

## Survey Responses

624-628 Manchester Road

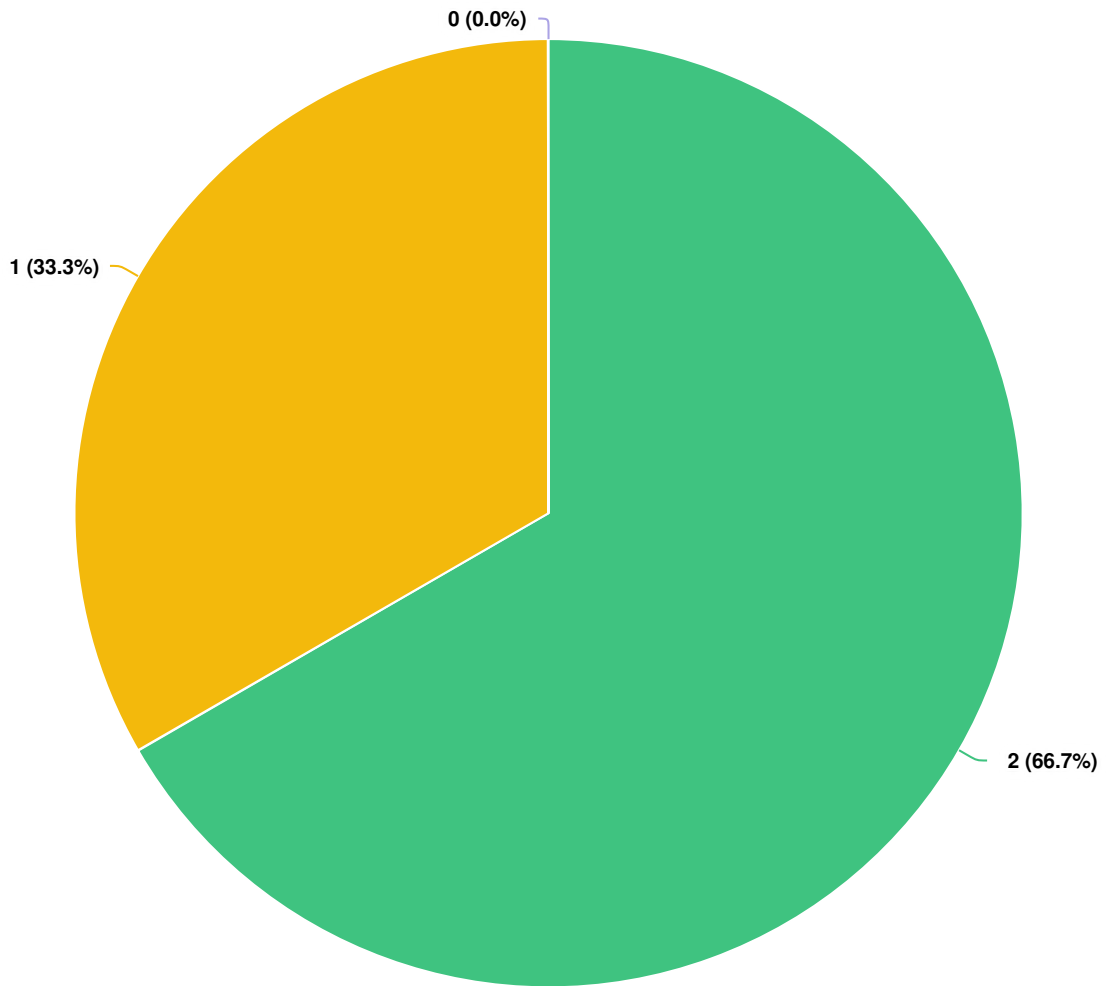
## Have Your Say

Project: 624-628 Manchester Road



VISITORS					
3					
CONTRIBUTORS			RESPONSES		
3			3		
0	0	3	0	0	3
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Q1** What is your position on this proposal?



**Question options**

- Support
- Oppose
- Other (please specify)

*Mandatory Question (3 response(s))*

**Note:** Participants may submit multiple responses. See detailed feedback in the following pages.

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**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Oct 31, 2021 15:16:18 pm

**Last Seen:** Oct 31, 2021 15:16:18 pm

Q1. **What is your position on this proposal?** Support

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Q2. **Comments (optional)**

My personal history with this street goes back over forty years; my grandmother lived across the road at 633 Manchester until five years ago, and I currently own a condo at the other end of Manchester. I could not be more pleased with this proposal, and I really hope it is approved as soon as possible.

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Q3. **Your Full Name** Adrian Lowe

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Q4. **Your Street Address** 311-535 Manchester Road

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Q5. **Your email address (optional)**

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**Respondent No:** 2

**Login:** Anonymous

**Responded At:** Nov 18, 2021 09:51:12 am

**Last Seen:** Nov 18, 2021 09:51:12 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I own and reside at the house at 623 Manchester Road, directly across from this development proposal. The proposed density of this development is going to have significant negative impacts on the livability on the 600 block of Manchester Road. The existing housing on this block is original housing from the early 1900's, and many are converted into multi units. However there is nothing close to this proposed density in this immediate area. The influx of new residents and traffic with this one proposal could foreseeably double the traffic on our quiet street. The 600 block of Manchester has much needed residential parking on both sides, resulting in a narrow path for traffic. I can not see how the traffic and parking needs for an additional 11 family units will be accommodated on this block. For reference, 617 Manchester Road has just developed a basement suite and they now have 4 cars associated with their house. 633 Manchester has also just developed a basement suite and they have 6 cars associated with the residents of their address. While it is nice to think that most Victoria residents are single car families, this is not the reality. I would support a less dense development of 8 units on the properties subject to this proposal. I also have concerns about the removal of two mature Prunus (flowering cherry) trees on the city property along Manchester Road to accommodate this development. One mature tree in front of our house was removed by the city two years ago due to basal decay and this significantly changed the streetscape. The removal of another 2 of these beautiful spring flowering trees will be a significant change to the streetscape of Manchester Road. Given 624 Manchester has a viable house and carriage house, I wonder if the developer has considered incorporating these two structures into the development proposal. The previous owner of 624 made significant investment into lifting the main house and reroofing it within the last few years. It has also been fully re-wired within the last two years. The carriage house has also been re-done and is currently rented. It seems contrary to contemporary thinking about the value of reducing waste and re-using, where feasible, to tear down viable buildings that could realistically be renovated. My last concern relates to the "flex spaces" planned in some of the units. The developer mentioned that these areas could be rented out. I do not support this option and would suggest that restrictions be placed on development of additional suites within any approved development. I would be happy to discuss my concerns and possible mitigation approaches at any point. Cheers Christina Sinnemann 623 Manchester Road

Q3. **Your Full Name** Christina A Sinnemann

Q4. **Your Street Address** 623 Manchester Road

Q5. **Your email address (optional)**



**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Nov 20, 2021 14:32:17 pm

**Last Seen:** Nov 20, 2021 14:32:17 pm

Q1. **What is your position on this proposal?** Support

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Q2. **Comments (optional)**

My wife and I bought in this neighbourhood 5 years ago after viewing the city's plan in terms of development and increasing density. We were excited about the opportunity to move into a community that would increase in density and increase in amenities all while being so close to downtown and the galloping goose trail. Having a young family our hope is that an increase in density in our neighbourhood will bring in more young families and lead to more of a community for our children. After viewing the plans at the zoom meeting, we feel strongly that this project firmly aligns with the city's plans, will better our community, and will help our neighbourhood realize it's potential.

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Q3. **Your Full Name** Joshua Mullen

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Q4. **Your Street Address** 656 Sumas St.

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Q5. **Your email address (optional)**

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