

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [EXT] 2050 45 AV SW - LOC2021-0166 - DMAP Comment - Sun 2/27/2022 3:51:54 PM  
**Date:** Sunday, February 27, 2022 3:51:55 PM

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Application: LOC2021-0166

Submitted by: Martin Hore

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking

General comments or concerns:

Hi Bwale

Per our e-mail conversations already - as you know my comments here are late as I live on the next block and was not initially notified.

I am opposed to this 8 unit build and Re-Designation application primarily due to the Restricted Parking already in place on the East side of 20th St SW due to the existence of the Bike Lanes there. Multiple vehicles associated with the future build on this lot will have to use the West side of 20th St, which from my experience, is already maximized by 20th St residents themselves. Garrison Woods was built with density in mind, thus the houses are close together, hence multiple vehicles associated with those properties already fill that space. The lot at 2050 45th Ave literally has 1 or 2 spaces out front on 45th itself, yet the intention for 8 units will introduce vehicles per the average of 1 or 2 per unit. This does not add up and is irresponsible planning in my opinion. It can only set the scene for conflict once the build is in place.

In addition to this concern on behalf of my neighbours, the existing residents, I do not want the Approval of LOC2021-0166 to be used as a precedent for LOC2021-0200 just a block away where the parking situation is even worse, as is doubly maximized by the local retail businesses on 42nd Ave and also by overspill from 43rd Ave residents who already have comparative density on those lots, 2 households where previously there was one. The street does not get any bigger and the vehicle usage does not drop, that is the reality.

In due course there will also be a THIRD Re-Designation application tendered for 2048 43rd Ave thus adding yet more vehicles into an already maximized On Street Parking cadence, the East side of 20th has Zero Parking due to the Bike Lanes, it makes no sense to Approve more density on this particular block. Please pass these comments to the Council Meeting and request a revert of this Re-Designation application. Regards Martin