

Amanda Ferguson

From: Public Hearings
Subject: FW: 1417 May St

From: David C Reid
Sent: June 9, 2018 3:54 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: 1417 May St

Councillors I am writing regarding some inconsistencies in our experience with the proposed development at 1417 May St. We originally had a pleasant meeting with the developer and he showed us his proposed duplex for the site. The plans were much in keeping with a development at 1407/09 May, next door, a project which after many discussions and proposals reached a compromise which everyone was satisfied with. These discussions, proposals and construction have taken place during the current election term since 2014.

The issue is that the proposal we were shown is not the proposal going to permit! The proposal going to permit is, based on hearsay evidence, a proposal that is being made after the original duplex proposal was turned away because the city wanted higher densification??!

We, the neighbourhood have listed with the city on previous occasions all of the factors concerning May St and we will be forced in this instance to again raise the issues. Some of the points being, May Street is an emergency vehicle corridor, there is designated parking on only one side of the street in this area. There is a bus stop, and a business with traffic immediately affected at 1403 May. The sight lines for traffic from Eberts St. onto May is critically compromised by the one sided parking. The city lot at 1425 has traffic at all hours, did i mention the church at 1401/195 May which fills the street twice a week with parked vehicles, there is also the annual fireworks and Moss Street market celebrations which clog the artery.

The frustrating point is that the acceptable duplex precedent was established in this election term is right next door, the same sized lot to the proposed site and the administration seems to have erased any memory of that fact judging by the voting that has taken place.

My personal feeling regarding the municipal administration is that they need to govern as though the city was a large moving ship and the direction and course corrections are anticipated and done methodically and consistently enabling a given generation time to have small manageable amounts of change occur. The current decision making seems to be like the driver of a dodg'um car at a circus arcade with a similar amount of excitement and upheaval, hopefully the fall elections will stabilise and bring some reliable consistency. Regarding the question of drainage control how does the city justify putting in an easement from Bushby to service their lot at 1425 May and omit the obvious pipe size design so that 1407/09 and 1417 could be gravity connected when they were developed. The logic of that decision would have been apparent to any civil engineer working for the city, eliminating the costly and unreliable pumped systems which now must be employed.

Thank you for your time,
sincerely
David C Reid
141 Eberts St.



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Amanda Ferguson

From: Public Hearings
Subject: FW: 1409/1417 May St. redevelopment proposal

From: Lisa Zezza
Sent: June 9, 2018 8:50 PM
To: Public Hearings <PublicHearings@victoria.ca>; ccoleman@victoria.com
Subject: FW: 1409/1417 May St. redevelopment proposal

Dear City Council,

I refer you to my previous email on the subject **Sent: Tuesday, August 30, 2011 5:52 PM, To: 'mayor@victoria.ca', Cc: 'pmadoff@victoria.ca'; 'gyoung@victoria.ca'; 'lhunter@victoria.ca'; 'jluton@victoria.ca'; 'iscott@victoria.ca'** which may or may not be on file.

I write today to reiterate my position concerning 1417 May Street and urge you to reconsider my previously submitted concerns. I am still the resident and owner at 176 Bushby Street, and have made this neighbourhood my home for over twenty-five years. I have had the distinct pleasure of raising our family in this primarily R1-B Zone Single Family Dwelling District and maintain my position concerning 1417 May Street.

It is true that this block has historically been the subject of at least three high density proposals in the past:

- Proposed four-plex at 1409 May Street was rejected in favour of a duplex in 2011 becoming 1407/1409 May Street.
- Proposed four-plex at 1417 May Street was rejected in favour of a duplex in 2011 but not developed
- Proposed 12 unit town house at 184/174 Bushby Street was rejected in favour of subdivision of the properties thereby retaining these two and building two more single-family homes. 1991

However, despite repeated attempts to increase the density, the single-family home (or low density dwelling) neighbourhood has been preserved as a well-established ground oriented area and its associated safety, security and ambiance.

This particular matter has been addressed and resolved to the neighbourhood satisfaction in the past. Please accept this a confirmation that I still oppose the rezoning of 1419 May Street for high-density four-dwelling use.

If you or your staff have any questions or would like to further discuss this matter, please do not hesitate to contact me directly at the coordinates below.

Thank you in advance, Sir, for your kind consideration and attention to this matter.

Sincerely,

Mrs. Lisa Zezza
176 Bushby Street,
Victoria, BC V8S 1B6