

## Survey Responses

422 Edward Street and 448 Wilson Street

# Have Your Say

Project: 422 Edward Street and 448 Wilson Street



VISITORS

13

CONTRIBUTORS

7

RESPONSES

7

0

Registered

0

Unverified

7

Anonymous

0

Registered

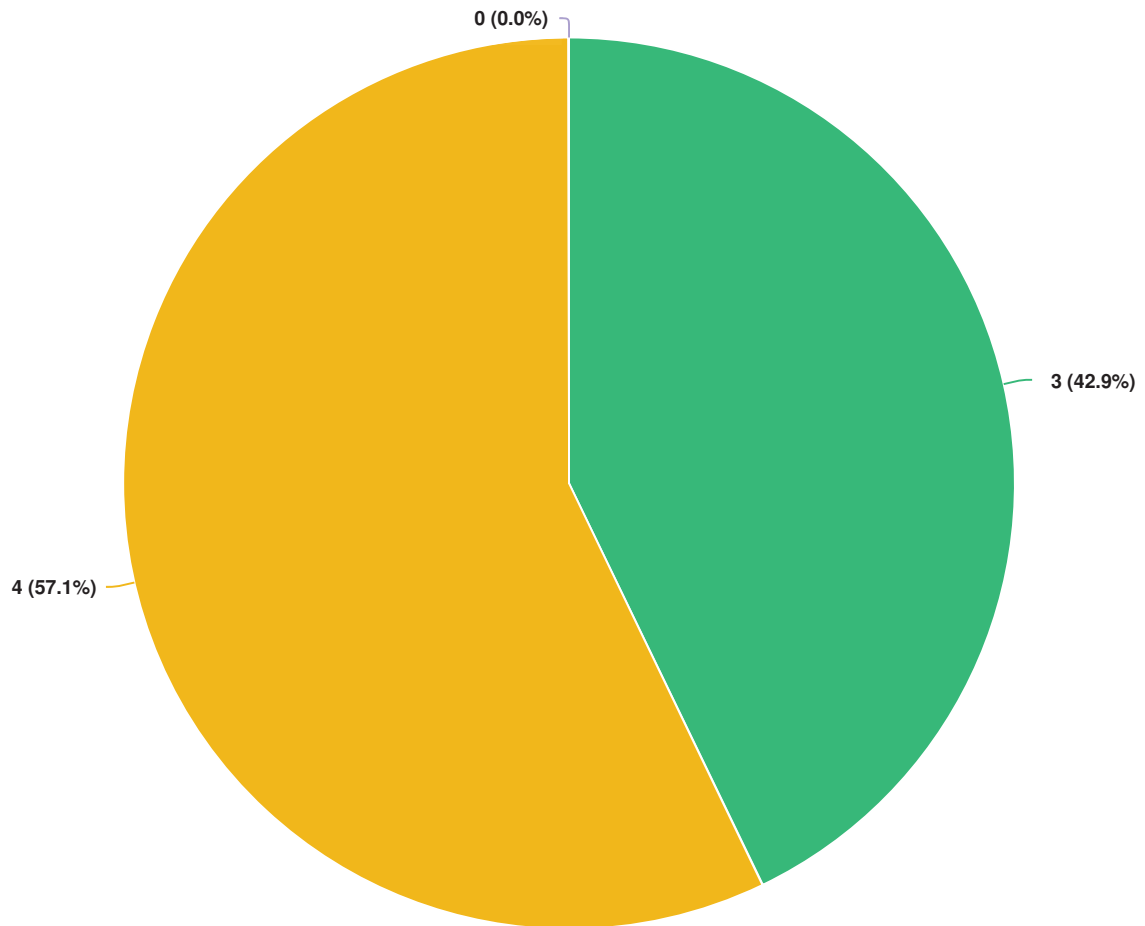
0

Unverified

7

Anonymous

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



**Question options**

- Support
- Other (please specify)
- Oppose

*Mandatory Question (7 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:** Nov 02, 2022 08:47:14 am

**Last Seen:** Nov 02, 2022 08:47:14 am

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

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Q2. **Comments (optional)**

We need townhouses ("missing middle") and Vic West is a good place to build them. Building large single-family houses or even large duplexes in such a location is not cost-effective given the deterrent of traffic on Wilson, on the one hand, and the high value of the land on the other. So a townhouse complex of 9 units sounds reasonable. On-site parking is critical for this site as there is very little on busy Wilson St. (a bus route), and the parking on Edward is already Residential Only and usually at least half full. Three or four more cars should fit on the relevant block of Edward, but not nine or more. As long as there is enough parking to avoid overcrowding neighbourhood streets, I am all in favour.

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Q3. **Your Full Name** Andrew Gow

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Q4. **Your Street Address** 350 Wilson St

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Q5. **Your email address (optional)** not answered

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**Respondent No:** 2

**Login:** Anonymous

**Responded At:** Nov 04, 2022 15:51:56 pm

**Last Seen:** Nov 04, 2022 15:51:56 pm

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

**Other (please specify)**

Deeply concerned

Q2. **Comments (optional)**

I have deep concerned with pedestrian and vehicle approach to the proposed development. Russell Street is very unique in our neighbourhood. There is no car access from Wilson to Edward, it is a footpath with large Garry Oak midway. The floor plans are very confusing showing the overlaid of the survey. It appears that the driveway terminates on Russell at the entrance to the parking area. There are two properties beyond. Russell Street is a public street not a private driveway.

Q3. **Your Full Name**

Peter Schionning

Q4. **Your Street Address**

735 Front Street

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

peterole@icloud.com



**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Nov 14, 2022 10:52:56 am

**Last Seen:** Nov 14, 2022 10:52:56 am

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

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Q2. **Comments (optional)**

Looks like a thoughtful proposal, and nice use of currently underused land.

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Q3. **Your Full Name** Justin Longo

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Q4. **Your Street Address** 103-770 Central Spur Rd

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Q5. **Your email address (optional)** justin.longo.phd@gmail.com

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**Respondent No:** 4

**Login:** Anonymous

**Responded At:** Nov 15, 2022 13:48:52 pm

**Last Seen:** Nov 15, 2022 13:48:52 pm

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

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Q2. **Comments (optional)**

It would be much needed housing and a pleasant addition to the community.

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Q3. **Your Full Name** Noreen Sundstrom

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Q4. **Your Street Address** 211 630 Seaforth St

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Q5. **Your email address (optional)** not answered

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**Respondent No:** 5

**Login:** Anonymous

**Responded At:** Nov 15, 2022 20:43:39 pm

**Last Seen:** Nov 15, 2022 20:43:39 pm

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

**Other (please specify)**

Support with better public transit and City plan to manage parking and traffic on Russell, Mary, Edward, Langford, etc. There will be excess vehicles (above the 9 spots provided). These excess vehicles will use street parking and this will impede already clogged streets. Many home owners do not have a driveway, streets are narrow and with on-street parking cars need spaces to pull over and allow another to pass. This will be exacerbated by the EXTENSIVE new developments in this 2-3 block radius (supportive apartment housing on Catherine, Aryze apartments on Catherine, proposed townhouse development at Mary/Edward and now this one). City could look at permitting (and set amount for households), metered parking, time limited parking and one way streets. Also, pls reduce to 2.5 storeys to align with NP.

**Q2. Comments (optional)**

City must manage parking and traffic in this neighborhood that will leap into a new phase of density. Also better public transit is needed. It is wishful thinking to rely on cargo bikes and insufficient public transit (esp on Wilson) and to assume that families don't use vehicles. I do support the design and the single unit townhome nature of the development - it's very attractive looking and will offer options for families.

**Q3. Your Full Name**

Jennifer MacMillan

**Q4. Your Street Address**

786 Russell St

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

jenn.macmillan@gmail.com



**Respondent No:** 6

**Login:** Anonymous

**Responded At:** Nov 16, 2022 14:55:13 pm

**Last Seen:** Nov 16, 2022 14:55:13 pm

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

**Other (please specify)**

Support in general, with three concerns

**Q2. Comments (optional)**

As an immediate neighbour and homeowner, I generally support the look/scale of the project. This is appropriate density for the neighbourhood (as long as the plan is tweaked to save at least one mature tree). However, as a small family looking for a townhouse, this proposal fails on two fronts: 1) There is no usable green space. Eliminating just one town home in favour of a small patch of shared grass would allow the kids to safely get fresh air, and the adults to connect. Tiny paved & private patios do not cut it. 2) These townhomes include three bathrooms, which increase construction costs and take away from much-needed living space for a family. If you care about affordability for families, please stop approving units with 3+ bathrooms.

**Q3. Your Full Name**

Roszan Holmen

**Q4. Your Street Address**

445 Wilson Street

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

roszanolmen@gmail.com





**Respondent No:** 7

**Login:** Anonymous

**Responded At:** Nov 18, 2022 14:09:52 pm

**Last Seen:** Nov 18, 2022 14:09:52 pm

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

**Other (please specify)**

I agree Victoria needs more housing but parking also needs to be considered. The streets in Vic West are narrow making it necessary for one car to pull over to allow another car to pass. Russell Street has one side parking and Wilson Street has no roadside parking at all.

**Q2. Comments (optional)**

Within 3 blocks of this development there are plans to provide 95 new places for people to live, many 2 and 3 bedroom units. At 865 Catherine Street a 45 unit building (no parking) is under construction; diagonally, at 822 Catherine Street, a 31 unit rental building (13 parking spots) is proposed; and on the corner of Edward and Mary Streets a proposed 10 unit 3 bedroom townhouse development. 3 bedroom townhouses need to provide more parking than is being allotted in this proposal.

**Q3. Your Full Name**

Norma Watt

**Q4. Your Street Address**

802 Russell Street

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

normawatt@outlook.com