

From:
To: [Legislative Services email; Victoria Mayor and Council](#)
Subject: Support for increased density on Empress Avenue
Date: March 30, 2025 1:10:37 PM

Hello,

I am writing to express my support for the rezoning of 1132 and 1134 Empress avenue from two-family dwelling to a multi-unit dwelling. We are in the midst of a housing and affordability crisis and increasing the number of units of housing, especially in desirable and walkable areas is vital to improving society. For too long NIMBYs have pushed us into this mess and we need action to reverse this unfortunate trend. Fernwood is a neighbourhood with high walkability, bikeability, and decent transit so it makes sense to increase density in this area. I would be happy to see this improvement to my street.

I'd like to mention that a true and lasting solution to the housing crisis needs to include not just increased density, but also increased supply of NON-MARKET HOUSING. We will never escape the reality and/or threat of a cost of living crisis until we build a broad and strong alternative to the greed of market housing. I think about the huge success in Vienna, or on a smaller scale examples of very affordable housing in Canada and locally that offers a respite from the market. So please, don't rely on for-profit housing supply as the only solution.

Thank you,
Justin
111X Empress Avenue Victoria
(X for privacy)

Legislative Services email

From:
Sent: March 31, 2025 5:18 PM
To: Legislative Services email
Subject: Mar. 31st Empress Ave. Zoning Comments & Exhibits
Attachments: File Attachment: 1 Concerns About Rezoning Empress Ave..pdf; File Attachment: Exhibit "A".png;
File Attachment: Exhibit "B".jpg; File Attachment: Exhibit "C".JPG; File Attachment: Exhibit "D".JPG;
File Attachment: Exhibit "E".JPG; File Attachment: Exhibit "F".pdf; File Attachment: Exhibit "G".jpg

Categories:

To whom it may concern:

Please find attached my two page letter with its exhibits.

Thank you,
Mike

Enclosures: [8]

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Michael Hansen
105 – 1110 Queens Ave.,
Victoria, BC, V8T 1M9

March 31, 2025

Victoria City Council
1 Centennial Square,
Victoria, BC, V8P 1P6

Re: **Zoning Amendment Request of PID 008-080-445**

Dear City of Victoria Councilors:

Per the BC *Local Government Act* section 464(3) here is my written submission.

With respect to the 2 page zoning amendment request for 1032 and 1034 Empress Ave. which has been brought to my attention via a March 21, 2025 Canada Post delivered letter, copies of which are (attached as Exhibits “A and “B”). I am concerned about the proposed expansion of those addresses from two family residences to multiple family residences for the reasons which follow below.

1. The arterial roadway named Cook Street already has too many vehicles driven upon it to accept any further load of vehicles. This is especially so during the hours from 8:00 am to 11:00 pm, Sundays included (attached as Exhibit “C”).
2. Public roadways such as Cook Street and Empress Avenue do not need more vehicles which will most certainly come if two family units are given approval to be converted into multifamily units.
3. On page one at paragraph two at point # 4 before the council is a consideration to “reduce the required number of accessible parking spaces from one to zero” If that consideration were fulfilled it would mean the prospective residents would not only plug up Cook Street even more, it would also go further to creating the parking mess which may be observed on Queens Ave. between Cook Street and Vancouver Street (attached as Exhibit “D”).
4. On page one at paragraph two at point # 5 before the council is a consideration to “reduce the required long-term bike parking stalls from ten to six.” This request is to be taken in consideration after the City of Victoria has spent enormous sums constructing bike lanes to encourage greater bicycle ridership which also reduces greenhouse gases emitted by vehicles while not only operating, but stalled in heavy vehicle traffic (attached as Exhibit “E”).
5. Four links pertaining to the number of vehicles on South Vancouver Island in

two pages (attached as Exhibit “F”).

6. One Stats Canada chart displaying the number of vehicles per household in 2021 Victoria, British Columbia (attached as Exhibit “G”).

Conclusion

Public roads, with rare exception, can not be made any wider to accommodate more vehicles. Even if they could be made wider the result is the traffic problem would increase because wider roads bring more vehicles, this effect is called *induced demand*.

Thank you.

Yours sincerely,

Michael Hansen



March 21, 2025

Exhibit "A"

PUBLIC NOTICE

The City of Victoria is seeking your input on the proposed changes to 1132 and 1134 Empress Avenue

Zoning Regulation Bylaw Amendment Bylaw (No. 1335), No. 25-009:

To rezone the land known as 1132 and 1134 Empress Avenue from the R-2 Zone, Two Family Dwelling District, to the R-119 Zone, 1132 and 1134 Empress Avenue District, to permit a multi-unit residential rental building.

New Zone: R-119 Zone 1132 and 1134 Empress Avenue District

Legal description: PID: 008-080-445 Lot 7, Section 3, Victoria District, Plan 1036

Existing Zone: R-2 Zone, Two Family Dwelling District

Development Permit with Variances Application No. 00174

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 1132 and 1134 Empress Avenue, in Development Permit Area 16A – General Urban Design for the purposes of approving the exterior design and finishes for the proposed multi-unit residential rental building as well as landscaping.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

- reduce the front yard setback fronting Empress Avenue from 4.0m to 3.0m
- reduce the side yard (east) setback from 2.0m to 1.53m for the trellis, and 1.08m for the existing duplex stairs
- reduce the side yard (west) setback from 5.0m to 2.7m for the existing duplex, 2.26m for the new three-storey structure, and 2.04m for the trellis
- reduce the required number of accessible parking spaces from one to zero
- reduce the required long-term bike parking stalls from ten to six <<<paragraph 2 , point 4 paragraph 2, point 5

The City is prohibited from holding a public hearing on this development proposal pursuant to section 464(3) of the *Local Government Act*. Members of the public interested in this matter may provide written submissions to be published on the agenda for consideration at the meeting of Council at which this application will be considered.

First reading of the bylaw will be considered by City Council on:

Date: Thursday, April 03, 2025

Time: After the conclusion of the Committee of the Whole meeting beginning at 9:00 a.m.

Location: Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

Exhibit "B"

How to Participate:

1. Submit written comments:

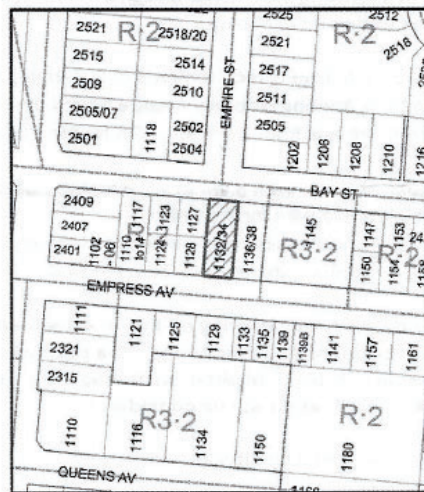
- Email written comments to legislativeservices@victoria.ca
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Ave)
- Submissions must be received by 12:00 p.m. the Tuesday before the meeting

2. Watch the meeting live at the following link: victoria.ca/councilmeetings

Please note that correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your email will not be disclosed. For more information on the FOIPPA Act please email privacy@victoria.ca.

How to view relevant documents, the proposed bylaw, and information about this application:

1. Council Agenda: available the Friday before the meeting date at: victoria.ca/councilmeetings
2. City Development tracker: at victoria.ca/devtracker
3. In person: inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing legislativeservices@victoria.ca



1132 and 1134 Empress Avenue
Rezoning No. C0784





Exhibit "D"





Exhibit “F”

Types of vehicles owned by Cana... Source Stats Canada

https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3810017302&p... 90%

URLVoid Red Barn Market Flyer Root Cellar Flyer Country Grocer Flyers i Mailfence - Messages fritzstehr@gmail.com Used.ca in Victoria

Add/Remove data Download options

Didn't find what you're looking for? View related tables, including other calculations and frequencies

Showing 22 records Filter Reset

Geography	Victoria, British Columbia (map)
Vehicles	2021 (year)
	Percent (%)
Had one or more vehicles ²	94 % percent had 1 or more vehicles
Had at least one gasoline or diesel powered vehicle ^{2, 3}	92
Had one gasoline or diesel vehicle ²	47
Had two gasoline or diesel vehicles ²	31
Had three or more gasoline or diesel vehicles ²	14 ^E
Had at least one type of electric vehicle, including hybrid vehicles ^{2, 3}	10 ^E
Had at least one type of hybrid vehicle ²	F

Source:

<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3810017302&pickMembers%5B0%5D=1.47>

June 26/18

Of the 50.1% of households with one or more vehicles per occupant, 6.7% (approximately 11,000 households) have more vehicles than residents...

Source:

<https://victoria.citifed.ca/news/rate-of-vehicle-ownership-in-victoria-higher-than-in-decades-past-crd-travel-survey/>

Oct. 31/23

In 2022 there were 279,800 and in 2017, there were 255,300 households with a vehicle – an overall increase of 9.59 per cent. In comparison, the population in the area only increased by 8.71 per cent, with an increase of 14,390 more households in 2022.

Source:

<https://www.vicnews.com/local-news/number-of-vehicles-on-greater-victoria-roads-has-jumped-significantly-crd-6830066>

Sept. 16/24

The number of active motor vehicle insurance policies on Vancouver Island rose by 56,820 units, or 9%, between 2019 and 2023, and outpaced population growth over the same period...

Source:

<https://victoria.citifed.ca/news/car-ownership-on-vancouver-island-continues-to-outpace-population-growth-and-greater-victorias-love-for-cars-continues/>

Add/Remove data Download options

Didn't find what you're looking for? [View related tables, including other calculations and frequencies](#)

Showing 22 records Filter Reset

Exhibit "G"

Geography	Victoria, British Columbia (map)
Vehicles	2021 {year}
	Percent {%
Had one or more vehicles ²	94
Had at least one gasoline or diesel powered vehicle ^{2, 3}	92
Had one gasoline or diesel vehicle ²	47
Had two gasoline or diesel vehicles ²	31
Had three or more gasoline or diesel vehicles ²	14 ^E
Had at least one type of electric vehicle, including hybrid vehicles ^{2, 3}	10 ^E
Had at least one type of hybrid vehicle ²	F

% percent had 1 or more vehicles

From:
To: [Legislative Services email](#)
Subject: rezoning application 00784
Date: April 1, 2025 8:32:30 AM

I am the owner of the house at 1127 Bay Street. I am concerned that the new units will put extra stress on the street car parking in my neighbourhood.

The proposal adds 3 parking spaces (excluding any accessible ones) while removing space for parking on Empress Street for the new driveway. This will put further stress on the parking on Empire St. The new tenants at the back of will likely want to park on Empire St.. This along with other development proposals on Empire St and Cook St will leave very little room for the already busy Empire St.. Having 10 or 6 bike parking stalls will have little affect on the number of new vehicles that come with this development plan.

Thanks for consideration
Joe Reimer