

Wong, Tamarra

From: severo s.22(1) Personal and Confidential
Sent: Tuesday, June 11, 2019 2:22 PM
To: Public Hearing
Cc: Yip, Michelle
Subject: 708-796 Renfrew Street

Please accept this feedback in regards to the proposed development at 708-796 Renfrew St.

My family has lived on s.22(1) Personal and Confidential and deeply rooted in the community with many other long time residents. I accept that we are a growing city and with that comes change, usually in the form of densification. With that in mind, I've approached the proposed development at 700 block Renfrew Street with an open mind. I attended a couple of the open house sessions at Hastings Community Centre and provided feedback on the forms provided. I would like to highlight that I have no problem with additional rental housing in the neighbourhood, nor do I have a problem with affordable housing in the area. However, I feel that this proposed building is incompatible with the neighbourhood and doesn't seem consistent with the Hastings Sunrise Community Vision.

While I appreciated the efforts that developer has made to modify the proposed building to make it more palatable to the community, I still find I cannot accept a building of that height and size at that particular location. Hastings Street would be more appropriate. I'm also very concerned that if this proposal is approved, it will be the first of many similar redevelopments along Renfrew Street. This is not the type of development I would like to see along Renfrew Street outside the areas that are already zoned CD-1. My sense from attending the open houses is that most residents in the area feel the same way. I don't believe this proposal or any proposal like it should be even considered until there is an Official Community Plan for the neighbourhood with substantial input from the community. The City would be doing a disservice to the residents of Hastings-Sunrise in taking any other approach. I don't know why one has been started already.

I'd like to add that I'm confused how the developer is able to make this proposal under the guises of the Affordable Housing Choices Interim Rezoning Policy when the proposed market rents are in no way affordable to those most in need of affordable housing. I also understand that the developer is seeking subsidies in the form of an exemption in the payment of development cost levies. It doesn't like the developer can afford this development either. Perhaps the City should just provide subsidies directly to low income renters.

Thank you for considering my feedback. I hope the City gives significant weight to the input from the community before making its final decision with regards to the proposal.

Sincerely,

Severo Dalla Valle