

**Kennett, Bonnie**

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**From:** Jeffrey Low [REDACTED]  
**Sent:** Tuesday, November 14, 2017 5:43 PM  
**To:** Public Hearing  
**Subject:** The Works - Residents - November 14th Vancouver City Council Meeting RE: Proposed Rezoning of 1915 Stainsbury and 3681 Victoria Drive

Hello,  
We are residents of [REDACTED] and were unable to make it to the meeting tonight (Nov 14/17); however, we wanted to voice our concerns about the proposed Strand development at 1915 Stainsbury Avenue & 3681 Victoria Drive.

While the engineering report has come back stating a minimum of 1.5 m (distance of our building to the newly moved lane), there are several reasons for more of a buffer:

- the turning radius with no buffer from the lane to our parkade would be almost a 180 blind turn/corner making it difficult for cars of any size to do that turn easily and safely
- it would pose a safety risk for those using that exit to be entering the lane at such a blind spot
- The demo of the Danica building will expose our NE side. We request that the developer build us a fence that will provide security and safety to our residents, especially with a substantial grade change in play.

In addition, all parking should be removed in the lane and on Porter Street (directly behind and directly adjacent to the Porter building). Cars are parked there all day and block a major way to get out of our units garage (as well as the busy businesses on porter that have trucks and cars in the lane daily). In addition, parking on Porter blocks the road and makes it impossible for two cars to pass-by. This will be extremely important to have unblocked, given the proposed Strand construction and additional volume of vehicles in the area.

We thank you for your consideration and look forward to hearing the results of the City Council Meeting.

Thank you,

Jeffrey Low & Allison Julius

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**From:** Richard Harris [REDACTED]  
**Sent:** Tuesday, November 14, 2017 4:55 PM  
**To:** Public Hearing  
**Subject:** Development for 3681 Victoria Drive and 1915 Stainsbury Ave.

Hello,

I wanted to express a couple concerns regarding the development at the 3681 Victoria and 1915 Stainsbury addresses. I live at [REDACTED]

My concerns are as follows:

1. The East end of our property and courtyard currently abuts the wall of the 1915 Stainsbury building (Danica building). I request that the new lane be set back further from our property line and a fenced barrier with hedging on the Works' side be installed. Without this, the new lane would open our common courtyard area to a busy traffic area, which would drastically change the existing family-friendly community environment we have at the [REDACTED] Many children (47) use our common space everyday.
2. The turning radius of the proposed new lane would make it impossible to turn to the right out of our parkade without engaging in a 5 point turn. The space between the Works and the new building would need to be widened to accommodate our cars' exists. While turning to the left would add a lot of congestion to an already busy mixed-use lane, Porter Alley. Also, parking near the West end of the lane would need to be eliminated if the new lane is built (as two cars cannot pass each other at this end of the alley currently).
3. Before and After School Care spaces are already extremely hard to come by in the neighbourhood. With so many family-sized unit going into place it would make sense to require designated Before and After School Care business spaces in the new building.
4. 153 units will place a lot of pressure on the existing street parking. Could the developer increase the number of underground spaces in the new development to lessen the street parking impact?

Thank-you for hearing my concerns,

Richard Harris  
[REDACTED]