



FERNWOOD COMMUNITY ASSOCIATION

March 22, 2018

Mayor and Council, City of Victoria

Re: 1501 – 1503 Haultain Street – DPV No. 00066

The Fernwood Land Use Committee, in partnership with the Oaklands Land Use Committee, held a land use meeting on Tuesday, January 30, 2018 at 7:30 PM at the Oaklands Community Centre.

At the January 30th meeting the owner of 1501-1503 Haultain discussed the changes being proposed to this building.

Of the four Zoning Regulation Bylaw variances discussed, the one decreasing the required number of vehicle parking stalls from 14 to 3 took up the bulk of the questions asked. Concern was expressed about the negative impact on neighbouring properties, both residential and commercial, that a parking variance of this magnitude would have. Residents reported that historically parking by Jubilee Hospital staff has been problematic, resulting in 'residential parking only' recently being instituted on the portion of Haultain Street immediately east of the site.

Section 6.20, on Page 45, of Victoria's current Official Community Plan says: 'Prepare local area plans for...Haultain Corners Village...to support the development of complete Urban Villages...' Another consideration is the pending start on development of a new Fernwood Neighbourhood Plan. The small commercial area where this property is located is of keen interest to both Fernwood and Oaklands and currently has a unique character, form and function. To approve a significant change at one corner without considering the other three corners and the neighbourhood's vision for the area seems premature at this point.



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At this time, and for the reasons discussed above, the Fernwood Land Use Committee does not support a parking variance of this magnitude.

The Oaklands Community Association Land Use Committee acknowledges the street parking concerns that residents have with the proposed variance. The commercial area at Haultain corners has had unrealized potential for a long time. The neighbourhoods need a more planned approach to developing Haultain Corners, as opposed to the reactive planning approach currently underway, if we are to have a small urban village that benefits the neighbourhood. We are on the cusp of new neighbourhood plans for both Fernwood and Oaklands, and any significant changes to the commercial properties on this corner might look ahead to anticipated changes signalled in those plans.

Sincerely

David Maxwell, Chair
Land Use Committee
Fernwood Community
Association

Sincerely

Ben Clark, Chair
Land Use Committee
Oaklands Community
Association