

BRADLEY STREET NEIGHBOURHOOD ASSOCIATION

Mayor and Council
City of Nanaimo
455 Wallace Street
Nanaimo BC V9R 5J6

May 20, 2019

RE: DP1070 - 591 BRADLEY STREET

The strongly held view by all those consulted in our neighbourhood remains that this development is TOO BIG for both the very steep sloped, unstable site and the traffic capacity of Bradley Street.

Environmental Issues: The main concern is the protection of the Coho salmon bearing Millstone River during construction. Tree removal equipment and bulldozers have been known to tip over on steep inclines. There is NO natural bench below this site to stop anything from entering the river. Would the City consider adding this land to the adjacent Bowen Park?

Traffic Issues: The conversations about traffic/safety issues with Bradley Street go back decades (1981) with no satisfactory resolutions. The addition of 59 residential units with the corresponding increased traffic, including service vehicles entering and exiting this development will only add to the already dangerous congestion. The street is narrow with limited on street parking and has a sidewalk on one side only which is intermittently blocked by hydro poles causing bikes, buggies and walkers to step onto the road. Additional traffic will increase the risk to vehicle, pedestrian and bike safety. If the project is approved will the City move forward with the Wall Street Connector plan (2004)?

Developer Issues: What prohibits the owner from switching it to a condo unit after it is built? Our concern is that the proposal might be approved because of the shortage of rental units in our city. The 59 rental units would be a welcome addition to any neighbourhood if it were being built on FLAT LAND (not a steep slope above the precious Millstone River) and was on a NORMAL street that did not have traffic design issues going back decades. If approved, can the City get a guarantee from the Developer that this building will remain a rental unit?

The Bradley Street Neighbourhood Association **STRONGLY** recommends the rejection of this development as proposed. Thank you for your thoughtful consideration of these important concerns.



Sandra Thomson, Volunteer Chair
Bradley Street Neighbourhood Association