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**Project Type:** Pre-Application (CALUC)  
**Folder Number:** CLC00396  
**Application Date:** Oct 28, 2022  
**Addresses:** 422 EDWARD ST  
448 WILSON ST

Dear Mayor & Council,

We are residents of VicWest living adjacent to and east of the proposed development at Wilson and Russell. Please accept the following comments on the proposal dated Oct 28, 2022.

#### General comments

- Overall, we feel the design is a good fit for this location, and we like the aesthetic, density, and pedestrian/cycling focus.

#### Ecosystem and building footprint

- We especially appreciate the commitment to a 6 m setback on the east side of units. This is an important measure that will protect the three healthy and mature fir trees that grow along the northeast perimeter. While sometimes viewed as an inconvenience, larger trees in urban areas serve many functions that include climate change mitigation, wildlife habitat, privacy, shelter, beautification, and general enjoyment and wellbeing for residents and visitors.
- The 6 m setbacks will also result in maximizing the size of private morning and afternoon sunlit backyards.
- We like the landscaping work and plant suggestions provided by Biophilia, especially (1) preservation of the fir trees, (2) enhanced Gary oak meadow and (3) pedestrian/cycling pathway.
- During a walk-around with Garrett we voiced our hopes that the cedar trees on the east perimeter could be retained. They provide privacy to our backyard.

#### Building footprint, parking and height

- We would prefer to lower the proposed building height, but NOT if that means expanding the footprint and posing an additional risk to the root systems of the existing trees.
- Four baths per unit? We recommend the developer/architect consider reallocating that space for a mini-office given the strong “remote work” trend in our lives.
- We encourage the developer to explore ideas for allocating at least one unit for rental, to offset the loss of the two existing rental units.
- We hope the developer and architect will work with us as immediate neighbours to ensure the large upper windows will not be too imposing on our privacy (at 416

Edward). This could be achieved, for example, by staggering placement, or by adding partial window film or up/down blinds for privacy - so baths / bedrooms are not directly in-line'.

- Parking: 1:1 car per unit is appropriate and absolutely sufficient for this location, in our opinion. The location has a high walkability score. As a car-free family, we travel by bike, MODO carshare, and public transport.
- Great idea to use a permeable surface for the parking lot.

Energy efficiency, Step Code

- We were happy to hear that the development would not be plumbed for natural gas.
- We hope the buildings will be Step 4 compliant, and encourage the City to work with the developer to aim for Step 5 if possible.
- We mentioned to Garrett that an issue with our 3-year old duplex is (1) the lack of filtering for the Fresh Air Intake, and (2) the lack of a Heat Return Ventilation (HRV) unit. The former would be very useful in the new units when wildfire smoke is in the area, and the latter would allow for energy savings and better temperature control in upstairs rooms.

Thank you for the opportunity to provide feedback, and apologies for not getting this submitted by the November 28 deadline.

Sincerely,  
Sarah Cook and Charles Burnett

416 Edward Street