

Item 1 - CD-1 Text Amendment: 100 West 49th Avenue (Langara College) - Opposed (1)											
Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment	
03/11/2021	17:12	PH2 - 1. CD-1 Text Amendment: 100 West 49th Avenue (Langara College)	Oppose	<p>While I understand the college has additional space requirements, I am concerned about the overall magnitude of the proposed campus expansion and the fact that the suggested location of what would become the largest building on the Langara campus is situated along on a residential street, within feet of homes which have occupied this area long before the college. Should the proposed building on what is shown as Sub 'area 1 be built, it would raise serious concerns from both a shading and privacy perspective. As the building would be approximately only 80 feet from our house and backyard, it would have an impact on our daily life. We would expect there to be a significant reduction in sunlight, especially in the afternoon/evening hours, as we are located directly east of the college, and a substantial lack of privacy as individuals in the building, which could number in the 1000's on a daily basis, would have direct views of our house and into our backyard during the majority of the day and evening hours. Given that other residential streets in the immediate area have not been rezoned to allow for residential or commercial buildings to be built to such heights, I hope the same consideration will be given to Ontario Street. Has consideration been given to locating a building on the common grounds space along 49th east of the science bldg, and then converting some or all of the noted sub-area 1 space to green space' As 49th Ave is already rezoned for multi-level residential buildings and is not a quiet, traffic calmed, bike lane residential street, it seems that this would be a better location for a building and that having green space along Ontario Street would be more beneficial for both the college and neighborhood community. If this is not a feasible option, I would hope that any building constructed in the sub-area 1 location would be substantially reduced in size and height from what has been proposed. Neighborhood parking is already a challenge as many individuals accessing the campus will park along the side streets, which are resident only zones. This problem will only be intensified with densification of the campus. Traffic along Ontario Street is busy Monday through Saturday, as in addition to college students and employees accessing the campus, community groups also use the college space when classes are not in session. Ontario Street can be like a parking lot at times because of this traffic. If I understand correctly, the main entrance to Langara under this proposal would be off of Ontario Street only further adding to the traffic. I also have concerns over how the college (and city) will address what appears would be a long construction schedule, potentially over the course of many years, and with the assumption that at least some of the work would need to be done outside of in-class hours. Will we be living in a continuous construction zone for the next 10+ years'</p>	Michael Lisonbee	Michael Lisonbee		[REDACTED]	Sunset	No web attachments.	