

## Dragnea, Irina

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**From:** Candace L Hartman "s.22(1) Personal and Confidential"  
**Sent:** Friday, June 29, 2018 12:44 PM  
**To:** Public Hearing  
**Subject:** Public Hearing re 2109 West 35th Avenue

Dear Sirs,

I am unable to attend the hearing but would like my concerns regard parking acknowledged.

- there is a ravine to the west of the proposed development (severely limiting street parking)
- Arbutus Street to the east has a large curve between 35th and 34th, parking anywhere along that curve elicits a \$150 ticket as being "too close to an intersection"
- Quilchena Crescent in particular is already overwhelmed with homeowners trying to park their cars. Many of the houses are old, are built into a hill with no driveway, and garages (if they exist at all) are tiny

The proposed development allows for six 1 bedroom units and six 3 bedroom units (each renting for \$1900 and higher) realistically housing 36 people or more.

The allotted 12 parking spaces for the proposed development will not begin to adequately serve the complex and will only add to the already volatile tension over parking in the area.

Please confirm you have received my comments and advise how I can follow this issues up further.

Thank you,  
Candace Hartman

## Dragnea, Irina

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**From:** Christine Flegal <[REDACTED] s.22(1) Personal and Confidential">  
**Sent:** Tuesday, June 26, 2018 4:44 PM  
**To:** Public Hearing  
**Subject:** Arbutus & 35th proposed development

As a homeowner who resides at [REDACTED] s.22(1) Personal and Confidential" the proposed townhouse development is worrisome with respect to the increased traffic that will most assuredly occur on Yew.

I have attended previous open houses on this development, spoken to the architect and owners, both of whom predict little impact on the surrounding environs because "12 parking spaces are provided". Further, it is their belief that because it's "affordable housing", tenants are not likely to own vehicles which is completely ridiculous.

The location of the complex is on busy Arbutus with no street parking nearby for visitors. Consequently, it is very conceivable that visitors (and tenants) will be parking behind the complex (on the west side of the ravine) on 35th and Yew St. Obviously, Yew St will need to be accessed.

Yew is part of the Ridgeway bicycle route and thus has speed controls in effect of 30km. As someone who witnesses constant Yew St traffic, I can vehemently attest that NO ONE abides by the speed limit. I, myself, have come close to being hit, had a pet killed by car, and have witnessed a neighbour's car side mirror being torn off by passing cars. The slope from 33rd to 35th is significant thus cars really hit the gas to go uphill.

I have explored: having the stop sign at 34th & Yew changed so the sign faces north/south (denied by City); speed humps/bumps put in (denied by City); so, it seems the last option is a traffic circle.

One final concern. I know the city is exploring changing the area around Crofton Manor on 41st to include high rise condos. If this is approved, there is no doubt people will be taking shortcuts throughout this neighbourhood to bypass busy Arbutus and 41st. The City must take into account human nature. People want to avoid traffic at all costs and find accessible, free parking.

In closing, I am imploring the city put in more traffic controlling measures on Yew St and impose permit parking on 35th and Yew St.

Sincerely,  
Christine Flegal  
[REDACTED] s.22(1) Personal and Confidential"

Sent from Christine Flegal