

Pamela Martin

From: Dave and Anita [REDACTED]
Sent: June 11, 2018 3:01 PM
To: Public Hearings
Subject: Proposed changes to 1417 May Street, Amendment (#1139) #18-013

Dear Council,

We are writing this letter in "opposition" to possible zoning changes at 1417 May Street from R1-B Zone, Single Family Dwelling District, to R-86 Zone, Ground Oriented Dwelling District, to permit a multi-unit residential building with four ground oriented units. Legal description: Lot 4, Block D Fairfield Farm Estate. Victoria City Plan 340.

We are "adamantly opposed" to any changes to the zoning along this portion of May Street, as we, along with many other nearby residents, are expecting, "Gentle growth, with Low density" in this area of Fairfield. We, truly, and fully expected to see the zoning duplicate the duplex zoning as in the adjoining lot at 1407/09 May Street, which was approved a few years back.(see attached photo) That two family unit currently fits in very nicely along with "four off-street" vehicle parking spots, two inside and two outside. Most, if not all, single family homes in this area have at least two off-street parking spots. The proposed four unit building at 1417 May St. would not have adequate parking and would invariably lead to several on-street parking spots needed, not to mention visitor parking needed!

Changing the existing R1-B zone, single family to R-86 Zone multi unit would,undoubtedly, set a precedent for the rest of May Street, Eberts, Moss, Joseph, Bushby etc. East May St. is narrow, leading on to Memorial Cres., and the space is diminished by several cars, parking there on a daily basis throughout the day. There is no room on East May St. for more cars, period!

Council needs to understand, Fairfield is not for sale! Most Fairfield residents wish Fairfield to remain as a low profile housing area, with gentle growth and with low density. This is not a NIMBY situation, but rather a common sense approach to maintain this area as a mostly single family housing area , as it has been for the past 100 years and should continue so, for the next 100 years.

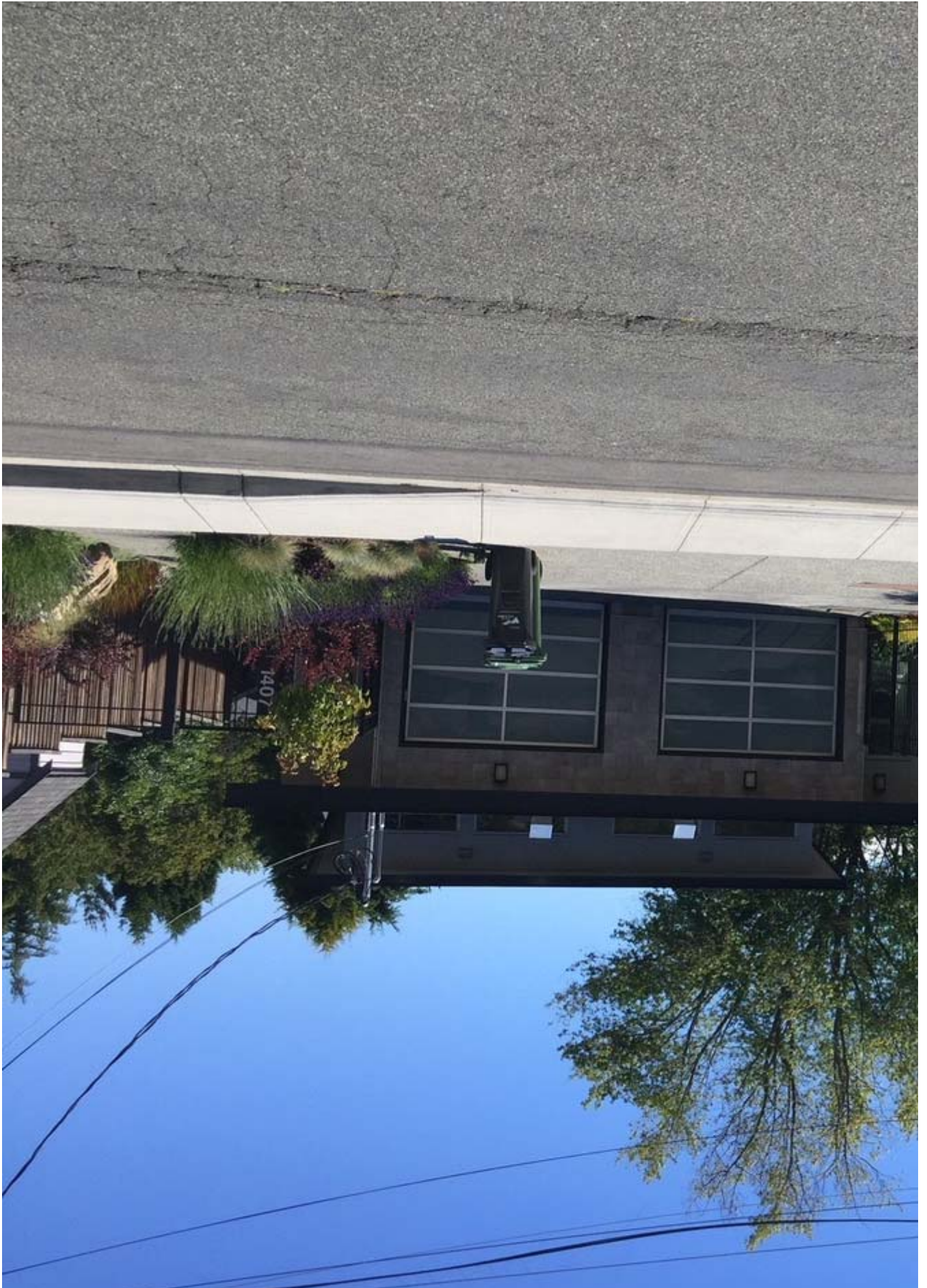
We appeal, to all council members, to vote "NO" to the R-86 Zone for 1417 May Street!!

David & Anita Paul

156 Eberts Street

****Please do not share my email address in public documents****

This photo was taken at 1407/09 May Street on the right, next to 1417 May Street
on the left



Pamela Martin

From: gudrun leys [REDACTED]
Sent: June 12, 2018 9:22 PM
To: Public Hearings
Subject: Re: Proposed Changes to 1417 May Street

To the Victoria City Council, Re: Public Hearing June 14th, 2018

I have received a notification which invites me to comment on the application for amendment to the zoning bylaw. No 1139. I am a neighbour who owns property nearby and I am totally in favour of changing the bylaw to permit a multi-unit, (four units), two storey residential building on 1417 May Street as applied for. We need more dwellings.

Personally I am NOT in favour of specifying street parking for these units. Instead, remove the street signs saying "residential parking only" and Open the parking to anyone, as no property tax is paid for the street.

Yours sincerely,

Gudrun Leys, 305-1433 Faircliff Lane, V8S 3J6

To: publichearings@victoria.ca
Cc: ccoleman@victoria.ca
Subject: Response to proposed development at 1417 May Street

June 13, 2018

Regarding proposed development of 1417 May Street

Please ensure that our phone number and email address remain confidential.

As neighbours at 135 Eberts Street, we wish to express that we do *not* support the proposed rezoning and parking variance. Our reasons are outlined below. We urge Council to take a step back, correct errors and inconsistencies in the process and documentation, and thoroughly consider community input before making a decision on this project.

We would like it on record that we were not consulted by Cascadia Architects although our property overlooks 1417 May Street and we, like everyone else in the area, are affected by traffic and development.

We are generally supportive of Passive House concepts; however, the implementation in this instance is not appropriate. Depending on the specifics and the process and documentation, we would consider supporting a Passive House duplex on this site.

The documents provided contain some inaccuracies and errors that make it difficult to follow what has been proposed and what changes have been made to the proposal. For example, current zoning is R1-B (per City of Victoria) but the developer states it is R-2. There's a much larger leap from R1-B to R55 than from R-2 to R-55 so this is misleading. In addition, "It's Your Neighbourhood" from the city dated June 1, 2018 refers to a new zone called R-86, Ground-Oriented Dwelling May Street District, which is not defined on the city's Zoning website: <http://www.victoria.ca/EN/main/residents/planning-development/development-services/zoning.html>

By way of justification of the proposal, there is reference to a fourplex at 1461 May Street. Below is a street view from Google Maps, showing 1461 May (left), 1425 May (centre), and the subject property 1417 May (right). Please note the differences in elevation. If you look at this street view and also go out and do a site visit, you'll notice how high 1417 May St. is compared to the other properties. The developer refers to the sloped site, "falling over 3m from the north property line (May Street) to the south property line". By comparison, 1461 May ("fourplex") is relatively flat and its four units are incorporated into a building that fits in well with the streetscape (it seems to be a "heritage" conversion). This is possible because of the layout of the units and the characteristics of the lot.



Another issue we have is with the proposed variances. The City's Development Tracker states:

1417 MAY ST

Application Contact:	PETER JOHANNKNECHT Telephone: 250.590.3223 Email: PETER@CASCADIAARCHITECTS.CA
Project Type:	Rezoning Application
Folder Number:	REZ00556
Application Date:	Jan 05, 2017
Addresses:	1417 MAY ST
City Contact:	ALEC JOHNSTON Email: ajohnston@victoria.ca Telephone: 250-361-0487
Purpose:	THE CITY IS CONSIDERING AN APPLICATION TO REZONE THIS PROPERTY TO ALLOW FOR A TWO STOREY MULTI FAMILY DWELLING. Variances: Schedule C - Section 12 (c) - reduction to the required parking from 6 spaces to 3. Schedule C - Section 7.2 (g) - a reduction to the required number of visitor spaces from 1 to 0 Part 3.75 Section 2 - an increase to maximum allowable total floor area from 380m ² to 444m ² Also see DVP00028

This representation of the variance (reduction in parking from 6 spaces to 3) is in conflict with the supplied documents, including the "It's Your Neighbourhood" letter dated June 1, 2018 which states "reduced vehicle parking from six stalls to four stalls; reduced visitor parking from one stall to zero stalls". There are many traffic and parking pressures in this neighbourhood including individuals and businesses parking cars and motorhomes long term by Moss Rocks Park, and buses, city vehicles, and cars going through the area at speed. **We urge you to do a traffic study on May Street and consider appropriate traffic calming measures.** A sidewalk and no parking by Moss Rocks Park should be considered, as should a traffic circle or two. The turns from Eberts onto May and from May onto Memorial Crescent are particularly concerning.

Furthermore, if the city is truly committed to a healthy environment including green space, landscaping plans and tree preservation must be monitored and controlled. Trees provide habitat for birds that we value in our neighbourhood. **For example, 1407 May featured a tree on the landscaping plans that was cut down very early in the building process with severe effects on us as neighbours.** What will be done to ensure that trees that are shown on the plans as being retained will actually be retained? What will the perimeter fence look like? What is the process for changing the plan? Landscaping in home construction is often overlooked—it's considered an add-on at the end which can be a problem if there have been construction cost overruns but it's critically important for the neighbourhood. There is mention of a green roof with sedum. What are the plans for maintaining/irrigating this feature? We have seen many well-intentioned green roofs, walls, and features go wrong (dry out, become unsightly and a fire hazard) because of inadequate maintenance.

Having been through the development of 1407/1409 May a few years ago, we are aware that there are often last-minute changes and variances, e.g. the sudden addition of balconies to 1407/1409 May Street without proper consultation when the building was virtually complete. **These issues point to the need for clear and accurate communications and plans up-front.**

Please do not approve this project as presented. Please do go back to the community for adequate consultation. Please provide accurate and non-conflicting information to the public.

Thank you,

Valentin Schaefer
135 Eberts Street

Do not publish my email address or phone number. Thank you.