# ASTRA NON PROFIT HOUSING CORPORATION

C/o 757 Henderson Highway, Winnipeg, Manitoba R2K 2K7 - 982-2000

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Friday, April 13, 2004

Attention: David Marsh
City of Winnipeg – Planning Department
Unit 15-30 Fort St.
Winnipeg, Manitoba
R3C 4X5

Dear Mr. Marsh,

**Re: 64 Nassau Street North - Safeway's Development Plans - Osborne Village, Winnipeg.**

The Astra Non-Profit Housing Corporation would like to express concerns to your department about the proposed Safeway plan for the Osborne Village neighborhood. Our building at 64 Nassau St. N. is located directly west of the present Safeway and we are greatly impacted by the changes Canada Safeway is proposing. Our apartment complex represents 127 senior households.

Some of the areas of concern are:

1. Designated access to and through the Safeway site from 64 Nassau Street N. for our residents and the many residents residing west of our property that use our driveway as a pedestrian pathway to Safeway. It has been reported that 65 % of the customer traffic to the Osborne Safeway is pedestrian.
2. Common Property line
   a.) Detailed design of common property line
   b.) Proximity of the proposed Safeway gas bar & kiosk on site plan to our property (we have just completed a major garden renovation in this area). There are concerns in regard to pollution and toxicity from the gas bar effecting the air and soil. We would recommend the gas bar relocate to the Osborne St. & River Ave. South East Corner of the site plan.
   c.) Fencing detail
3. Safety for pedestrian traffic. Increased traffic onto River Ave. and Nassau St. from gas bar if located on the South West location of the site plan as proposed. Again, we would recommend the gas bar relocate to the Osborne St. side of the site plan. This would relieve the pressure of additional traffic trying to get back to Osborne from River Ave. going either south or north down Nassau St.
4. Honouring the existing access agreement with Safeway and 64 Nassau St. N.

The Board of Directors and residents would appreciate consideration of the issues that affect our seniors and our neighborhood. If you require further information or discussion on these important concerns, call the Property manager, Donna Leeies at 982-2009.

Yours sincerely
**Astra Non Profit Housing Corporation**
Per:

C Levesque

Carolyn Levesque, Director

Cc His Worship, Mayor Murray
Councilor Jenny Gerbasi

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