

June 19, 2023

Re: CALUC Comments on 1055 Alston Street

The Victoria West Community Association Land Use Committee would like to provide feedback on the plans for 1055 Alston Street. We want to thank you for participating in the community meeting your presentation and explaining your new design for the property. We appreciate your team's participation in answering questions from our community. The Committee would like to provide a summary of key comments and responses raised during the presentation and via email for your records and ours:

- Concerns were raised about the building's height and its potential shadow impact on neighboring properties particularly those across the street on Tyee Road. This building would remove the majority of the sunlight that many of the units currently enjoy.
- The proposal removes all green space that is currently on the property on the Tyee Street side including several trees; the current plan does not provide proper replacement.
- The development does not comply with the VicWest Neighborhood Plan in terms of height and density. The development does not appear to comply with OCP.
- The plan includes insufficient parking for both businesses and residents, coupled with the already limited parking in the Railyards area, which raised concerns about increased traffic.
- The lack of amenities, shared spaces, and green areas was seen as a drawback in the design proposal.
- Community members expressed worries about potential noise and light pollution from the building's stairwells and included business affecting neighbouring properties.
- The narrowness of Tyee Street and the lack of space for turning around posed challenges for large commercial vehicles which also raised concerns for cyclist who use this street (Alston and Tyee) to access the Galloping Goose.

Overall, the feedback emphasized height impacts, inadequate green space replacement, non-compliance with plans, parking issues, lack of amenities, noise/light pollution, challenges with large vehicles, and the need for community amendments.

I would like to thank you for including us in this process. We enjoy collaborating with developers to create a vibrant and connected community. We'd also be more than happy to facilitate a more extensive community conversation, should you wish.

Sincerely,

VWCA Land Use Committee Chair

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