highly dangerous intersection that I feel will become lethal on a regular basis if this proposal goes through. The site lines are already compromised at the best of times. Also, 49th is only single lane in either direction complicating the traffic flow even further.</p> <p>In closing, I beg the powers that be to reconsider this proposal which would be better suited to another location. Again, I am not opposed to greater density, just a plan that makes more sense logistically, esthetically and doesn't compromise the safety of the residents and commuters who regularly use Larch Street and 49th.</p>			
2023-12-05	20:04	2. Rezoning: 6470 Larch Street	Oppose	5 storey apartment building on this part of W 49th should not be permitted. Increasing density is good but not 5 storey apartment buildings. Townhomes are a better option for this site. If Council approves the 5 storey make sure it is 5 and not 5 plus.	Elizabeth Thomas	Kerrisdale	
2023-11-29	19:56	2. Rezoning: 6470 Larch Street	Oppose	<p>I am very upset and disappointed with the changes that city council is moving on rezoning for all of Vancouver.</p> <p>Not everyone wants to live in multifamily dwellings and the ones proposed are too expensive for new families to buy or rent!! Also a family of 4 in a small space with little or no outside patio is not conducive to health and well being.</p> <p>Furthermore not mandating at least some parking is absurd!!!!!! The push for e cars is in the works - they need to be parked somewhere too and not just on the streets. Where will tourists park when they come to Vancouver? I am not opposed to duplex or even a triplex on the proposed lot ( larch) but a 5 storey apartment building is not warranted. Already many main corridors are unsightly with row upon row of apartments.. Our city is changing and not for the better.</p> <p>Where did the feedback and input come from saying we want to be another New York , hong Kong, Beijing with everyone living in crowded quarters. IN times of pandemics this is the worst case senario! Please slow down and do not destroy the few single family neighbourhoods.</p>	Joanne Ricci	Kerrisdale	