

Dragnea, Irina

From: Erin MacWilliam "s.22(1) Personal and Confidential"
Sent: Wednesday, June 27, 2018 2:21 PM
To: Public Hearing
Subject: Public Hearing: 2109 W. 35th Avenue

I am writing to **oppose** the proposed development and zoning changes at 2109 West 35th Avenue. While I agree that the city should promote increased density in appropriate areas, and that affordable family housing is necessary, the proposed development at 2109 W. 35th is much to large for the neighbourhood and property.

The property where the development is proposed to be built is on a sloping blind corner of Arbutus, with lane access only from one side due to the ravine park. Having 12 vehicle parking spots in that location would be incredibly dangerous and cause congestion. The lot is also in an area with a very large amount of groundwater, and a development of that size would wreak havoc on existing drainage patterns.

While it is important to develop affordable housing, 12 residential units are too many for a lot that size and a block with mainly single-family homes, especially given that the apartments just further North on Arbutus have consistent vacancies. I would suggest that 2 to a maximum of 6 residential units in that location would be an appropriate compromise.

Thank you, Erin MacWilliam

Area Resident

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Dr. Erin MacWilliam

Dragnea, Irina

From: Mastracci, Adrian "s.22(1) Personal and Confidential"
Sent: Saturday, June 30, 2018 1:18 PM
To: Public Hearing
Subject: Public Hearing: 2109 West 35th Avenue

Dear Sirs,

RE: Public Hearing: 2109 West 35th Avenue

I wish to submit comments via this email for the 2109 West 35th Avenue public hearing:

1. The property density required for the proposed 12 residential units is too high.
2. Providing only 12 parking spots is not sufficient for 12 units of this size.
3. Street parking is not feasible on this stretch of curved road.
4. One automobile lane heading south is eliminated, especially for buses.
5. Granting approval creates continuous and unnecessary traffic congestion at this location and surroundings.

I appreciate your considerations.

Adrian Mastracci

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Vancouver