

Burke, Teresita

From: Burke, Teresita
Sent: Tuesday, February 20, 2018 6:24 PM
To: Councillors - DL; Robertson, G
Cc: Isfeld, Lori
Subject: FW: Rezoning Application - 431-455 West King Edward Avenue

From: Laurel Jeanine [REDACTED] "s.22(1) Personal and Confidential"
Sent: Tuesday, February 20, 2018 6:22 PM
To: Public Hearing
Subject: RE: Rezoning Application - 431-455 West King Edward Avenue

Hello Mayor and Council,

RE: Rezoning Application - 431-455 West King Edward Avenue

I wish to write in support of the above application - we need more purpose built rental and we need it now. If anything, I would prefer that this rental building have 6 stories to provide more units. However, I am very disappointed in the number of parking stalls proposed - 54 stalls for a 42 unit rental building that is a 3 minute walk from King Edward Station is excessive.

Reasons why there should not be this much parking:

- Well-served by transit: the site is directly along King Edward Blvd, a major east-west transportation route with bus service via the 25 to UBC or the Expo line at Nanaimo Station, with service every 5 minutes during rush hour. The site is a 3 minute walk from King Edward Station, with service every 6 minutes during rush hour. Should there be a problem with skytrain, the site is an 11 minute walk from Main Street, which has bus service every 8 minutes. Transit score 73.
- Walkable Location: a 20 minute walk to VGH or City Hall; walkscore 82.
- Bikeable Location: a 20 minute cycle to downtown; bikescore 97.
- Car Share: Vancouver is a leading user of car share; and, with the provision of car share spots at this location, and the densification occurring along the Cambie Corridor, this location can be very well served by car share.
- Affordability - every tenant in that building will indirectly pay the cost of the underground parking in their rent, even if they don't use a space.
- Transportation Planning - we can't build as many units and bring as many people into Vancouver as we need to if we continue to build the same car-oriented forms of development. This building should last for 100 years so we should be planning for the parking demand in the future; not the parking demand we currently have now.
- Conservative Current Parking Standards - the Metro Vancouver Apartment Parking Survey (2012) found that parking is oversupplied in the Metro Van peninsula, especially for rental buildings and that approx 0.7 units/suite is the current demand in this area for rental buildings. With increased investment in transit coming (Broadway Corridor), and increased levels of cycling, we should be expecting decreased parking demand.

- Climate goals - we need to push forward on shifting trips from cars to transit and cycling. Having accessible, free parking at both home and destination is a motivator for people to favour automobile over other modes of travel.
- Climate goals - additional carbon emitted in the production of concrete and the excavation of the underground parking structure.

Please, if there is any opportunity to reconsider and reduce the number of parking stalls, please approve it.

Kind Regards,

Laurel Eyton

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