

City Council Meeting
Thursday, June 14th, 2018
Attention: City Hall Ambassador



June 5th, 2018

Re: Rezoning land at 1417 May Street (No.1139) No.18-013

I am shocked and dismayed that you would even consider dramatically reducing the parking requirement at 1417 May Street. Anyone who has taken the time to view the parking situation on that end of May Street would realize that it is reduced to single lane traffic for the majority of the time, due to the crowded and oversubscribed street parking situation. The current situation results in traffic having to weave around, dodging oncoming traffic, cyclists, and transit busses.

A four unit building is far too dense for the neighborhood and is likely to result in the addition of up to 8 more cars that will need a place to park. Gone are the days that a single income can afford the rent or mortgage and city taxes of a unit. No matter what your utopian dreams may conjure, units today are predominantly housing 2 incomes, and those incomes mostly come with a vehicle for each wage earner. The preceding statement is likely to be further bolstered by the fact that these proposed units will not be affordable housing, but much more likely higher end luxury units.

In addition to the consideration of oversubscribed parking and traffic issues, I would like to call attention to the drainage issues that can be adversely affected by excessive site coverage caused by increased building size. These units will likely drain towards the lower levels of Bushby Street.

I urge you to reject the application for 4 units and allow only 2 units, and require full and appropriate on-site parking for those units. Permitting overbuilding, while diminishing parking requirements would be detrimental to the neighborhood. It would also represent bad traffic design and planning on an important artery that is used by transit buses, cyclist, and motorists.

I believe that the interests of the neighborhood and good design principals (including traffic and drainage) should trump the wishes of developers wishing to maximise their return on investment. I also believe that it is the mandate and fiduciary duty of city staff and council to act in the interest of the many.

Please support a lower density project with full on-site parking.

Lawrence Michaels
184 Bushby Street
Victoria, B.C.

A handwritten signature in blue ink, appearing to read "Lawrence Michaels". The signature is written in a cursive style with a horizontal line underneath.