

Survey Responses

3106 Washington Avenue

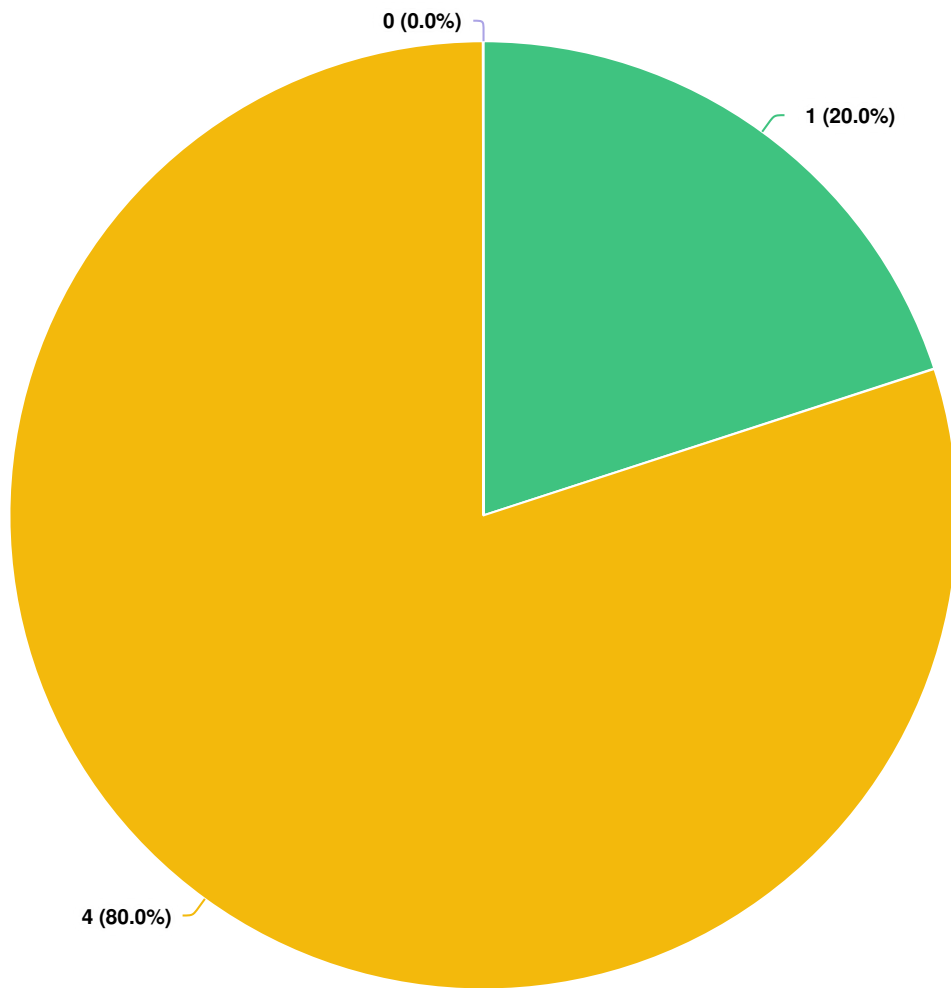
Have Your Say

Project: 3106 Washington Avenue



VISITORS					
6					
CONTRIBUTORS			RESPONSES		
5			5		
0	0	5	0	0	5
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 | What is your position on this proposal?



Question options

- Oppose Other (please specify) Support

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Jun 12, 2023 14:35:50 pm

Last Seen: Jun 12, 2023 14:35:50 pm

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

While I support the development, and hope it works out, I have one realistic concern about the street parking problem, which will be further amplified by an additional laneway into the proposed development resulting in subsequent loss of more street parking spaces. In fact, with newly installed slowing features on Washington Avenue, the Avenue can't afford losing anymore parking along the road way. This location (Washington Ave) is overly congested already, there exists a parking problem, and the street will become even more congested once the over 35+ new townhouses are occupied to the west side of this proposed development. It'll be worse when families have visitors. For argument sake, this could be another 25-30+ cars on the street if families have more than one car each. The additional laneway or entry way into the proposed development further reduces already strained street parking. A solution for everyone - The suggestion would be to create a lane where the garage sits and move the garage to the back of the original heritage home on a new base. This solution supports development, while offering far less impact on the actual street. This is fair approach to a community that is already strained while supporting the family that wants to develop their land. There seems to be sufficient land behind the heritage house so it should work out for everyone as a fair compromise. Thank you, David

Q2. Comments (optional)

not answered

Q3. Your Full Name

David Hammond

Q4. Your Street Address

3120 Washington Ave

Q5. Your email address (optional)



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Jun 12, 2023 20:43:56 pm

Last Seen: Jun 12, 2023 20:43:56 pm

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

Support with caveats

Q2. Comments (optional)

We support the construction of the new homes but don't agree to the secondary suites for the following reason: The main concern will be parking or lack thereof. Parking on Washington Ave presently is very tight. Once the new townhome development located beside 3106 Washington Ave becomes occupied no doubt a significant percentage of those residents will be parking on the street. With the construction of 4 new homes at 3106 Washington Ave there will no doubt be a minimum of 4 vehicles that need a place to park. If any of the families that purchase are 2 vehicle families then there will be increased demand for parking. If secondary suites are allowed then there will be demand for at least 4 more vehicles that require parking space. With the planned driveway location to the right side of the main residence that in itself will remove at least one parking space from the street. A secondary concern is the proposed modern design of the new residences. That design will not fit in with demographics of the neighborhood.

Q3. Your Full Name

Russell & Frances Howard

Q4. Your Street Address

2-3120 Washington Avenue

Q5. Your email address (optional)

not answered



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Jun 20, 2023 14:57:08 pm

Last Seen: Jun 20, 2023 14:57:08 pm

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

parking concerns with amendment to include secondary suites

Q2. Comments (optional)

Secondary suites were not mentioned during neighbourhood canvassing by owners. In this development proposal it looks like there is one parking space per unit plus 2 visitor parking spaces. This means potentially there could be a minimum of 4 more cars being parked on Washington Ave. There has been parking spaces lost due to the recent road narrowing at the crossing to the Doric Connector, as well as what would appear to be 2 spaces lost for the panhandle lane creation. The parking load increase on Washington Ave from the Formwell Washington development of 32 units right next door has yet to be determined. As well, there are two houses on the block that do not have driveways and so owners must park on the Avenue. During the community input process for the recently completed development at 3120 Washington, basements for the units were turned down due to a concern about them being converted to secondary suites and thereby increasing the parking load on Washington. With increased density in the neighbourhood added after that time, we cannot see how adding secondary suites to this proposal is any more acceptable than it was then. We support the 4 unit development but not the amended addition of secondary suites.

Q3. Your Full Name

Gerry and Shirley Malnis

Q4. Your Street Address

7-3120 Washington Ave, Victoria BC V9A1P6

Q5. Your email address (optional)



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Jun 27, 2023 07:25:46 am

Last Seen: Jun 27, 2023 07:25:46 am

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

I am support of Victoria trying to provide more housing but the planning needs to be better thought out regarding availability of street parking. If this proposal goes through we will have to move. The parking on the street is already unmanageable at times. See comment below.

Q2. Comments (optional)

We are okay with the initial proposal for 4 additional units but what was not shared was that they would have secondary units. With the addition of 8 units in 3120 the parking on the street has increased and with the 35 units in 3190 with only 4 guest spots about to populate, the parking will only get worse. The city is ignoring the fact that people who can afford these units have one or two cars. Don't tell us everyone is using public transportation or the galloping goose. This is a false narrative. This new proposal with secondary suites could have as many as 16 cars added to the street. They already have rentals in the current house which take up spaces on the street and they leave notes on the cars saying they own those street spaces.

Q3. Your Full Name

Dr. Adam Jonathan Con and Christopher Bowen

Q4. Your Street Address

3103 Washington Ave

Q5. Your email address (optional)



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Jun 30, 2023 22:10:27 pm

Last Seen: Jun 30, 2023 22:10:27 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am the owner of 3065 Washington Ave (since 2003), a 1911 Character Home, identified with Historical Merit, located within 75m of the proposed development application. I support the idea of increased density on this lot, but have concerns with the proposal 'as is'. Washington Ave has seen a dramatic increase in density through two other recent developments and on street parking has already become a problem. With another 30+ unit development about to come onto the market (with only four designated visitor spots) and the on-street competition for parking for those accessing the Galloping Goose Trail and the Children's park across the road on Ceceila Rd, either more parking stalls need to be included in the proposal or fewer units built. 8 units in 4 buildings are proposed. 6 parking stalls are in the design, but only 4 are free and clear of each other as 2 of the 6 stalls are stacked, and block in 2 other stalls. This approach ties the stacked stalls to the buildings they are located next to and eliminates their value as 'visitor spots' for any of the other units. The panhandle design will also eliminate at least one existing parking spot from the street. Suggestions: Keep the parking plan the same and remove all secondary suites from the plan (or at least from houses #3 and #4). Developers of the neighbouring, similar and recent developments initially asked for basement suites and, for the reason above (parking), they listened to us (neighbours) and changed their proposals. Reduce the number of buildings from 4 to 3. This provides more options for parking and greenspaces. Add access gate(s) from Lot A to the multi-use path – Doric Connector – that runs alongside it. This will reduce traffic along Washington Ave by providing the 4 buildings easier bike access to the Connector and the additional street parking available on Carroll St (when there is none left on Washington Ave or Cecelia Rd). Using the parking available on Carroll St will also help reduce the need for Washington Ave residents from having to park on Burnside Road as some already have to. Consider removing more, non-native trees, especially those near the end of their life cycle and replacing them with more native trees elsewhere on the property. Old fruit trees and other non-native species are in decline due to climate change and require additional resources to maintain them. By removing them and planting hardier trees elsewhere, more options for parking become available if Lot A is made slightly larger. Remove or move the existing shed on Lot B to the rear of the Lot and create access to Lot A from the south side of the property. This frees up more room and creates a shared driveway. The eliminates any clearance challenges faced by having access to Lot A run along the north side of the property, preserves the existing street parking as is and leaves more of a green space on the

Q3. **Your Full Name** Cameron Burton

Q4. **Your Street Address** 3065 Washington Ave

Q5. **Your email address (optional)**