

From: Denise Moffatt [REDACTED]
Sent: Monday, October 30, 2017 10:16 PM
To: Public Hearing
Subject: 3681 Victoria Dr and 1915 Stainsbury Ave



I have the following comments regarding the proposed development:

- 1) We fully support the creation of new rental property.
- 2) This property should not be offered as market rental. It should be offered as affordable rental. The argument that people who can afford it will move from affordable rental units into market rental units thereby freeing up more affordable rental doesn't make sense. When people move out of affordable rental, the landlords will raise rents on the vacant affordable units as we don't have rent control and the units will no longer be affordable. This creates fewer affordable rental units not more. The only way to create more affordable housing is to build secure affordable housing.
- 3) There should be more three bedroom units in the development. This is a great family neighbourhood with a park nearby and a high school that needs enrolment. We need to encourage families to move into this neighbourhood.
- 4) The intersection at Stainsbury and Victoria needs improvement. It is a blind corner that is prone to dangerous crossings by pedestrians. With 153 new units in the neighbourhood a pedestrian controlled crossing is necessary for the safety of people and cars.
- 5) There should be commercial space in the building on the main level. A mix of office and retail is ideal. This is traditionally a live-work neighbourhood and our community needs places for people to be able to earn a living without a long commute. Suburbs without amenities are wasteful in terms of resources and time.
- 6) The beautiful magnolia tree on Stainsbury ave must be replaced with new magnolia trees. I'd suggest an alternating planting with another tree variety along Stainsbury. The current tree is a stand-out feature of our neighbourhood and a beacon of spring.
- 7) Finally, Stainsbury Street needs a proper curb and sidewalk. This should be paid for by the developers. This street has undergone significant development over the past decade and there is more to come. The curb in front of the Works Building is wood and there is a large gravel/mud area between the sidewalk and the street on both sides of the street. As a result the street degrades quickly from large trucks and cranes that travel during construction. We need a proper street and curb to reduce pot holes, slippery mud when accessing vehicles and to make leaf clean up easier. It will also ensure that annual repair is not needed.

Thank you for considering our feedback,

Denise Moffatt and Rob Leickner

Sent from [Polymail](#)