

Kennett, Bonnie

From: G Y s.22(1) Personal and Confidential
Sent: Tuesday, May 14, 2019 6:31 PM
To: Public Hearing
Subject: Public Hearing 4906-4970 Quebec Street

Good Evening Council Members,

I have a couple of concerns with the re-zoning of this location without improving the surrounding neighborhood.

I know we are trying to be green and limit the amount of vehicles on our roads, but the clientele that is moving into the Main Street neighborhood are new/young families due to the excellent amount of resources there are available for family's to select from. With that said, most families have 2 vehicles per household plus bicycles and maybe even a motorcycle. We should look into changing the amount of underground parking stalls from 64 to 85; that way it doesn't flood the streets/alley with parked car like it did with the previously 4 built condos. Even if it's an electric car, it still needs a space to park and no bicycle can carry both stroller and car seat, assuming it's not raining.

Another concern of mine is if possible, may we please look into adding left turn signals along Main Street at E 33rd Ave, E 41st Ave, E King Edward Ave, E 16th Ave and E 12th Ave to stop the backlog of idling cars during rush hour/event days? Also this would lower the number of commuter's rat race through our neighborhoods. Just an example: during the evening rush hour, cars are backed up bumper to bumper on E 33rd Ave/Main St all the way to Cambie St on W 29th Ave due to only 4 cars traveling through every traffic light cycle at Main St/E 33rd Ave because of vehicles turning both left/right and pedestrian crossing on Main St.

With the influx of resident in this area, can we please repave/widen the side walk surrounding little mountain's plot of land? Due to the sloping of the sidewalk and neglect of maintenance over the pass 10+ years with little mountain not being developed, the side walks are unusable when it rains due to pooling of stale water, which creates an even narrower pathway for pedestrians when it dries.

The last red flag is the height of the building proposed. There are already 5 fully built condos that are 5 to 6-storey tall and 1 building that had just broke ground. Since this building is a corner lot, we should minimize the wind tunnel effect we are creating for Quebec Street. A maximum 4-storey tall building would be enough to not divert the majority of the wind down Quebec Street and it would allow the neighborhood to look unique as per Main Street esthetics and not a cookie-cutter neighborhood.

Thank you for your time.

Regards,
Gavin