

Burke, Teresita

From: George Nicol [REDACTED]
Sent: Monday, February 19, 2018 7:36 PM
To: Public Hearing
Subject: Rezoning Application - 6 West 17th Avenue (Turner Dairy)

We are Linda and George Nicol and live at [REDACTED]

[REDACTED]

We are strongly opposed to 13 Unit development in the Turner Dairy

1. We feel it will disrupt the Residential life of our neighborhood
2. Increase Parking and Traffic
3. Increased Noise pollution from Multiple Rooftop decks
4. Pollute our Air and street with Dust and debris and Noise during demolition/renovation.

Kindly take our opinion into consideration.

Regards,
George+Linda Nicol

Burke, Teresita

From: k. chauhan "s.22(1) Personal and Confidential"
Sent: Monday, February 19, 2018 10:23 PM
To: Public Hearing
Subject: 6 west 17th ave

These are comments in regards the development on 6 west 17th ave:

- heritage designation is a stretch. This property was a luggage making facility for 50+ years and dairy operation for 17 years.
- this warehouse has no heritage significance compared to the beautiful old homes of the West End and Shaughnessy that are readily torn down.
- this development does not flow in art and crafts style of the other homes on the block that have traditional architectural elements of peaked roofs, wooden staircases and open front verandas.
- no one will use the elevator parking concept. They will all park on Ontario and 17th ave which are already crowded with parked cars and bike lanes.
- there is no affordable housing in this development. Most condos will be sold for 2 million dollars or more!
- this neighbourhood is already over populated. No room at our local school.
- this development will damage our large backyard trees.
- the building is on our property line. Needs to be set back from the property line.

I oppose this rezoning.

Ms. K. Chauhan

"s.22(1) Personal and Confidential"

Burke, Teresita

From: Lauren McEwen <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 20, 2018 8:15 AM
To: Public Hearing
Subject: 6 W 17th Ave (Turner Dairy)

I wanted to submit my comments for consideration at the public hearing tonight regarding the redevelopment of Turner Dairy. There are 3 concerns I would like considered as part of this application before an approval is granted:

1) Schools: 13 units could bring a dozen kids, likely more. The current school, Simon Fraser Elementary, is bursting at the seams, with a 60 kid wait list for kindergarten alone this year. We have friends who are blocks from the school who can't even attend their catchment school because of this wait list. The city of Vancouver likes to deny any responsibility and place the blame solely with the Vancouver school board. But the fact of the matter is, you need school spaces when you increase density and the City of Vancouver often doesn't consider school spaces when approving these projects. The city of Vancouver needs to work with the school board to build a school at Olympic Village or change the boundaries for this particular school as there are just too many kids in this catchment now.

2) Parking: my understanding is that the Turner Dairy will have 13 underground parking spots. This would be great if they were easily accessible but my understanding is there are 2 major flaws with the proposed parking. First is a one car elevator, which is extremely slow and not feasible for people who want to come and go quickly. I would be very surprised if many people use this option. 2nd is, many of the spots are 2 parking spots deep, meaning, to use these spots for 2 vehicles as intended, family members would have to juggle vehicles to get the appropriate cars in and out. I just don't see this happening. Many of these 2 car spots will likely only be utilized for one vehicle, pushing more vehicles on to the streets. Which leads me to the last point on this topic. Parking is horrendous in this area. I live on the north side of W 18th, between Ontario and Manitoba and my family can't park our 2 vehicles on our street most days. If we add 13 families on this block, cars will further be pushed around the corner, making parking for my family even worse than it already is. On a good day, Ontario is full of vehicles. I don't see where these new vehicles will go without appropriate parking. They need to include more parking as part of this project.

3) Speed Bumps: if this project is approved, I would greatly appreciate the installation of speed bumps or some sort of traffic calming means into the alley between W 17th and W 18th which would lead to the underground parking. There are 23 children on our block alone and many use this alleyway to ride bikes and play. I would ideally like to encourage vehicles to use Ontario Street to access the building and not use the alley as a road for getting to and from this development. Many of the neighbors and I have discussed this and are in support of this. We would greatly appreciate this being one of the requirements for the development being approved.

Thank you for your time and consideration.

Sincerely,

Lauren McEwen

Sent from Lauren's iPhone

Burke, Teresita

From: Cam Campbell <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 20, 2018 10:52 AM
To: Public Hearing
Subject: 6 West 17th Avenue (Turner Dairy)

Hi there,

I plan to attend the public hearing tonight regarding the amendments to the Zoning and Development By-law for 6 West 17th Avenue (Turner Dairy). I own and live at [REDACTED] s.22(1) Personal and Confidential" across from the proposed development. Some issues I would like to see addressed are:

1. **Parking on Ontario Street:** There is an increasing amount of cars parked along the 3200 and 3300 block of Ontario Street with no restrictions for non-residents. The proposed development only included 30 parking spaces for 13 units, so there will undoubtedly be a significant increase in cars parked on those two blocks. What are the plans to address this?
2. **The intersection of 16th Avenue and Ontario Street:** The current configuration of this intersection poses a significant hazard to cyclists and pedestrians from cars. With the increase in vehicle traffic this hazard is only going to increase. Something needs to be done at this intersection to calm traffic before construction begins. There are good options outlined in the Cycling Spot Improvement Plan (<http://vancouver.ca/files/cov/ontario-st-and-16th-ave-spot-improvements-program-open-house-information-displays.pdf>); however, this plan does not seem to have been enacted.

Thanks,
Cam Campbell, Owner

[REDACTED] s.22(1) Personal and Confidential"