

Good Morning, as a resident of the 1000 block of Oliphant I received notice from the Fairfield Gonzalez Community Association of a meeting with the developer scheduled for December 15, 2014. As I would be away for that meeting, I emailed George Z, head of the FGCA Land Use Committee, expressing my general concerns with the proposed development. He replied only that the proposal was consistent with the Official Community Plan. I suspect that my concerns were not reflected in the meeting.

Now having reviewed the revised proposal I have the following more specific concerns as follows:

- 1) The proposed development is considerably higher than any surrounding buildings (including the adjacent 4 storey building on Park St and will result in considerable shading at this end of the Village especially during winter months (conveniently not shown in the proposal) and will greatly alter the street scape and village feel.
- 2) Allowing commercial space on the ground level in an area which is currently residential will draw considerably more large trucks further down into the village and closer to the sensitive ecosystems of Beacon Hill Park (see Map 10 Ecological Assets of the OCP).
- 3) City planners asked the developer to include a commercial loading area behind the building, accessed from the lane off of Oliphant. Already there are problems with truck traffic along Cook St in general as well as on Oliphant. Trucks coming out onto Oliphant from behind the commercial establishments just north of Oliphant block vehicle traffic turning onto Oliphant from Cook, (likely looking for parking on this residential street). A potentially doubling of trucks coming onto Oliphant from both sides near this corner will only increase traffic congestion and the risk of accidents. I have reviewed the "traffic" study included in the proposal and I have found no discussion of actual moving traffic issues. The traffic study seems to focus on parking only, to justify the requested variance in the provision of parking spaces and concludes that the parking impacts will be minimal since on street parking is available within one block of the site. It is my understanding that streets within one block of the site are mostly restricted to residential parking only.
- 4) Oliphant and Vancouver are designated traditional residential streets. There is only enough space for one car to travel along these streets when cars are parked on both side. On coming traffic must pull over into vacant parking spots to allow another car to pass. At current traffic volumes this can be accommodated, but with an additional 56 vehicles (proposed allocated parking for the development expected to house 100-150 people??) (more than double current vehicle ownership on this block of Oliphant), plus visitors, trades and other associated vehicles, traffic issues will be problematic.
- 5) This development proposes removing a total of 7 large mature trees on the north and west sides. This will greatly changing the greenery and screening for neighbours on these sides. Replacing existing soft landscape (trees) with hard landscape (trellises and concrete) further deteriorates the character of our Village.
- 6) This project further proposes eliminating the green spaces in front to the current buildings along Cook and Oliphant to be replaced with slightly widened sidewalks up to the building facade, and the 2nd & 3rd storeys of the proposed building coming all the way out to the property line greatly altering the Village's street scapes.
- 7) the reduction of rental units from maybe 12 affordable family units to only 9 market rate (for only 10 years) small units, will change the residential mix of the neighbourhood. Some young people have expressed an interest in possibly living in this development. However, realistically I wonder who'll be able to afford to buy into it. Business operators have expressed a concern that commercial rents in the Village will go up with more of this kind of development. Already the commercial establishments in the development between Oliphant and Suttlej are occupied by chain stores or high end establishments not frequented by local residents. Currently, the Village is largely an eclectic mix of mostly locally operated establishments.

Development of this already "major city wide attraction" (OCP) is inevitable. However, the current proposal is not consistent with the neighbourhood character of the Cook St. Village. I ask that this development it not be approved. It is my sense that a 4 storey (with a specified height limit) residential only building (no commercial on the ground level) with a bit more setbacks and greenery would be acceptable to the majority of the residents and users of Cook St Village.

Turning the Village into an extension of downtown will result in it losing its current attractiveness.

Respectfully, Jane Ramin 1023 Oliphant Ave.