

Consultation Summary

In reviewing the correspondence from the public, five common themes were identified and are summarized below. These themes reflect a mix of opposition and cautious support for development in Ladner, with emphasis on development that respects the community's existing character and addresses concerns like traffic and parking.

1. Traffic Congestion and Safety Concerns

Many respondents expressed worries about increased traffic congestion resulting from the development. They highlighted existing traffic issues, particularly during peak hours, and were concerned that the new development would exacerbate these problems, especially exiting onto the nearest exit at 57 Street. Some respondents proposed that access to the development should be from Ladner Trunk Road instead of 48A Avenue.

2. Insufficient Parking

A recurring concern from the public feedback was that the development was not proposing enough parking spaces for the 78-unit development. The developer has proposed a variance to the required number of parking spaces from 86 to 40 residential parking spots, 2 visitor spots, and 5 rideshare spaces, which residents believe are insufficient. Many believe that the streets are already overparked and this development would exacerbate the parking shortage in the area.

3. Impact on Community Character and Scale

Participants voiced concerns that the scale and design of the development are not in keeping with Ladner's small-town character. The proposed six-storey height was seen as excessive, with suggestions that a maximum of four storeys being more appropriate. There were also concerns about the building's modern appearance clashing with the heritage style of the neighborhood and the character of Ladner in general.

4. Mixed Support for Housing

While there was recognition of the need for additional housing in Ladner, many felt that the proposed development did not adequately address local needs or fit well within the community. Suggestions include scaling down the number of units, ensuring better alignment with local architectural styles, and providing sufficient amenities to improve liveability for both new and existing residents.

5. Infrastructure Limitations

Concerns about the adequacy of current infrastructure to support the development were frequently mentioned. This includes worries about road capacity, parking, and a lack of sufficient exit options, especially from Ladner. Some respondents also noted the absence of necessary upgrades to local infrastructure, such as traffic lights or pedestrian pathways, to accommodate the increased density.