

Tuerlings, Leslie

From: s.22(1) Personal and Confidential s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 3:37 PM
To: Public Hearing
Subject: 5809-5811 Main Street (198 Ontario Place)

I'd like to submit comments pertaining to this development application.

The main concern with this development is the proposed number of housing units, 12, and the proposed parking spaces being provided to accommodate those 12 units.

Only 2 parking spaces, one disabled space, and one carshare space is being proposed for 12 housing units.

This number of parking spaces is inadequate to accommodate the number of households that will occupy this development. For 12 households, it is likely that each household will own at least one vehicle; it is more likely that each household will likely have 2 vehicles.

Although there are major transit options accessible to this area, this does not prevent households from owning at least one vehicle to access areas in which transit does not support or has inadequate support. Judging by traffic on Vancouver roads, the number of cars on the roads continues to increase despite the efforts of Translink to add additional public transportation alternatives and the increased number of cycling lanes to facilitate the use of bicycles for transportation.

I do not accept the developer's assertion that the residents of the proposed development will not own vehicles as the evidence on the road suggests otherwise. I accept that each household MAY own one vehicle, however, it is most likely that each household will own 2 vehicles.

There is already much congestion in this area, compounded by the condominiums on the southwest corner of 41st and Main St; although residents of this building have underground parking available to them, the residents still choose to park their vehicles on Ontario Place.

This encroaches on the availability of parking for residents of 100 block Ontario Place; the addition of 12 new units at 198 Ontario Place will place additional pressure for parking availability on this street.

Unless parking is addressed through increased provision of parking spaces, I wholly reject this development.

The second concern with this proposal is the increased traffic and pressure on parking during construction, should this proposal be approved.

As previously discussed, there is little parking for the residents of 100 block Ontario Place given the number of multiple households on the block and the condo at the corner of Main and 41st Avenue. Construction will disrupt the neighbourhood and add additional traffic and pressure to the number of vehicles requiring parking in this area, albeit, temporary.

This is of great concern to the residents of this block who continue to experience disruption to the neighbourhood with ongoing residential and commercial construction.

It is the responsibility of the developers to provide access and egress to the construction site with minimum disruption to the residents of the area.

The workers who will be working on this site cannot park their vehicles in the area as this will displace parking for residents. Disruption is unfair for residents who pay their taxes for the privilege of living in this area.

If this development approved, I propose that the developers should arrange transportation for construction workers to get to and from the site to avoid bringing cars into the area.

These comments are respectfully submitted by the owners of s.22(1) Personal and Confidential, who have owned this property for over 40 years.

Sandy Copping, on behalf of Tong and Christina Chang