

Eden's Barber Shop
1510 Haultain St.
Victoria, BC

December 28, 2017

Mayor and City Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and City Council,

I am the owner of Eden's Barber Shop. I am writing to express my full support for the new development of 1501 Haultain Street.

As a business owner at Haultain Corners, I would like to see the positive change to the building. The modern building will bring new life to the neighborhood. It will benefit the businesses and residents.

We are on the bus route to most of designations of the city and the greenway for bicycles. There are sidewalks along the streets in the neighborhood. The residents and patrons of the business have plenty options for alternative transportation.

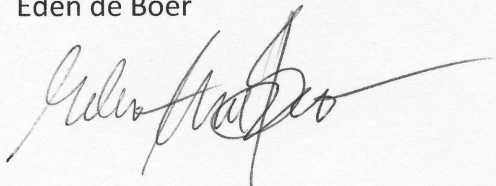
I am glad to see that the addition of the building will replace the unsightly parking lot and the community garden will be retained. The added density to the existing lot will provided much needed housing in the neighborhood without resulting in urban sprawl.

I am looking forward to seeing the new development unfold.

I urge the City of Victoria to approve the new development.

Regards,

Eden de Boer

A handwritten signature in dark ink, appearing to read 'Eden de Boer', with a long, sweeping horizontal line extending to the right.

Eden's Barber Shop
1510 Haultain Rd.
Victoria, BC

From: U Retreat [REDACTED]
Sent: January 4, 2018 5:29 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Cc: Li Sharp <[REDACTED]>
Subject: 1501-1503 Haultain Street, Victoria, BC V8R 2K1

Dear Ms Taylor, Mayor and Council,

As a business owner in the heart of Oaklands, at 1500 Haultain Street and as a resident of the area for 16 of my 18 years in Victoria, I am writing in support of the project at 1501-1503 Haultain Street.

We have seen this area know as Haultain Corners change and positively evolve over the past few years. I have met Li and believe her intentions for the neighbourhood are to continue that evolution, while keeping the heart of the community in mind.

As far as parking, we have been here for a year and have had no issues for our customers. In fact many people visiting us are on bikes or foot. Being on a transit route is also very helpful.

With Warmth,

Melanie Nelson
Owner/Operator
[URetreat Spa](#) and Wellness
[REDACTED]
1500 Haultain Street



1440 Haultain Street

Victoria B.C. V8R 2J9

778 265 6225

Re: Proposed Building Development

1501-1503 Haultain Street, Victoria, BC V8R 2K1

Attention: Ms. Leanne Taylor

City Planning Department, City of Victoria

Dear Mayor Helps, and Victoria City Council members

I am writing this simple letter of support for the proposed building development in the address above, the full details which have been shared with me by new owner, Li Sharp.

The Local General Store has been in the Haultain Corners area for almost 5 years, and we have deep appreciation for the unique community character of this area. It is Victoria's hidden gem.

It is for this reason that we are supportive of the proposed building improvements under discussion. The Sharps appear to have a genuine interest in preserving what is special about this commercial corner while aiming to visually improve the appearance and function of the building in question. I appreciate the effort being made to encourage non-vehicle transportation in whatever ways possible. We also appreciate their intent to preserve and enhance the historical display established by local community volunteers a number of years ago.

We support their application for parking variances and urge the city to allow this project to go ahead.

Thank you

Alix Harvey

Owner, The Local General Store

December 13, 2017

Dear Mayor and City Council,

We would like to express our support for the proposed development at 1501-1503 Haultain Street. It will be a great transformation of the dated building and will become an asset for the neighborhood.

We are neighbors of the building at 1501-1503 Haultain Street. We are happy to have a professional office as our neighbor. An orthodontic office will be a good fit for the neighborhood. Since the office does not open evenings and weekends, it is a perfect mix for the residential and commercial use. As a resident, we would like to have a quiet neighbor in the evening. We would like to have the quiet residential atmosphere of the neighborhood in the evenings maintained.

The addition to the beloved community garden, together with the addition to the building, will replace the unsighted parking lot at the corner of Belmont and Haultain Street. The rejuvenated building and the enlarged community garden will beautify Haultain Corners.

The proposed development will revitalize Haultain Corners, which will give the neighborhood a much needed facelift. We believe that the Oaklands and Fernwood neighborhoods would benefit from rejuvenation of the building and the community garden.

We would love to see the new business open and the transformation of the building at Haultain Corners.

We urge the City of Victoria to approve the proposed development.

Regards,

LeRynn

Name

1590 Haultain St.

Address

Ann Pitna

Name

1505 Haultain St.

Address

Gordon Bushell

Name

2575 Belmont St

Address

Andy

Name

1446 HAULTAIN ST.

Address

Mingee Lee
2539 Belmont Ave.

Bob C'Brien
2533 BELMONT AVE

February 6, 2018

To: Mayor and Council

Re: Development of 1501 Haultain Street

I would like to take this opportunity to express some of my thoughts after attending a land use meeting at Oaklands Community Centre on Tuesday, January 30th, which was chaired by the Fernwood Community Association.

The land use issue of interest to me is the development at 1501 Haultain Street, situated at the corner of Haultain Street and Belmont Avenue. I live at 2549 Belmont Ave, three doors away from the building under discussion and my family and I have lived here for 18 years now. During that time we have witnessed, and been a part of, the beautification and revitalization of the Haultain Corners, which has resulted in many new businesses moving to the Corners. These thriving small businesses are truly the cornerstone of our community now and this area has been transformed from being poorly lit, underused and heavily graffitied to a place which is thriving, vibrant and inviting. This transformation is due, in large part, to the efforts of local residents and the small community-focussed businesses that have chosen this as their "home".

The proposal for redevelopment at this site put forth at the land use meeting by owner Li Sharp would require variances for both parking stalls and bicycle parking stalls, as well as variances for the building's setback from the road on three sides. I would like to respond to these requests.

Firstly, I am very concerned about a development that entails almost doubling the square footage of the existing building while cutting the number of parking spaces dramatically. As I understand it, there would be five rental suites and two businesses on the premises. That combination of commercial and rental spaces would normally require 12 parking spots. The owner proposes to provide only three spaces, which does not even provide a parking spot for each suite, much less for the current yoga studio or the new dentist office. As a result, street parking will have to be used to meet all of these needs.

Currently, the existing small businesses on the Corners do not always have adequate space in front of their properties for their customers due to the location of bus stops and driveways. As the pressure on street parking increases due to this development, I believe that the local businesses will suffer and begin to lose customers. The yoga studio, for

example, would lose all of its current parking spots for its clients. Mrs. Sharp was unable to suggest any reasonable way to mitigate the effect of the loss of these parking spaces other than to suggest that she will tell her tenants to move their cars elsewhere during the daytime. For stay at home parents, individuals who work from home, or shift workers this is an unworkable solution. In any case, the only remaining option would be for them to move their cars to street parking which would only exacerbate the problem. At the same time, the owner is asking to significantly reduce the number of bicycle stalls required for this building. Neither of these requests make sense or meet the needs of the occupants of the building, the local businesses or the community.

Secondly, I feel that decreasing the setbacks on three sides of the building, as well as adding another story, does not fit with the small commercial building scale of this neighbourhood. Adding another story may create more rental housing in the community, but the size of that addition should fit in with the surrounding buildings and not have such a big impact on the street and on parking.

I would like to see a more thoughtful plan put into place that takes into consideration those community members who live and work here. For example, perhaps setting the addition back to allow for extra parking and for covered bike racks would make sense, and would more closely fit the scale of the existing buildings in our community.

Thank you for your consideration of my concerns.

Kay Marshall
2549 Belmont Ave.
Victoria, B.C.

Please find attached photos of occupied parking spots at the Corners at different times of day over three week days and a weekend, to illustrate why I feel that forcing tenants and customers to park on the street is not a viable option.



Feb. 6 12:25



Feb. 6 1:00



Feb. 8 9:35



Feb. 8 9:36



Feb. 9 11:55



Feb. 11 12:31

February 6, 2018

To: City Council and Chamber

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Feb. 9 11:55



Feb. 11 12:31

1423 Haultain Street
Victoria BC V8R2J6

February 14, 2018

City of Victoria
#1 Centennial Square
Victoria BC V8W1P6
Attention: Mayor & Council

RE: Development Permit Application with Variances
1501-03 Haultain Street, Victoria BC

Dear Mayor & Council,

Having reviewed the materials submitted in support of this application on the City website and heard the applicant's presentation at a community meeting held at Oaklands Community Centre January 30, 2018, I wish to register my opposition to the proposed project.

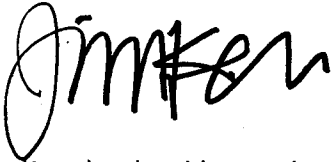
I believe that the variance requested to reduce the number of required off-street parking spaces is extreme and unjustifiable. The project would more than double the existing building floor area and density yet proposes to reduce the number of off-street spaces from the current 6 to just 3! Based on Zoning Bylaw Schedule C, the increased amount of commercial space and number of residential units requires a minimum of 12 off-street spaces. If this variance is approved, 9 out of 12 vehicles (by the City's own calculations) used by building occupants would need to be parked in nearby streets. This in turn would impact the limited street parking available for existing businesses at the Haultain-Belmont Corners, currently 10-12 spaces on Haultain Street fronting the four C-1 zoned properties, and would inevitably overflow onto adjacent residential streets. While the Haultain spaces are not all used in the evenings/weekends now, they are well utilised on weekdays when the existing businesses are open.

Unlike the recent DVP approved for a small wine bar in the existing building, which would have operated during evenings only, the proposed orthodontist office will attract its clientele during weekdays when parking demand is at its peak. As the proposed residential units each have 2 or 3 bedrooms, there is little reason to support reducing the City requirement of 1.3 parking spaces per unit, even though the site is located on a bus route and bike path/greenway.

Secondly, I submit that the enlarged 3 level building proposed will be out of scale with the existing Haultain-Belmont Corners precinct, which features modest 2 storey buildings forming a coherent ensemble. The proposed 3rd storey will result in more overshadowing of the pedestrian zone along Haultain Street and will create overlook and privacy concerns for the existing 2575 Belmont residence to the south, further exacerbated by the south side yard setback variance also being requested.

If approved, this project will set a poor precedent for the future of the Haultain-Belmont Corners and other similar neighbourhood village centres. It would send a clear message that parking requirements can be largely ignored in the pursuit of increased density. While some increase in rental housing and neighbourhood commercial space in exchange for modest variances to parking and/or setback requirements may be worthy of consideration, I believe this proposal clearly fails to provide a reasonable tradeoff.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'James Kerr', with a large, stylized initial 'J'.

James Kerr, local resident and architect

February 23, 2018

City of Victoria
Attn: Mayor and Council

Re: Development permit application with variances
1501-1503 Haultain Street, Victoria BC

Dear Mayor and Council,

After attending the neighborhood meeting regarding this application and hearing the applicant's presentation, I am writing to voice my opposition to the proposed project.

I started a small business in the Haultain Corners ten years ago, and it has slowly turned into the focal point for the area. I have watched the neighborhood go from a place where people didn't want to live or shop, to one of the most desired communities in the city. As a business in the area, my main concern is the variance to reduce off-street parking spaces. The applicant is seeking to reduce the current number of spaces to 3, while at the same time increasing the commercial space and residential units. That means that the overflow of parking from the commercial and residential units will spill out onto the current street parking and greatly affect the existing businesses.

A second concern is the plan to enlarge the building to a three-story structure. This addition will look out of place given the rest of the surrounding buildings are two-story along with the adjacent houses, which will be severely overshadowed.

Thank you for your consideration,

Michael Manhas
Owner/operator Koffi

1520 Haultain Street
Victoria BC V8R2K2

February 23, 2018
City of Victoria
#1 Centennial Square
Victoria BC V8W1P6
Attention: Mayor & Council

**RE: Development Permit Application with Variances
1501-03 Haultain Street, Victoria BC**

Dear Mayor & Council,

I am a long term resident of the area having lived in my present location since 1978.

I have reviewed the materials submitted in support of this application on the City website and heard the applicant's presentation at a community meeting held at Oaklands Community Centre January 30, 2018, I wish to register my opposition to the proposed project.

I believe that the variance requested to reduce the number of required off-street parking spaces required is not in the best interests of the neighbourhood.

The increase in the residential units from 2 to 5 will add a significant increase in need for parking. The existing two tenants have 4 cars between them, contrary to what the application contends. The commercial space will also increase parking needs in an area that already can't handle the needs of the businesses already permitted.

**The Haultain Street block now has only 1 on- street parking spot on the south side and 3 one hour parking spots on the north side.
The proposed reduction in off street parking will further compound the parking situation.**

I believe that the variances requested to allow changes to the building of:

- i. increased vertical scale and a subsequence increase in density.**
- ii. significant increase in the building area of the lot with coverage on three sides, leaving only the small parking lot on the east side. This will also impact the two trees in front.**

will be out of character with the existing Haultain-Belmont Corners area.

Sincerely,



Stan Anderson

Monica Dhawan

From: Barb Donaldson <[REDACTED]>
Sent: Thursday, March 22, 2018 4:08 PM
To: Councillors
Subject: Development Permit Application for 1501 - 1503 Haultain Street

The City of Victoria
Planning & Development Department
Community Planning Division
Councillors@victoria.ca

Re: Development Permit Application for 1501-1503 Haultain Street

Dear Mayor and Council,

I am writing about my concerns regarding the permit application for 1501 – 1503 Haultain Street. The proposed decrease in parking spaces and increase in the size of the building and number of residences does not make sense to me. Where will the new tenants be parking? Where will the people park who want to use the existing Yoga Studio, corner stores, and coffee shop?

To think that people are going to take public transit and bike to all of the businesses is ridiculous. Yes, in a perfect world everyone would bike, walk and take the bus. I actually do bike to work because it is convenient and it is part of my daily routine, but I know that I'm in the minority.

There are three other corners to consider if you allow these variances. Please think of the big picture when you are considering this proposal. If you were to allow this development, what will you do when the other building owners want the same allowances? This will set a precedent for the future planning of this community. The more important question is, if other businesses want to expand, where will there be parking for their business purposes? Haultain Street has designated residential parking towards Shelbourne Street, so that means that there are already fewer spaces available for visitors and those using the businesses.

You must also consider that not every residence has a driveway for off street parking. I live on the corner of Haultain and Asquith and I do not have a driveway. People using the businesses and who work for them will sometimes park on Asquith, so obviously there is a need for more parking as it is.

Li Sharp has written *"and we also canvased our neighbors, to determine if the development would be considered supportable, which it was."* I have been part of the Haultain Corners Beautification Project for many years. This group has raised money for flower pots, benches, bike racks and was responsible for the corners bulbout installed several years ago. The group continues to plant and take care of the flowers in the planters. At no time was this group approached and asked about Li's proposal; therefore, an important part of this community was left out of any discussion.

Thank you for your consideration.

Sincerely,
Barb Donaldson
1423 Haultain Street



Sent from [Mail](#) for Windows 10



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.



FERNWOOD COMMUNITY ASSOCIATION

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

Lacey Maxwell

From: Mary Jane Teachman [REDACTED]
Sent: April 9, 2018 7:15 PM
To: Councillors
Subject: RE DVP application 1501/1503 Haultain

Dear Councillors:

I live at 2552 Forbes Street, less than 100 m away from the subject property. I have lived here for 22 years.

I would like to request that you do not support the variance which asks for the reduction in parking.

If there are to be 5 apartments above the proposed orthodontist's office, then there should, at the very least, be 5 spaces dedicated to those tenants.

The daily short-term parking needs associated with the ground floor businesses will, I think, be "handled" by the day-time street parking available in the building's vicinity.

Thank you for your consideration,

Mary Jane Teachman

Lacey Maxwell

From: Suzie Smith [REDACTED]
Sent: April 11, 2018 11:32 AM
To: Councillors
Subject: Proposed 1501-03 Haultain Street Development.

As a resident of Asquith Street I would like to express concerns about this proposed development's lack of parking!

Haultain Corners has a unique charm serving the heart of our vibrant community and although I am not opposed to upgrading some of the buildings, I am opposed to reducing off-street parking from 14 to 3!

This would force cars to park on surrounding residential streets, many of which are already very busy. There is limited commercial parking on Haultain and as a person who walks to work every day along Haultain, I am already fully aware of the increase of Royal Jubilee Hospital workers now parking on Haultain and walking to the hospital! I strongly feel that decreasing off-street commercial parking has the potential of turning the area from a quaint and unique community gathering area into a parking lot!

I strongly believe if a developer is going to provide residential apartments, then they should also provide a minimum of 1 parking spot per apartment + spaces for the commercial business workers and visitors. If this proposal only provides those 3 spots then without much brain power one can easily see the potential for a big increase in the need for parking, if tenants/owners have more than one vehicle and the building will also house increased commercial space.

Your consideration of these points will be greatly appreciated when making decisions on allowing this proposal to go ahead.

Kind regards
Suzie.

Lacey Maxwell

From: Menno van Mil [REDACTED]
Sent: April 18, 2018 11:40 AM
To: Councillors
Subject: Proposed 1501-03 Haultain project

Dear Councilmen/Councilwomen,

The property located at the corner of Haultain and Belmont is subject of a Development Variance Permit: 1501-03 Haultain project. There are 14 parking spaces required for the proposed building. The new owner requested a variance for only 3....

That is a sincere concern to me. Please stick to the 14 parking spaces, maybe even suggest the parking to be under the building as they did right next to [JK's Bicycleitis](#). Then the owner of 1501-03 Haultain can maybe use the space on the East (currently a parking space) and leave the height of the building down to 2 levels?!

Although I understand we are in a crunch for housing this should not mean we need more cars elsewhere on the streets.

Thanks,

Menno
2640 Forbes
[REDACTED]

Victoria, April 20, 2018

Victoria City Council

Re: Proposed development of 1501-03 Haultain Street

Dear council members,

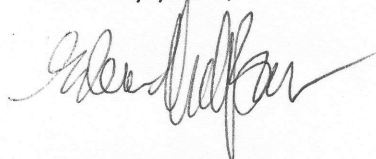
I am operating a barbershop near the intersection of Haultain Street and Belmont Avenue, in what is known as Haultain Corners, opposite of the proposed development site for which a Development Variance Permit Application has been made to the City of Victoria on January 08, 2018. While I have no objection to the development of the building, I have serious concerns about the associated loss of parking spaces.

The development requires approval of a reduction of off-street vehicle parking from 14 spaces (as per zoning standard) to only 3 spaces. There are several shops and stores around the intersection of Haultain Street and Belmont Avenue. Parking at the moment is already at a premium. Recently, some 1-hour parking on the south-east side of the intersection was converted to Residents Only parking. The loss of these nearby spaces is already making an impact on the ability of costumers to find parking while doing business in these shops. The conversion of these spaces has in my case already caused problems for some of my clients, resulting in at least two tickets for a parking violation, as even short term parking becomes very difficult.

The addition of residential units, while at the same time reducing the number of available parking spaces significantly more, will seriously affect the businesses at Haultain Corners and result in loss of business income and customers.

I hope that council will take these concerns into consideration. Perhaps a smaller development that allows for retaining a sufficient number of parking spaces on site for residential units can be considered, or conversion of Residents Only spaces into 1-hour parking.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Eden de Boer', with a stylized, flowing script.

Eden de Boer, owner
Eden's Barber Shop
1510 Haultain St

Lacey Maxwell

From: Mike Vardy [REDACTED]
Sent: April 29, 2018 6:32 PM
To: Councillors
Subject: Proposed 1501-03 Haultain Street Development

Elected officials of Victoria City Council,

As a homeowner and resident at 1411 Haultain Street, I am writing to you today on behalf of my wife and myself in opposition of the proposed variances for 1501-03 Haultain Street development.

Our concerns are several, but here are ur primary ones:

1. There is already scant parking on both sides of Haultain Street which is proving precarious for cars to maneuver regularly, especially considering the fact that the speed limit on Haultain is 50km/h while Bay is now 40km/h. Adding more street parking for residents of the building will offer less parking for residents and we elieve it would increase the chances of accidents on our street as well.
2. Eliminating much of the parking from such a large structure would set a precedent in our neighbourhood for the other 3 mixed-use properties on the corners. Again, that would eliminate residential parking for the street to those who live in the neighbourhood and we believe that goes against the official plan of a “small urban village” for The Corners.

With the increase in bike and motor vehicle traffic during peak hours of the day since we moved in over 13 years ago and the limited designated residential parking once you pass Belmont and head towards Fernwood Road, we feel that allowing these variances to go through will not only put a strain on residential parking in the area but also have an impact on the future of how The Corners evolves as well.

We urge to consider those who have lived in the area for many years and those who make this area their home now; do not permit these variances to be approved.

Sincerely,
Mike and Anne Vardy
Owners and Residents, 1411 Haultain Street

Sent via [Newton Mail](#) – my email app of choice.

Lacey Maxwell

From: Robert Wiffen [REDACTED]
Sent: April 30, 2018 5:22 PM
To: Councillors
Subject: 1501-1503 Haultain development proposal

Dear Mayor and Council. I am writing to express my disapproval of the above noted proposal, based primarily on the reduced parking component. I live at the corner of Haultain and Forbes and can vouch for the lack of parking in the area on most days, even on the weekends. The introduction of more tenants/owners and visitors to the new proposed business will only exacerbate an already bad situation. The proposed increase in height will also impact the amount of afternoon sunlight that reaches our front porch as well.

Please take seriously my concerns when considering this development proposal.

Yours truly,

Bob Wiffen
2565 Forbes St

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6
mayorandcouncil@victoria.ca

CC: City of Victoria Accessibility Working Group C/O Engineering department: eng@victoria.ca
City of Victoria Application Contact Leanne Taylor: Ltaylor@victoria.ca

May 4, 2018

Re: Proposed 1501-03 Haultain Street Development by Cinnabar Brown Holdings Ltd.

Dear esteemed Mayor Lisa Helps and City of Victoria Councillors,

We are writing to express our concern and strong opposition to the proposed development and variance permit requests for 1501-03 Haultain Street, submitted by Cinnabar Brown Holdings Ltd. representative Li Sharp, January 8, 2018.

As neighbours with property in close proximity to the proposed 1501-03 Haultain Street property, numerous aspects of this development proposal are of significant concern. These concerns include proposed increases to building height and massing, and proposed variances related to reductions in yard and flanking setback and parking – both of which we believe will negatively impact the current use of our property, its future resale value, as well as the character of the surrounding neighbourhood.

BUILDING HEIGHT AND MASSING

The City of Victoria's Official Community Plan (OCP) Design Guidelines for Multi-Unit Residential, Commercial and Industrial¹ buildings states that "...residential mixed-use development should respect the character of established areas and building variety through the form and massing of housing," provide "transition in its form and massing to lower-density building forms," and be "designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings."² In addition the guidelines state that developments taller and larger in scale than surrounding buildings should "provide a transition in its form and massing to lower-density building forms".³

The proposed blue prints for the development of 1501-03 Haultain provide no transition of form or decrease in massing to the surrounding residential buildings. The majority of exterior walls are straight, un-stepped, and perpendicular to the ground to a height of 9.22 meters. The second and third floors on the west side of the building actually increase massing from the first floor, causing the building to be

¹ City of Victoria. "Design Guidelines for Multi-Unit Residential, Commercial and Industrial." July, 2012.
<http://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/OCP%20Design%20Guidelines%20Multi-Unit%20Residential%20Commercial%20Industrial.pdf>

² City of Victoria. "Design Guidelines for Multi-Unit Residential, Commercial and Industrial." July, 2012: 3.

³ City of Victoria. "Design Guidelines for Multi-Unit Residential, Commercial and Industrial." July, 2012: 3.

top-heavy in relation to its footprint on the side that faces the majority of exiting residential properties.⁴ Combined with the variance request to reduce yard and flanking spaces, the building (which would approximately double its current size) would overwhelm its location and loom over abutting sidewalks and properties, blocking the sun and creating large masses of shade for neighbouring residences.⁵

The exterior design lacks compatibility with the character of the general neighbourhood (early to mid-twentieth century residences) and the immediately surrounding buildings in terms of its colour, materials used, and – with the exception of its squared-off parapet – modern architectural structure.

Impact on adjacent properties

Located to the east and in the direct line-of-sight to the proposed development, our property would be negatively impacted throughout the year, but especially during spring, summer, and autumn seasons, by the building's proposed increased height. We derive much quality of living from activities in our back yard (gardening, socializing, family meals and games, playing with pets, etc.). The sun sets directly in line with the 1501-03 Haultain property and would cast a large block of shadow across our back yard and deck. This lack of sunlight would impair the growth of our garden, and our enjoyment of the sun during leisure time in the yard.

The increased height and occupancy level of the 1501-03 Haultain property would mean a significant loss of privacy to our yard, deck, and west-facing rooms throughout the year. The addition of the third floor with seven windows on the west and south sides of the building, along with seven windows, double glass door, and exterior stairwell balcony entrance on the second floor, would produce a significant increase in activity and surveillance surrounding our home. As a result, our quality of living at home would decline. If, in the future we choose to sell our property, the shadow and lack of privacy from the proposed development would deter potential buyers who value privacy, outdoor activities, and gardening at home.

Accessibility and diversity

The City of Victoria calls upon its developers to provide “a high standard of accessibility in site, building and landscape design is encouraged to address the needs of all users, including people who have disabilities.”⁶ The “Housing Diversity” section of the OCP discusses the need for housing that “meets the needs of residents at different life stages, and facilitate[s] aging in place.”⁷ Consideration for housing for households with children, and individuals with mobility challenges (including visual impairment), is also required.

The architectural design of the proposed Haultain Street development provides stairs-only access, which presents significant challenges for those with mobility challenges (permanent, temporary, due to age, etc.) as well as those with small children or acting as caregivers. Coupled with the variance request to significantly reduce required off-street parking spaces⁸ the proposed development limits the diversity of

⁴ Please see architectural drawings by Alan Low Architect Inc. at <https://tender.victoria.ca/tempestprod/ourcity/Prospero/FileDownload.aspx?fileId=3D27E509-F9A0-438B-A345-49B1033B1F62&folderId=51543C180108101758636430>

⁵ Proposed reductions in front-yard (Belmont Street) setback from 6.0 m to 0.2 m; reduction in flanking street (Haultain) setback from 2.4 m to 1.32 m, and reduction in side yard (south) setback from 3.0 m to 1.06 m).

⁶ City of Victoria. “Design Guidelines for Multi-Unit Residential, Commercial and Industrial.” July, 2012: 10

⁷ City of Victoria. “Official Community Plan.” Published July, 2017: 101.

⁸ Proposed reduction in off-street vehicle parking from 14 required spaces to 3 spaces.

people who could be able to access or live in the building. Such development would be at odds with the City of Victoria and its Accessibility Working Group's work promoting accessibility and diversity throughout the region as well as its long-term planning aim for a barrier-free city. We are concerned for the precedence allowing the requested variances would set both in our neighbourhood and the larger Victoria community.

PARKING VARIANCE AND EXISTING PARKING & CONGESTION CHALLENGES

The residents of Haultain Corners and the surrounding community (both Oaklands and Fernwood) have been working to alleviate the high-volume of parking, and residential need for parking spaces for numerous years. Many homes in the area contain rental or in-law suites. The presence of this multi-unit housing provides a positive impact in creating affordable rentals in the city, however does generate the household need for additional street parking.

Residents from the Haultain Corners area and towards the Royal Jubilee Hospital have also been petitioning the City for "residential parking only" designation. Demonstrating the parking challenges faced by the neighbourhood, this designation has been granted by the City, and is a known issue, not only on our own street, but on each street leading up to Richmond Road and the hospital. Parking is not a standalone issue. As a result of an increase in street parking, our neighbourhood streets become congested and difficult to navigate and, as a consequence, more hazardous. This congestion is of particular concern due to the proposed development's proximity of schools and parks.

Accessibility and diversity

While we believe encouraging alternative modes of transportation (bikes, walking, public transit, car-pooling, car-sharing) is essential for Victoria, we also appreciate the need to accommodate people with mobility issues, visual impairments, young families, and aging people (and those who wish to age-in-place) to have access to housing. It is also important to consider that otherwise healthy people do not always remain so, and people can face unanticipated physical challenges and injuries throughout their life.

Magnitude of variance request

The parking variance requested for 1501-03 is so significant (reduction of 14 required off-street parking spaces to 3), it creates accessibility barriers for an array of people. The addition of bike and car-sharing amenities for residents is positive, however not enough to mitigate the parking needs that would be created from the additional suites, traffic from an orthodontic practice (the majority of clientele who would be children who would be accompanied and likely driven by parents), and an unknown number of employees of the orthodontic practice and yoga studio. In an age of helicopter-parenting and the practical need for financial payment, parents sending children to walk alone to the orthodontist, seems unlikely. Existing parking spots used by residents and employees and customers of the yoga studio will no longer be available, thus compounding the parking shortage and street congestion not only on Haultain, but on adjacent streets (most notably Forbes and Belmont). If approved, the variance request could set precedence for the remaining three mixed use/commercial properties at Haultain Corners, exponentially compounding the parking shortage and street congestion in the area.

Previous parking variance approval for wine-bar

The developers have stated in their letter to the City of Victoria that they believe a parking variance

approved for a wine bar at the same location sets precedence for the new parking variance proposal,⁹ we disagree strongly with this assertion for four key reasons. First, local business-owner and potential wine bar owner, Michael Manhas,¹⁰ undertook to provide alternative off-street parking spots to ease parking challenges at the Corners at his nearby business Koffi which would be closed during the operation hours of the wine bar. Second, Mr. Manhas's proposal did not add additional suites or retail space to the building (which would require additional parking amenities)¹¹ while simultaneously reducing the number of off-street parking available. Third, patrons of the wine bar would presumably come to the venue to eat and drink and therefore make responsible decisions to get home safely and legally without driving. Forth, the wine bar would have provided the community with another much needed and highly-desired social gathering spot. Residents were actively consulted throughout the wine bar proposal process and believed that the venue would significantly contribute to the area's sense of community and connectivity. It is unfortunate that Mr. Manhas went through extensive consultation and variance procedures, only to be denied rental space by the new owner.



Saturday, April 14, 12:05 pm – Photo taken across from 1501-03 Haultain Street facing west. As is a regular occurrence, every parking space on the street is occupied. The only spot not taken is the bus stop.

⁹ February 27, 2018 to City of Victoria from Cinnabar Brown Holdings Ltd.

<https://tender.victoria.ca/tempestprod/ourcity/Prospero/FileDownload.aspx?fileId=35FC0A5E-0187-495B-8310-A7611CC3EC20&folderId=51543C180108101758636430>

¹⁰ Michael Manhas owns Koffi, a café located at 1441 Haultain Street, which has played a significant role in revitalizing Haultain Corners by providing both social space for residents to gather, and active community participation by it's entrepreneurs since 2007.

¹¹ The current building has two rental housing units and 6 parking spots. Property sale information for 1501-03 Haultain, Greg Long Realtor: <http://www.greglong.ca/property-details/378215>



*Monday April 9, 12:48 pm – Photo taken looking down Forbes Street facing north.
Forbes Street is frequently lined with cars.*

COMMITMENT TO HAULTAIN CORNERS AND SURROUNDING NEIGHBOURHOODS

Neighbourhood consultation

In the February 27, 2018 letter to the City of Victoria, Li Sharp for Cinnabar Brown Ltd. states that “we also canvassed our neighbors, to determine if the development would be considered supportable, which it was”.¹² No representative from Cinnabar Holdings consulted with our household until the evening of April 9, 2018, over a month after the letter was submitted. When asked about the lack of consultation Ms. Sharp claimed that she had attempted to visit the household multiple times during daytime hours. This, however, seems unlikely as a member of our household has been both at home on a leave and work-from-home routine for over two months. In addition, no telephone or written contact attempts were received. Additionally, there is no evidence to suggest Cinnabar Brown Holdings Ltd. has had conversations with the households of our surrounding neighbors, as, when asked for their opinions on the development, none that we spoke to had been contacted by the company about the proposed development.

As a household located in close proximity to, and direct line-of-sight of, and whose privacy would be directly affected by development of the Haultain property, we are confused that Cinnabar Brown Ltd. would not make good-faith contact with our residence in the spirit of meaningful and timely consultation.

¹² Project proposal. Please see

<https://tender.victoria.ca/tempestprod/ourcity/Prospero/FileDownload.aspx?fileId=35FC0A5E-0187-495B-8310-A7611CC3EC20&folderId=51543C180108101758636430>

We care deeply for our neighbourhood and participate in the life of our community. Four generations of our family have lived in our home since 1956. We have been proud and pleased to watch Haultain Corners and the surrounding area engage in a positive and steady rejuvenation since the early 2000s. We live close to designated high-density development areas (Shelbourne, Hillside, and North Dairy corridors) and appreciate the necessity of creating affordable and accessible housing in the region. We are not averse to development, but rather want to ensure that value is added and the best interests of the local community (and the city as a whole) are met wherever possible – we do not believe that Cinnabar Brown Holding Ltd.'s proposed development of, and requested variances for, 1501-03 Haultain Street meets these needs.

Please feel free to contact us with any questions you may have. Thank you for your consideration.

Highest regards,

Robbyn and Greg Lanning
Forbes Street
Victoria, BC

Monica Dhawan

From: Sandra Pilon <[REDACTED]>
Sent: Friday, May 18, 2018 2:34 PM
To: Victoria Mayor and Council
Subject: re 1501 to 3 Haultain

Hi

I am concerned about the building 1501 with a added floor.

Taking away some parking spots.

Will be more congestion along the area.

Blocking some people's view.

Taller building doesn't fit in the area

Sandra Pilon



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