

# What We've Heard from the Community to Date...

## ***About the form of development:***

- High-rises are inappropriate in context of existing low-rise buildings
- Building is too tall & bulky, smaller scale development should be considered
- 22-storeys is not unusual in the West End
- Out of character with the neighbourhood architecture
- Inadequate building setback from Broughton Street
- Increased density will not have a negative impact
- Height & density can be comfortably accommodated

## ***About traffic and parking:***

- Large developments should be located on high traffic streets
- Increased traffic and associated noise and safety issues
- Not enough parking provided within development
- On-street parking already at a minimum
- Dead-end street will turn into a very busy junction
- Reduced parking levels are more sustainable

## ***Other concerns:***

- Shadowing and loss of sunlight, especially at the Broughton Street mini park
- View impacts & loss of privacy
- Loss of public spaces for various types of programming
- No provision of public amenity community space
- Precedent for more high-rises in the area
- Lack of longer-term plan for the West End
- Need for a Community Plan based on public consultation
- Construction impacts

## ***About the rental housing:***

- West End already has a very high proportion of rental buildings
- Cost of the STIR program to the City in terms of revenues & amenities
- New, purpose-built quality rental housing needed in West End
- West End living will only be possible and affordable if more rental stock becomes available
- Concern that the units will not remain rental
- Affordability of the rental housing
- Lack of family-oriented suites
- Transient nature of rental units