

CD-1 Rezoning: 5455 Balsam Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-06-25	15:52	CD-1 Rezoning: 5455 Balsam Street	Oppose	We have 88 units in this building with hardworking Canadians who in their working years gave their blood and sweat and years to make this country a great country that it is. A lot of seniors like me are retired and have no way to go and rent at the market rate .This new proposals also puts us in danger of walking for our everyday needs and medical appointments. There is parking garage where this new building will be constructed causing 4 years of pollution and nightmare for us residents. The new building is also not affordable for many Canadians young and old. The proposed tower will bring a lot of grief and hardship on us seniors who actually will be forced to move. But tell us where will we go.This is our home. The whole problem is about affordable housing and this proposal is not the solution.This is harsh and crule reality being imposed on us .What about our human rights and dignity to live peacefully in our last days of life. Not many of us are sleeping well in the night already. SHAME ON YOU.	Jacqueline Jamieson	Kerrisdale	
2024-06-26	11:22	CD-1 Rezoning: 5455 Balsam Street	Oppose	If this proposal passes, I will be forced to move from my home of 14 yrs, because I would lose the underground parking . I am 86yrs old	Helen Overgaard	Kerrisdale	
2024-06-26	15:59	CD-1 Rezoning: 5455 Balsam Street	Oppose	Please see attached letter.	Daniel Kasowitz	Kerrisdale	Attachment 1
2024-06-26	17:59	CD-1 Rezoning: 5455 Balsam Street	Oppose	I am 94 years old living and have been living at Fountainebleau for 8 years. This proposal will create a lot of grief for loosing our parking and green space. This is horrible proposal to put us seniors in state of stress.	Milena Kermode	Kerrisdale	
2024-06-26	19:02	CD-1 Rezoning: 5455 Balsam Street	Oppose	This proposal should not be considered for redevelopment for multiple reasons. I am an 92 year old women facing the garden . It will cause me non stop noise and pollution . I will not be able to use the garden for walking . I have mobility issue and use the space to keep my health . Also this company is horrible the way they treat humans . The existing building is horribly maintained and has become a health and safety hazzard unless city hall inspectors are notified .we will have no parking for so many care givers coming to take care of many of us Shame on the mayor and council to give green light to this project and causing grief to us seniors	Blanche Wood	Kerrisdale	
2024-06-28	13:12	CD-1 Rezoning: 5455 Balsam Street	Oppose	Dear Mayor and all the city council, I am writing to express my strong opposition to the proposed housing development in our Kerrisdale Neighbourhood at 5455 Balsam street.This project will have a detrimental impact on our community. After reading the referral report presented by the developer I think this lot is not suitable as infill land as it already has 2 dedicated purposes. Please look at this more attentively for discussion. Also the adjacent green space at the back has heritage trees on the lot. City talks about green space and seniors housing support. Fontainebleau	Bhavna Solecki	Kerrisdale	Attachment 1 Attachment 2 Attachment 3 Attachment 4 Attachment 5 Attachment 6 Attachment 7

apartments is a home to many seniors living on fixed income and are already traumatized with this development. They will be forced to leave their home if this development moves forward.

The proposed development sits on a parking lot which is also a garbage disposal area. The back alley is used as neighborhood parking by the adjacent church, Larchwood, caretakers and visitors .

The goal of the city of Vancouver City is to ensure older people age and live in their existing home and communities. It is important for them to die in their home as it is an integral part of their final journey. Comfort, dignity and respect are hallmarks of quality end of life care and need to meet emotional, mental, spiritual and physical needs of every human being.

This development is just the opposite of all of the above and is a big dishonour to our seniors who have served and given their blood and sweat to this country. This proposal is disrespectful and disrupts their lives and health for the next 4 to 5 years . We have approximately 65% of seniors living in Fontainebleau who have caregivers coming in and out to take care of them. A lot of seniors also have mobility issues. The garden space is used as a community garden for friends, family and neighbours to meet, enjoy, walk and exercise and take care of their health as a lot of them cannot go far away to gyms and public facilities. The garden is a big part for their mental and physical health.

Losing parking, green space and garbage areas and walking to take transit is impossible for many living in the building. Do you expect seniors to be pushing carts now 3 blocks to get their groceries and going out of the building for garbage disposal in rain and snow to have a bad fall in their already declining health.

The proposed development will lead to years of noise pollution, increased traffic congestion and strain on our public services.. I think we owe our seniors some respect and let them die in dignity, isn't that a human right of a person who has worked tediously all their lives contributing to this country. Also the project will result in significant environmental damage and destruction of natural habitat. The proposed housing is also out of touch with the character of Kerrisdale and unaffordable for young and old families. There is already a high vacancy rate in the existing tower at 5455 Balsam Street since this company Larco Investment Group acquired the building. I would also urge the council members and the Mayor to look at the complaint files in Vancouver city hall against Larco Investment group filed by residents of Fountainbleau apartments 5455 balsam street over the past 4 years for non compliance. The developer is also endangering health and safety standards of the residents of this building by not following any rules and regulations for maintenance of the existing building.

The Vancouver city website emphasizes on improving the lives of seniors and letting them stay in their familiar communities to make Vancouver a more equitable place for our older people.

In conclusion I strongly urge all the elected members of the City to reconsider this proposed development as it is simply not the right fit for our neighbourhoods. Thanks for your attention in this matter.

2024-07-02	14:13	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>2 July 2024 To Mayor and Council, Vancouver City Hall</p> <p>Dear Sir/Madam, re Referral Report – 5455 Balsam Street I am writing to express my opposition to the proposed development at 5455 Balsam Street.</p> <p>1. General. The Referral Report, dated 28 May, 2024 reads as if it had been written by the proponent rather than as an objective assessment of the proposed development. No mention is made of the earlier ARKS Report,(the most thorough planning exercise ever undertaken) presumably because it would not support such a development. And it draws vague and qualitative but positive conclusions where quantitative information would undoubtedly lead to an opposite conclusion, e.g. when referring to shading. Specific issues are discussed below.</p> <p>2. Size of building – The building is too big for its location and does not meet SRP limitations. P5: “The SRP anticipates that building heights adhere to existing height limits outlined in the current RM-3 zoning, 36.6 m (120 ft.)”. This proposal is for 134 feet and according the report “This additional height slightly deviates from the SRP...” (Emphasis added). “Slightly? – in whose eyes? Yet even that is not correct since in Appendix A, p3 the Director of Planning is allowed to up that to 151 feet (46.2 m). (No doubt he/she will be asked to allow that and he/she would permit it). Either or any way, this building is grossly out of sync with Kerrisdale’s character given its size and nature.</p> <p>3. Separation from other building. The new building would be too close to the existing building. Tower separation in the Kerrisdale area is generally quite substantial. For example, the buildings immediately south of the subject lots are separated by roughly 50-60 yards. This contributes positively to the nature of the area, that is bright and leafy and with a pleasing mix of low rise and well separated high rise buildings. This proposal does not report the separation of the proposed building and the existing buildings but I estimate it to be about half that i.e. 25-30 yards. And that is too close. P5 of the report advances the conclusion, without being burdened with facts, that “...The proposal complies with tower separation requirements...” What are those requirements? And how does it compare with them? And anyway they may be applicable in other locations in the city such as the downtown (where the rather pejorative “concrete jungle” comes to mind) but are not reflected here in Kerrisdale.</p> <p>4. The style of building is inappropriate for this neighbourhood. Compare this style, i.e. major high rise, with that taking place along the Arbutus Greenway and in other parts of the suburban city, e.g. Dunbar. There it is limited to 4or 5 stories and in a much larger space and on busy streets.. P6 the report states that “The neighbourhood is characterised by a mix of low-rise apartment buildings, high-rise buildings, and large landscaped open spaces in between. The proposed infill building and the open spaces are</p>	Fergus Hathorn	Kerrisdale	
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consistent with this prevailing pattern of development” It is beyond reason how such a conclusion could be reached. This proposed building would consume huge amounts of space and result in major congestion in an otherwise fully developed and quiet area.. The building would not contribute in any positive way to the neighbourhood.

5. Local impacts. A) Loss of sunshine. The report shows various shadow images but makes no attempt to quantify how much sunshine existing residences will lose. That doesn’t stop the authors from concluding that “the shadow of the proposed tower has a limited impact on neighbouring properties, particularly when considering the existing building, and the maturing trees on site and adjacent streets” So it’s the trees that are causing the problem? Ridiculous!

A personal estimate indicates that, to the west, all morning sunshine will be intercepted by the building, while to the east, pretty well all afternoon sunshine will be lost. “Limited impact”? I don’t think so.

B) Impact on lane. P1 item 1.2 “...prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following: Design development to the lane interface to create a friendlier and safer residential lane environment. Several examples are provided none of which can address the impact of the building.

Nevertheless, regarding making the lane friendlier and safer: It is already friendly and safe. This development will certainly not make it safer. We who live on the lane will bear a particular impact. Our homes open directly onto the lane. We have a designated walkway down the west edge of the lane to access recycling and garbage. Children use it to cycle in and access their homes. The doubling of traffic on the lane will certainly not make it safe.

C) Parking and traffic congestion. There is no information as to where parking for existing tenants will be sourced. Present conditions suggest that there will be considerable additional congestion in the neighbourhood during construction.

6. Construction There is very little, if anything, in this report concerning the construction of the building. We would like to make sure that, should Council, to our great disappointment, approve this development, there is absolutely no approval (or future approve) for construction to occur from the lane. It would be downright reckless to permit that.

7 Need Figure 4 on page 8 of the Report cites “Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2024”. I understand that in excess of 1000 new units of Secured Rental have been added since 31 March 2024 and that the city is now close to or already over the 20,000 unit target set in 2017. This with three years to go prior to the planned achievement date. It would seem that this project is not required meet this goal.

8. Precedent Approval of this proposal would have far reaching consequences for this and future Councils and for the people of Kerrisdale. Approval will mean every square foot of space will be sought for development.” In fill” will be the watchword and how could you turn other developers down then? Kerrisdale would then become a concrete jungle far

				<p>from the pleasant, bright and leafy and liveable place it is today. Once lost, it would be gone forever.</p> <p>9 Fontainebleau So much of these considerations are focused on what is planned to be constructed, with the proponent and City Planning department in favour of it while those of us who will be adversely impacted by its installation, very much in opposition. But what is it that we would lose. Fontainebleau's garden is not fallow land, some undeveloped, weedy, tract needing to be "improved". It is space, it is light and leafy, airy, and a source of views. Yes! Rich pickings for a city anywhere. Our luck is that it is here in Vancouver. The very attributes that are in depressingly shorter and lesser supply. Can you believe our good fortune? Here in this city, we have this space, this amazing, delightful natural open space. Our city, where sadly, we have drifted to that state, as the old saying goes, of knowing the price of everything and the value of nothing. Fontainebleau. It was constructed by a developer who clearly wanted to add something of value, intangible value beyond just a fine residence. And he succeeded. That intangible value, now as then, flows not only to the tenants but also to the community at large. Today, everyone who lives nearby or walks by appreciates the value of this light and bright open space, takes in the view, or follows the flight of a Northern Flicker as it swoops into one of its many trees. His building with its garden is a one of a kind, reflecting that developers pride in building something classy, something unique and something very French. How could we even consider demolishing its most valuable attribute.</p> <p>So here we are before you, the decision makers, requesting, that you choose the more difficult path and reject this proposal. "More difficult?" Well, we have some idea of your record on similar decisions. Roughly 100% in favour of whatever development is before you. But surely at some point enough will be enough. Surely at some point you will look at what would be lost and conclude that actually it is worth saving. This proposal would be the perfect place to start that thinking.</p> <p>Please, we urge you; reject this proposal.</p> <p>Yours sincerely</p> <p>Fergus G M Hathorn</p>			
2024-07-04	07:03	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>I live at 5454 Balsam and have been a tenant in this building for almost 12 years. This project will be a huge and long disruption to what has always been a beautiful neighborhood. Aside from the noise pollution, logistics and parking nightmare this will create, it fails to serve any good purpose other than to line the pockets of the developers rather than to provide "affordable" rental accommodation for our senior and young family population. I am a single 67 year old working professional female and if I am forced out of the building I live in I will be forced to leave Vancouver the city I was born in as I cannot afford the so called "market rents" we now have in this city. It is an abomination that the city is even considering this type of development here in this cherished and well cared for Vancouver neighborhood.</p>	Merilee Clarke	Kerrisdale	

2024-07-04	09:16	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>I am greatly concerned with the proposed development of 5455 Balsam street as a resident of the currently existing Fontainebleau apartment building. First and foremost is the issue of parking as where the development is proposed to take place is currently where all residents park (approximately 100 cars) meaning we will no longer have access to this parkade. There has been no communication with residents regarding where we will be allowed to park during or after the construction and if this parking will be reserved for us. The street surrounding this development is not permit parking and is already quite full of cars meaning that not every resident will be able to find parking near our building. This is of further concern as a majority of the residents are elderly and may not have the ability to walk the number of blocks they would have to in order to find street parking. Further exacerbating this issue is that during the construction period the street surrounding the building may need to be blocked from traffic, or at minimum, will be crowded with construction workers cars and construction vehicles. This will most likely mean that building residents are unable to park near their home at all during the construction period.</p> <p>My next concern is the already poor, mismanagement of the Fontainebleau apartment building. For reference, my floors laundry machines have been broken for over one year. In the 5 floors surrounding me, only 2 floors have working machines. This often means that people are having to wait to do laundry or constantly check to see when a machine is open to be able to do laundry. I myself have had to do my laundry in nearby friends apartments due to my inability to do laundry in my own building. Further, I have inquired with our 'building manager' numerous times over the last year and have not once received a response. Further, I have had a maintenance request to fix flooring issues in my unit for the last year with no movement on this request. Our pool was not open last year and there has been no update provided to residents about if any improvements are being made to open it this year. I am greatly concerned with the existing lack of communication from the building manager to the existing residents and what that will look like if they are then in charge of another building in addition. Even if there are separate building managers I feel that work needs to be done to address the poor management of our building at the very least.</p> <p>As noted, the Fontainebleau is home to many elderly people who would be negatively affected by the nearby construction in that it would limit their ability to park/drive in the neighborhood, have others drive to pick them up and create noise on the street that negatively affects their lives. Further, these are people who have lived here for years on years and many do not have the ability to rehome themselves to another building if this development goes through. I myself will have to contemplate leaving my unit if this construction is approved, but do not wish to do so as this is my home that I have built my life around.</p> <p>I understand that more housing is needed in Vancouver. However, I feel that more thought needs to be put into this specific development before it is approved and more communication with those of us who will be impacted.</p>	Katharine Lazar	Kerrisdale	
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2024-07-04	10:59	CD-1 Rezoning: 5455 Balsam Street	Oppose	this is terrible for the area. It would be the largest in Kerrisdale. you have already increased density in 3 homes tastefully. the value of my apartment will drop as I am on the 5th floor facing west across the street. my view will be totally gone.	David Wilson	Kerrisdale	
2024-07-04	12:00	CD-1 Rezoning: 5455 Balsam Street	Oppose	Please see attached letter.	Fergus Hathorn	Kerrisdale	Attachment 1
2024-07-04	12:30	CD-1 Rezoning: 5455 Balsam Street	Oppose	Please see attached document.	Deborah Sherrard	Kerrisdale	Attachment 1
2024-06-28	14:31	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>Kerrisdale Neighbourhood Meeting 28th June 2024</p> <p>Re: Opposition to Rezoning of 5455 Balsam Street</p> <p>Dear Mayor and all the city council,</p> <p>I am writing to express my strong opposition to the proposed housing development in our Kerrisdale Neighbourhood at 5455 Balsam street.This project will have a detrimental impact on our community.</p> <p>After reading the referral report presented by the developer I think this lot is not suitable as infill land as it already has 2 dedicated purposes. Please look at this more attentively for discussion.</p> <p>Also the adjacent green space at the back has heritage trees on the lot.</p> <p>City talks about green space and seniors housing support. Fontainebleau apartments is a home to many seniors living on fixed income and are already traumatized with this development.They will be forced to leave their home if this development moves forward.</p> <p>The proposed development sits on a parking lot which is also a garbage disposal area. The back alley is used as neighborhood parking by the adjacent church,Larchwood, caretakers and visitors .</p> <p>The goal of the city of Vancouver City is to ensure older people age and live in their existing home and communities. It is important for them to die in their home as it is an integral part of their final journey.Comfort, dignity and respect are hallmarks of quality end of life care and need to meet emotional,mental,spiritual and physical needs of every human being.</p> <p>This development is just the opposite of all of the above and is a big dishonour to our seniors who have served and given their blood and sweat to this country. This proposal is disrespectful and disrupts their lives and health for the next 4 to 5 years . We have approximately 65% of seniors living in Fontainebleau who have caregivers coming in and out to take care of them.A lot of seniors also have mobility issues.The garden space is used as a community garden for friends, family and neighbours to meet, enjoy, walk and</p>	Monti Solecki	Kerrisdale	Attachment 1 Attachment 2 Attachment 3

				<p>exercise and take care of their health as a lot of them cannot go far away to gyms and public facilities. The garden is big part for their mental and physical health.</p> <p>Losing parking, green space and garbage areas and walking to take transit is impossible for many living in the building. Do you expect seniors to be pushing carts now 3 blocks to get their groceries and going out of the building for garbage disposal in rain and snow to have a bad fall in their already declining health.</p> <p>The proposed development will lead to years of noise pollution, increased traffic congestion and strain on our public services. I think we owe our seniors some respect and let them die in dignity, Isn't that a human right of a person who has worked tediously all their lives contributing to this country.</p> <p>Also the project will result in significant environmental damage and destruction of natural habitat. The proposed housing is also out of touch with the character of Kerrisdale and unaffordable for young and old families. There is already a high vacancy rate in the existing tower at 5455 Balsam Street since this company Larco Investment Group acquired the building. I would also urge the council members and the Mayor to look at the complaint files in Vancouver city hall against Larco Investment group filed by residents of Fountainbleau apartments 5455 balsam street over the past 4 years for non compliance. The developer is also endangering health and safety standards of the residents of this building by not following any rules and regulations for maintenance of the existing building.</p> <p>The Vancouver city website emphasizes on improving the lives of seniors and letting them stay in their familiar communities to make Vancouver a more equitable place for our older people.</p> <p>In conclusion I strongly urge all the elected members of the City to reconsider this proposed development as it is simply not the right fit for our neighbourhoods. Thanks for your attention in this matter.</p>			
2024-06-28	15:13	CD-1 Rezoning: 5455 Balsam Street	Oppose	Please see attached letter.	Helen Overgaard	Kerrisdale	Attachment 1

CD-1 Rezoning: 5455 Balsam Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-06-29	15:03	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>The rezoning of 5455 Balsam Street will destroy a beautiful chateau-designed garden and the two story garage which accommodates the cars of the 125 residents of the Fontainebleau Apartments at 5455 Balsam Street. We realize that Vancouver wants to cut down on car traffic. But, for many people especially the elderly, having a car is a necessity. Transit (buses) running south and north is four blocks away. Many of the elderly people are incapable of walking there. We cannot do our grocery shopping or go to medical appointments on bicycles or afford taxi fare for every errand. Larco says it will provide parking 10- to 15-minutes away for the Fontainebleau residents. Does Larco actually expect all the seniors, many of whom use walkers, to walk back to the Fontainebleau with groceries in tow? Those who decide to park their cars on the street will have to compete with scores of other cars to find on-street parking. When cars park on the street, they will be vulnerable to vandalism and the vagaries of the weather. When the owner does build a new parkade, some, but not all, parking spots will be available to us Fontainebleau residents but probably at the expensive rate of \$200 per month for a designated parking space, which is what the tenants at Larco's Arbutus Residences are paying. Right now we Fontainebleau residents pay \$37 per month for a designated parking space. The Fontainebleau residents will lose a beautiful garden which is also a bird sanctuary. There are ten species of birds that make the garden their home. Removing the garden will deprive Vancouver of another large green space in a city that prides itself on being "the greenest city in Canada, a green place to live, work, and play." Many of the residents at the Fontainebleau are elderly. This garden gives them an opportunity to socialize, to come out of the confines of their apartments where most of them live solitary lives. See photo of the chateau-designed garden in the attached jpeg file. The garden was designed after the garden at the chateau of Samur in France.</p>	Daniel Kasowitz	Kerrisdale	Attachment 1
2024-06-24	14:21	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>This request is quite outrageous. The population density of this neighbourhood is already high. This proposal adds 145 more rental units. It uses up the whole of the property without allowing any space surrounding the building.</p> <p>We have here an egregious example of greed on the part of these new owners of the existing property.</p> <p>It is shocking that this proposal ever reached the stage of a public hearing. Be true to the residents already in this area.</p> <p>Dr. Shirley Sullivan</p>	Dr. Shirley Sullivan	Kerrisdale	

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2024-06-24	19:34	CD-1 Rezoning: 5455 Balsam Street	Oppose	I oppose this rezoning. The two blocks of Balsam Street are already sufficiently and historically densified with no increase in services locally. This area is not a transportation hub being served only by the 41 bus and further away by the 16. On street parking is already very limited for residents, visitors and service providers. Balsam Street at 37th is a T junction leading onto a bike route. It already has very poor visibility from the stop sign. Increased traffic from this building, using this intersection worsens safety for pedestrians, bikes and drivers. There are many other infill areas that could be selected rather than further densifying this already dense block. I implore you not to re-zone this area to allow and select a more appropriate site. You can meet the city plan by considering other projects. Thank you	Moray McLean	Kerrisdale	