

**Isfeld, Lori**

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**From:** Jason McLean s. 22(1) Personal and Confidential  
**Sent:** Sunday, April 13, 2014 8:35 AM  
**To:** Public Hearing  
**Subject:** Heather Place (706-774 West 12th Avenue and 755-799 West 14th Avenue) public hearing

Hi,

Please accept my comments for the Heather Place public hearing as follows:

Mr. Mayor and Council,

I'd like to voice my strong opposition to the Heather Place redevelopment proposal as it currently stands, for the following reasons:

1. Though I am in favour of rebuilding Heather Place, the current proposal doesn't fit into the current neighbourhood. It is too big for the neighbourhood it is in, and will stick out like a sore thumb. Further, the proposal doesn't fit in to the current community plan developed by the City.
2. It sounds like too few geared-to-income rentals will be provided. The proposal calls the building "entirely social housing", but it looks to be mainly at-market rental. It feels like the aim of the project is to generate revenue for Metro Vancouver, rather than to provide social housing and provide roots to the community.
3. Metro Vancouver's actions and attitudes during the process have been deplorable. Instead of consulting with members of the public and shaping their proposal to fit with the neighbourhood, they have ignored all public comments and chastise neighbourhood residents that "it would be even worse if this were a private developer". The proposal hasn't changed at all, even after several rounds of community meetings where the proposal faced unanimous opposition.

Thank you for your time!

Jason McLean

s. 22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Gordon McTaggart-Cowan s. 22(1) Personal and Confidential  
**Sent:** Sunday, April 13, 2014 3:08 PM  
**To:** Public Hearing  
**Subject:** Heather Place Redevelopment

Dear Vancouver city councillor

I am writing to express my strong opposition to the redevelopment of Heather Place as currently proposed by Metro Vancouver Housing. My principal concerns are:

1. Density on the site will be greatly increased without any corresponding increase in services (community facilities, daycare, schooling, parking, access) to accommodate the large increase in families living in the community. All of these facilities are already stressed beyond capacity: Edith Cavell school, Ecole Bilingue, and all the daycare facilities in the area, for example, are already oversubscribed with long waiting-lists. The addition of several hundred more families, many of whom will have young children, will completely overwhelm these services. Furthermore, the development is separated from major arterial routes by residential roads (Heather bikeway, Laurel street, Willow street) which are not designed to accommodate the increase in traffic that will result from this significant redevelopment. The traffic projections used in the original proposal were absurd, as they assumed that market-g geared housing would have lower per capita vehicle ownership than the current subsidized housing facility.
2. The proposal is unbelievably insular – at the community information sessions, the developers clearly indicated that any of the communal facilities in the development (including the proposed rooftop garden, community rooms, etc.) would be for the benefit of Heather Place residents ONLY. This is an outrageous insult to the existing neighborhood, which will experience the impact of the increased density. They will be aware of, but be unable to access, all the offsetting amenities touted in the proposal.
3. The proposed development includes no significant consideration to improve the quality of life for neighbours. The proposal includes a ‘bike repair stand’ which will likely be an eyesore, is unlikely to be decently used or maintained, and could undercut local businesses (bike repair shops, such as the new tandem café / bike repair shop on 16<sup>th</sup> and Heather, or Cambie cycles for example). No other benefits were even considered for the existing neighborhood. As this development is essentially being used by Metro Vancouver housing to generate income, they should be required to follow development rules similar to those of private developments. Specifically, they need to provide amenities that will be available to, and beneficial for, the entire neighborhood. (See, for example, the park space, daycare, and Douglas Park community centre annex included in the Tapestry development at 12<sup>th</sup> and Heather.)
4. The height of the proposed buildings is entirely out of line with the existing neighborhood. The 10-story Tapestry development at Heather and 12<sup>th</sup> was an existing building, re-developed; the lower (6 story) building facing onto 12<sup>th</sup> matches the height of buildings on the other side of 12<sup>th</sup> ave, and is separated from the rest of the neighborhood by a sizable park. Using these buildings as justification for 10 and 6+1 story buildings facing onto 13<sup>th</sup> ave is completely unreasonable. The Heather place redevelopment should be held to height restrictions equivalent to those of the other buildings in the 13<sup>th</sup>-16<sup>th</sup> ave corridor (effectively 3-4 story low-rise). This would still allow the proposed increase in income-linked housing without the negative impacts on the neighborhood in the current proposal.
5. The shading from the increased height of the buildings will significantly impact the usability of the VGH park area (behind the Tapestry development) and the associated daycare. This park is a central part of the community for much of the year, as it is the only park in the area that is warm and sheltered enough to be comfortable in the

Oct-April period. Unfortunately, this is the time of year where the shading from both the 10 story and 6+1 story buildings on 13<sup>th</sup> will cover the park, greatly reducing the quality of life for existing residents, especially for families with young children (the demographic group this proposal claims to be helping). This will lead to less outdoor time for families, and goes directly against the 'livable city' that is at the heart of the city of Vancouver's vision.

6. The main argument for the increased development density – to provide more rental housing (predominantly at market rate) is unsound, as there is already a large, privately-run, rental accommodation market in fairview (including many buildings on Cambie and Oak streets, and much of the area between Oak and Granville between Broadway and 12<sup>th</sup> ave.), not to mention the many individual condominium complexes that allow rental of individual suites. The provision of more income-linked housing is laudable; however the developers appear to be using the appearance of social benefit to hide the fact that the proposed dramatic increase in density is primarily in the form of market-rate rentals. As such, it will compete directly with privately run buildings. This will undoubtedly deter future private investment in rental accommodation, as it sets the precedent of using public funds and zoning changes to support public market-rate projects that undercut private developments. As such, the increase in market-rate housing could very well lead to a net reduction in total rental housing availability in the area.
7. The proposal was presented to the community and was broadly and nearly unanimously condemned. However, during the public open houses, the developers showed no interest in trying to understand the concerns of the local community. This lack of attention was then reflected in the fact that no significant changes were made to the proposal to address community concerns before they have been sent to city council for review.

I hope that you will agree that the proposal, as presented, does not align with the desires of the existing neighborhood or with the City of Vancouver's stated aim of being a 'livable city' that meets the needs of all residents. Radically changing existing communities by increasing density should only be undertaken carefully, and with full buy-in from the current residents. City council recently demonstrated your leadership in this area with the Marpole rezoning review.

As I am sure that you realize, the Heather Place development has completely failed to address, or even consider, the input from the surrounding community. The developers appear to believe that city council will simply rubber-stamp their proposal because of its purported, but vastly-overstated, 'social' aspect. I am confident that this will not be the case, and that as the elected representatives of all residents, you will ensure that this development is sent back for redrafting, with specific direction to consider the needs and desires of the entire neighborhood.

I have no doubt that a development that both has the support of the local community and meets City Council's objectives for social housing can easily be achieved. Unfortunately, Metro Vancouver housing needs your direction to engage with the community to make this a reality.

Yours Sincerely,  
Gord McTaggart-Cowan

s. 22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Michelle s. 22(1) Personal and Confidential  
**Sent:** Sunday, April 13, 2014 10:28 PM  
**To:** Public Hearing  
**Subject:** Public hearing for heather place

Dear mayor and council

**I would like to express my opposition to the rezoning application for 706 West 13th Ave and 725 West 14th Avenue.**

I believe upgrading of this complex needs to be done and that current residents should not be displaced, but the proposal is neither compatible, considerate, or respectful of the existing surrounding community. Increasing the capacity of units from 86 to say 100-120 is fair, but 230 rental units seems a bit much. I have owned three different homes in this area over the past 9 years because I have loved the community feel and proximity to amenities. I now have 2 children under the age of 5 with my husband and we are rooted in the community centres, preschool at Kids at Heather, and with other families. I really enjoy the park space and walking in the area but have noticed that it is getting more and more busy. I think that the area is saturated as it is and does not need more rentals, 5-10 story buildings, and more traffic and congestion. These types of buildings should be on the outskirts of a community on busy streets (i.e 12th ave, Cambie, Oak, etc.), not plunked in the middle of an existing community with heights and density that will stick out.

**I strongly oppose the proposed rezoning for the following reasons:**

**1) Congestion**

Parking in this area is very difficult with hospital employees, hospital visitors, residents and their guests. My guests have a hard time finding parking especially with the 2 hour limit which is strongly enforced. If you increase the amount of residents and not have enough parking to facilitate them, this will definitely not improve. I find the parking statistics you displayed completely inaccurate.

We are a family that walk and bike in the area and I have noticed that bikes and cars are not stopping for pedestrians and are distracted with handheld devices in the roundabouts. This is supposed to be a traffic calmed area. It is very busy and challenging to cross the street with children and we have been very close to being hit several times. Increasing the amount of traffic in the area will not make it better especially with a school, preschool and two full capacity daycares to also consider. Also, I shudder at the thought of construction for the proposed developments and the impact that will have on our community...

The Coastal Health/Tapestry park and playground is used by many children and people enjoying the green space. This park is always at capacity and more park space is necessary. After reading the proposal, the park space and indoor court for **residents only** seems unfair.

**2) Appeal**

We purchased our home for the yard space which will now be dwarfed by your proposed 10 story building. I was told that the highest building in the area could not be greater than 4 stories. We will now have a lovely yard that will be both a fishbowl and shaded completely by this building. Who will pay for the loss in our home asset? This building is also slated to be for seniors. Which senior would want to walk up and down a 10 story

building if the power goes out?

The park and preschool/daycare would be completely in the shade. Your shade graphs were inaccurate. I do not want my children or any other resident to be in the dark when we desperately need light in the dreary rainy days of a Vancouver winter. The Tapestry buildings have a great green space to building ratio. It appears that your proposal for the three buildings has very little green space (I do not consider an inaccessible green rooftop to be green space unless the whole community can access it).

This community has no tall buildings except for the Tapestry which is considered heritage. This development would definitely stick out and not blend into the community. Having this huge development in our area would decrease the values of our homes and rental tenants tend not to respect and care for the community as homeowners would.

Furthermore, I did not appreciate Don Littleford's threat to accept this offer because it could be sold to private developers and three, 30 story highrises would be put up instead. I would hope council would protect our community and not let this happen.

Thank you for your time,  
Michelle and aaron Hutchinson

s. 22(1) Personal and Confidential

A large grey rectangular redaction box covers the bottom portion of the signature block.

Sent from my iPad

RE: Heather Place Re-Development Application

April 13, 2014

Dear Mayor and Council,

I am writing to express my apprehension about the redevelopment proposal for Heather Place. I urge Mayor and Council to deny the re-development application for the complex, and reconsider how the current infrastructure and community currently possesses the potential to be a dynamic example of green, healthy, sustainable living within our city.

I lived at Heather place from approximately 1983 to 1987 (age 3-7). My parents were subsisting on a very low income at the time. My father was working on his undergraduate degree in horticulture at UBC, and working at the University Endowment Lands golf course. My mother was teaching piano lessons in our living room and at Tom Lee Music in New Westminster. My brother and I attended Emily Carr Elementary School.

At the time, most of the residents at Heather Place were adult students with children, and many of them were international students. Because student parents had to study when they weren't working, or only one parent could be home at a time while the other worked, children had to stay close to home, and often entertain themselves. The architecture and infrastructure of the housing complex, with ground floor access to green space, private patios, visible play areas, and walkways adjoining suites, made it a safe and accessible place for kids to roam from one suite to another, exercise independently, and form healthy community bonds. Heather Place was a communal daycare and families looked out for each other. This was the only way our family could financially survive. Because many families did not have the money, or the time, to enroll their children in extra curricular activities, hire private childcare, go on weekend outings, or out of town holidays, having access to immediate outdoor space was crucial to our health, growth and well being.

Once we left Heather Place, for my father to finish his degree at Oregon State University, we moved from one apartment, to rental home, to trailer park and campground, after another. Between the time I lived at Heather Place and moved out on my own at the age of 18, I had lived in a total of 12 homes throughout the lower mainland—many of which were isolated, unhealthy, in disrepair, too small, or instable (due to rent hikes or redevelopment). Children in low-income families face constant displacement, moving schools, losing friends and emotional insecurity.

I am against the rezoning of Heather Place because I feel that Mayor and Council is not paying close attention to the role low-income social housing plays in the development of a greener and healthier city. I know that Council is responsible for maintaining the economic health of the city, and it bolsters this through real estate development, but Council has other responsibilities as well, and one of them is to the health and wellbeing of future generations, and to the equal support and encouragement of children and families of all ethnic, cultural and class backgrounds. I do not believe the proposed re-development will equally support the 86 families who currently live at Heather Place to continue living in their community, keep their children in the same schools with their peers, allow parents to maintain commuting patterns to work and school (or to stay in the same jobs for that matter), and maintain social bonds that have been established.

I urge Mayor and Council to deny this development application and take a closer look at the current infrastructure of Heather Place as an opportunity to create diverse models of green living, mixed income neighborhoods, and sustainable architectural models of social housing.

Sincerely,  
Amy Kazymierchuk

Vancouver BC

s. 22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Helen M s. 22(1) Personal and Confidential  
**Sent:** Monday, April 14, 2014 8:26 AM  
**To:** Public Hearing  
**Subject:** Heather Place (706-774 West 12th Ave and 755-799 West 14th Ave) public hearing

Dear Vancouver city Councillor,

I am writing to express my strong opposition to the re-development of Heather Place as currently proposed by Metro Vancouver Housing. My main concerns for this opposition are:

1. The increased density at the proposed will have a significant impact on the schools (e.g., Edith Cavell Elementary and Ecole Bilingue) and the daycares (e.g., Kids at Heather and Kids in General) in the area. Furthermore, the residential roads are not designed to accommodate the increased in traffic that will result from this significant re-development.
2. The height of the proposed buildings is consistent with the existing neighbourhood. While the 10-story Tapestry development at Heather and 12<sup>th</sup> was a re-developed existing building and the companion 6-story building facing onto 12<sup>th</sup> Avenue matches the height of buildings on the other side of 12<sup>th</sup> Avenue, these are not adequate justification for 10 and 6+1 story buildings facing 13<sup>th</sup> Avenue. The Heather Place re-development should abide to height restrictions equivalent to those of the other buildings in the 13<sup>th</sup>-16<sup>th</sup> Avenue corridor (effectively 3-4 story low-rise).
3. Related to the previous issue is the resulting shading from the increased height of the buildings. This will greatly impact the usability of the VGH park area (behind the Tapestry development) and the associated daycare. This park is a central part of the community for much of the year, as it is the only park in the area that is warm and sheltered enough to be comfortable in the 'off-season' (e.g., October-April). Unfortunately, this is the time of year where the shading from both the 10 story and 6+1 story buildings on 13<sup>th</sup> will cover the park, greatly reducing the quality of life for existing residents. This will result in less outdoor time for families, and goes directly against the 'livable city' that is at the heart of the city of Vancouver's vision.

I hope that you will agree that the proposal, as it is currently presented, does not aligned with the desires of the existing neighbourhood or the with the City of Vancouver's aim of being a 'livable city'.

Sincerely yours,

Helen Cowan

s. 22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 14, 2014 10:00 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing Comments: Proposed Rezoning of Heather Place (706-774 W. 13th Ave and 755-799 W. 14th Ave.)

**From:** Jennifer McLean s. 22(1) Personal and Confidential  
**Sent:** Sunday, April 13, 2014 8:42 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing Comments: Proposed Rezoning of Heather Place (706-774 W. 13th Ave and 755-799 W. 14th Ave.)

April 13, 2014

Dear Mayor Robertson and Council,

I would like to express my concerns with the proposed rezoning of 706-774 West 13th Avenue and 755-799 West 14th Avenue. My husband and I have attended a number of community meetings to review this proposal and have provided feedback and although there has been much community opposition and suggestions provided by residents, the proposal is now before Council unchanged.

While I believe Heather Place is in need of a renovation and upgrade, the proposed re-development of this site, as it currently sits before Council, has not addressed the concerns of the community and is insensitive to the community. I agree that the City of Vancouver needs to facilitate the provision of rental housing but not at the cost of an existing community. I oppose the current proposal for the following reasons:

1. **Building Heights**

The proposed building heights are too high. They do not respect the established neighbourhood character and will look out of place in the neighbourhood. The architect's from NSDA refer to the proposal as the "sister development" to the Tapestry project, however the 10-storey Tapestry building was an existing structure and retained to preserve an architectural piece of history in the hospital precinct. Furthermore, when existing grading information is taken into account, the proposed heights in the Heather Place redevelopment **are actually higher**. The proposed 10-storey building will be an **entire storey higher** than the retained Tapestry building.

The height allowed along 12<sup>th</sup> Avenue in the 750 West 12<sup>th</sup> Tapestry building was approved because it related to the existing height of the hospital buildings to the



north and is located on an arterial. The existing conditions are not the same for the Heather Place site.

The proposed building (referred to as Building B) adjacent the park, fronting 13<sup>th</sup> Avenue, should not be higher than the existing building on the north side of the Tapestry Commons park (likely not to exceed 5 storeys with grades taken into consideration). The other buildings should not exceed 5 storeys as well, and should be stepped at the edges to respect the two, three and four storey buildings that exist on Heather Street, Willow Street and 14<sup>th</sup> Avenue respectively.

When doing due diligence prior to purchasing our property, the neighbourhood plan did not mention (and still doesn't) anything about buildings of such a height in the neighbourhood. Proposals should conform to existing neighbourhood plans to allow people to carry out accurate due diligence on property purchases. Otherwise, Planning should engage the community in a comprehensive planning process wherein a new neighbourhood plan is created to reflect desired densities into the future. Not just a one-off development proposal being dropped into a neighbourhood.

*"Instead of getting embroiled in one-off battles over individual projects, planners would develop thoughtful blueprints for four key neighbourhoods. They would listen to the residents. They would provide specific details about height and density so no one would be surprised by anything that came along. Their community plans would provide a model for future planning in other city neighbourhoods as Vancouver strives to accommodate more residents."* quoted by Brian Jackson, General Manager of Planning and Development, City of Vancouver (Globe and Mail article by Frances Bula, published July 14, 2013).

## 2. **Parking and Traffic**

The proposed 115 parking spaces (0.5 stalls per unit) is not sufficient. The lack of parking proposed is going to exacerbate the existing shortage of parking in the neighbourhood. Currently residents, visitors, hospital staff and hospital visitors compete for parking in our neighbourhood. While I can appreciate there have been parking counts done in our neighbourhood, I do not feel the statistics accurately reflect what is really going on.

Not everyone has the luxury or ability to walk and use transit and are forced to rely on their automobile for transportation. We cannot pretend people do not drive and/or own cars. Saying parking isn't proposed on the site because excavation is expensive is not acceptable rationale.

Traffic and its effect on the safety of children is also of concern. West 13th (and also Heather) are quiet streets. Heather Street is a designated traffic calmed area and bike route, and borders a school. Further, West 13th at the site has a daycare and park across the street - both constantly full of children and pets. The current proposal does nothing to alleviate the increase in traffic it will bring. This is a natural safety concern.

## 3. **Lack of Community Benefit and Negative Impact on Existing Community Amenities**

I do not dispute that providing rental housing is not a community benefit, however one community benefit should not cancel or outweigh another one.

The building heights as proposed will cast complete shadows on the Tapestry Commons public park and the outside play area of the YMCA daycare next door. During the winter months when sunlight is most prudent it will be in total shadow. This park is heavily used; most neighbourhood residents would argue that it is already at capacity. Not only does Metro Vancouver's proposal not include a significant publicly accessible green space, it will likely negatively impact an existing one we do have and love. This portion of Fairview needs more outdoor space and Metro Vancouver's proposal should focus more on a community approach within the existing community and not just focus on providing amenities solely to its residents. Rather than a private indoor court couldn't this be an expanded outdoor area?

In closing, I would strongly urge Council to consider the above-noted concerns. We are a young family with a two year old son. We live here because we love our neighbourhood. We feel that it is our community and we need to protect it and the people who walk these streets, attend the schools, preschools and daycares and play in the parks in our community.

I think redevelopment of the Heather Place site could be a great attribute to our community. Especially if the current residents are not displaced and they can enjoy their neighbourhood with improved living conditions. But in order to be palatable, the proposal needs to be reviewed, reflected upon and redesigned. It should not just be squeezed into and plunked down in an insensitive manner with disregard to existing conditions and community need.

Thank you for your time,

Jennifer McLean

s. 22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 14, 2014 11:47 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing Heather Place

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**From:** EMAN YEUNG s. 22(1) Personal and Confidential  
**Sent:** Monday, April 14, 2014 12:53 AM  
**To:** Correspondence Group, City Clerk's Office; eman yeung  
**Subject:** Public Hearing Heather Place

Hi

since i am unable to attend the April 15 hearing because i am out of town, would like to submit my comments.

I realize there is a need for affordable housing for mixed income family, but i disagree with the proposed 10 storeys structure. The neighbouring blocks on either side of this building are all medium height to max of 4 storeys. Why is this organization allowed to build a giantic structure which is in total disregard of the neighbouring landscape?

With the increase density and traffic, thereby affecting the pedestrian safety and accessibility of the area. Parking is already scarce in this area. My friends hasitate to visit becaue they cannot find parking. With the new density, street parking is even more scarce. Another point to consider is the increase in rental units would increase the complexity of the population thereby affecting the crime incidence.

When Concert Properties proposed the Avenue building, they were disallowed to build any higher than 6 storeys because of height restrictions. The initial master plan was to have the tallest buildings line the busiest corridors such as 12th Ave and Cambie. Then it gradually slopes down as it reaches the core residential area. Having the 10 storey Heather place is disregarding the interest of the neighbouring people who already live there. It is like a sore thumb sticking up in the middle of a calm low profile neighbourhood.

I strongly urges the council to reconsider this rezoning application. Rather than 10 storey, scale it down to 5 storeys which would still substantially increase the number of affordable housing without overloading the area. .

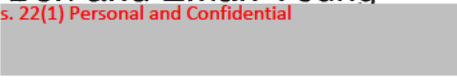
This application , if approved, will only set precedence for other developers to apply for rezoning. I do not like to see this lovely family oriented neighbour hood become another Yaletown. Please preserve the lovely quiet ambience of the area.

Would council approve a private developer who decides to tear down the townhouses on 13 and Willow to build several 10 storey structures for profit?

Sincerely

Ben and Eman Yeung

s. 22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 14, 2014 2:28 PM  
**To:** Public Hearing  
**Subject:** FW: Heather Place redevelopment/rezoning

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**From:** Catherine [REDACTED] s. 22(1) Personal and Confidential  
**Sent:** Monday, April 14, 2014 12:51 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Heather Place redevelopment/rezoning

From: Catherine Russell  
[REDACTED] s. 22(1) Personal and Confidential

### **BUILDING HEIGHT**

I live on 15<sup>th</sup> between Heather and Willow. I've been here in this neighbourhood since 1988. By "this neighbourhood" I mean the area between Oak and Cambie, and 13<sup>th</sup> up to 16<sup>th</sup>. 12<sup>th</sup> Ave has quite a different character.

This was once a neighbourhood of single family homes. Then these homes become multi-unit dwellings. And then in the last 30 years it has been almost completely redeveloped again, this time as a neighbourhood of 3 and 4 story condos and townhouses. Only a few houses now remain.

The one exception to the 3 and 4 story high buildings is the redeveloped nurses residence at 13<sup>th</sup> and Heather. It is the height it is because it uses a pre-existing building.

If you walk around our neighbourhood you will see and feel that it is a neighbourhood of low-rise buildings.

I don't understand why you now want to insert buildings that are 2 to 3 times the height of the rest of the neighbourhood.

And I am here to ask that you **not allow** this change in the character of this neighbourhood. Please keep the buildings 3 or 4 storeys only.

### **PARKING**

In the proposed plan there will be 135 parking spots for 230 units. Assuming no unit gets more than 1 parking spot, that means 95 units – or without underground parking.

I think this will cause parking problems for the whole neighbourhood. Parking space is needed for friends and family visiting us, tradespeople coming to the neighbourhood to provide all sorts of services.

Also people who are visiting patients in VGH use this area a lot for parking. And I know from personal observation that people who work at the hospital also park in this neighbourhood; yes, they sometimes get parking tickets but that is obviously not a deterrent.

And spaces are needed for Zip cars and Modo cars.

And I think most of us who live around here at times park our cars on the street for various lengths of time.

A while ago I wrote city councillors about this issue. One of them replied that the idea was that people would feel encouraged to get rid of their cars if they moved into a unit without a parking space. So it would be all right to have a lot of units without parking.

I think that is a lovely fantasy, but only a fantasy.

People with cars and no parking space will want to park on the streets. I don't know where. But I'm sure that is what will happen.

Having a car does not mean that you always use your car to get around. I have a car – but I mostly I walk and use my bike.

So 41% of units without parking spaces is just not OK. I think there should be at least 1 space per unit. "