

From: [Kerianne Poulsen](#)
To: [Floria Bol](#)
Subject: FW: 5681 Ebbtide and Telus Living Inlet Developments
Date: Thursday, September 16, 2021 1:15:10 PM

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-----Original Message-----

From: Susannah Tysor <[REDACTED]>
Sent: Monday, September 06, 2021 8:04 PM
To: Council <Council@sechelt.ca>
Subject: 5681 Ebbtide and Telus Living Inlet Developments

Dear Council,

Thank you for taking the time to read this.

I live on Trail Avenue, and I'm writing in support of the rental apartment plans for 5681 Ebbtide and Telus Living on Inlet. I cannot attend this week's council meeting, but I wanted to share my strong support and comments.

These developments address important community needs like:

- 1) the dire affordable housing crisis, especially for renters
- 2) our expensive infrastructure (dense development like this demand far less in infrastructure costs from the district while raising a great deal of property tax revenue!)
- 3) supporting local businesses (by putting the customers in their neighbourhood)
- 4) access to active transportation (because they're both in or very close to the downtown and all its shops and services)

The documents for Ebbtide noted concern about water use, but these kinds of dense development are **exactly** how our community needs to grow if we want to reduce per-capita water use while being able to afford to improve our water supply.

I do have some concerns and hopes for these developments.

I hope that both these developments are associated with improvements to active transportation. Walking, cycling, and riding the bus are cheaper and healthier than driving and so encouraging active transportation helps renters in these buildings save money and stay healthier. It also reduces infrastructure costs at all levels of government to reduce driving. I'd be very happy to see dramatically reduced parking minimums in exchange for good active transportation infrastructure around both these developments - street trees, good sidewalks with proper curb cuts for wheelchairs and strollers, separated cycle lanes (especially on Inlet).

I very much want to see green infrastructure like street trees included in these developments. Street trees provide such incredible value and, as a pedestrian & cyclist, I can tell you that both these areas could use a lot more of that value. Street trees will help these buildings feel more integrated into the streetscape, provide shelter and delight to pedestrians, cyclists, and residents, help cool the area in our increasingly hot summers, reduce speeding, reduce the pollution from traffic on Wharf & the highway, and help with stormwater management in our big autumn downpours.

And speaking of the heat - will these developments have air conditioning? Given the realities of climate change, I believe any new housing, especially rental housing where folks have less control over their living environments **must** be air conditioned. If AC isn't a part of this plan, I recommend requiring it. If it's too expensive, I support relaxing car parking minimums and adding nice locked bike cages or adding height or width to the building. AC is particularly important for the Telus Living units as the increased noise and pollution they face from being near the highway + Wharf will make keeping windows open in summer difficult.

I hope that some of the community amenities provided by this development can be dedicated accessible units and this would ideally be combined with accessible transportation support since disabled people often cannot drive. Cycle racks that can accommodate specialized cycles, wide sidewalks with curb cuts, and cycle lanes would be fantastic.

In conclusion, I strongly support these developments. While I think they can be improved, I think that those improvements include additional density, climate change adaptation, green infrastructure, accessibility, and active transportation support.

Thank you very much for your time,

Sincerely,

Susannah Tysor
Trail Avenue, Sechelt