

Choi, Rowena

From: Tanya Scaman "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 4:58 PM
To: Public Hearing
Subject: [EXTERNAL] Fw: 1956-1990 Stainsbury Avenue

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Hello,

I'd like to express my concerns about the 1956-1990 Stainsbury Avenue development project, but more importantly about the City's lack of strategic planning with regard to our neighbourhood and densification. As a whole, I think the residents are in favour of density especially if it is focused on providing true affordable options (not rents that are too expensive for most low to middle income families).

We also really want to see a vibrant small business community develop along Commercial Street (south of Victoria) and think general safety will improve with more people around (ex. Walking to/from SkyTrain in the dark, break-ins, etc.).

The main concerns we have with the boom of development in our neighbourhood are with regard to needing traffic calming, safety for children, lack of investment in parks, and the lack of space for students at the local schools and lack of community amenities that would otherwise come with Development Cost Levies.

22nd Ave needs traffic calming. Speed bumps are not enough! It is an undesignated bike lane and traffic flow is absolutely unsafe for a street with which students walk back and forth to school. I have witnessed many near-misses. We want to promote walking/biking to school but this is so unsafe with the dark alleys and flow through traffic off of Kingsway.

Please consider doing a study on this street, developing a strategic plan before continuing with further development that waives community benefits (only to have developers profit extensively in the long run). Close the loop-hole so developers who promise truly affordable rental option to the community are committed (in perpetuity) to their promise.

If this development is going to provide affordable housing, I am in support. This support comes with the expectation that the City will ensure community services are not lacking. The city must consider the big picture to provide quality of life for all residents they are establishing housing for.

Thank you,

Tanya Melanson

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