

PRIMEX INVESTMENTS LTD  
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VANCOUVER, BC  
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July 23, 2018

To: Victoria City Council

Re: Quadra Village Apartments rezoning application

I would like to take this opportunity to summarize the initiatives we have taken to date and steps we are prepared to take going forward to alleviate the impact of our current and proposed development on parking in the surrounding area.

When we purchased the Quadra Village Apartments in 2014, there were 79 vehicles owned or operated by residents of the 64 units. 29 of these cars were parked on Fifth Street or Topaz. Starting in the fall of 2015, we began an effort to reduce the parking burden of the existing units by screening new tenants for car ownership. Specifically, we had some new residents sign a pledge indicating they did not own and would not own or operate a vehicle in the area while residing at the property.

Within one year, these efforts produced a reduction in the number of cars associated with residents of Quadra Village Apartments from 79 to 55, with the number of our resident's cars parked on Topaz and Fifth Street down from 29 to 21. Also, in advance of our proposed development, we now have one Modo car share vehicle in our lot available for use by tenants.

This experience gives us comfort that we can sustain a reduced level of parking going forward. We are therefore prepared to make a binding commitment to this effect. Specifically, we will commit to two initiatives formalized through a ten-year covenant:

1. Future residential tenancy agreements for all 98 units will contain an amendment restricting residents from parking within a five-block radius of the property other than in designated spots in on-site parking lots; and
2. At all times, 17 of 98 units (representing half of the new units) will be leased to tenants with no vehicles at an anticipated \$50-75 discount to monthly market rent. This restriction would also be implemented through an amendment to the residential tenancy agreement.

With 81 off-street parking spots available (plus two for car share), these efforts would have the effect of providing one stall for the existing 64 units and 17 spots for the 34 new units – in effect providing one parking spot for every unit that will have a car. We believe this will not only mitigate the impact of our development on the neighbourhood parking situation but will in fact result in an improvement relative to the current situation.

Sincerely,



Andrew Rennison

**Pamela Martin**

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**From:** Tracey Brown [REDACTED]  
**Sent:** July 25, 2018 9:15 AM  
**To:** Public Hearings  
**Subject:** rezoning for 2780-82 Fifth St

Good morning,

Unfortunately I am unable to attend the scheduled hearing on Thursday July 26 however I would like to put some information forward.

Although there are good neighbors there are several factors to take into considering.

1) This being the most important...Parking! Their parking lot is continuously full and over flows on a daily basis. Although through conversation with the onsite manager they are trying to figure out alternative parking solutions NONE seem to be effective. Some people have 3 vehicles. At the moment there are numerous camper vehicles. Every single day people in those units take up all the parking on Quadra and Fifth St. Their idea of only renting to people who have 1 vehicle is going to be impossible to manage. Even if they turn some of their grass area into parking spots it will not be even close to enough parking to cover the amount of space they require to manage their units....Should they be forced to only be allowed to do it if they can create underground parking like the other condo buildings along the same area.

2) There was a huge public outcry over the proposed development at 2740/2742 Fifth St who requested to put a larger multi unit building on site and it was declined. The community does not want to be just one big condo/townhouse blueprint. They removed the single family dwelling next to it (because they bought the property) Maybe they should replace it with another one...or turn their parking problem into a solution by turning it into more parking!

Thank you for your time,  
Tracey and Jeff Brown  
Neighbour

## Pamela Martin

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**From:** Jill Sharpe [REDACTED]  
**Sent:** July 25, 2018 11:36 AM  
**To:** Public Hearings  
**Subject:** late announcement notice for public Hearing on 2814-2890 Fifth Street

Dear Council,

Regarding requirement of notice to attend Public Hearing. **I would like to draw to your attention that there has been inadequate notice to the public to attend a public hearing on the re-zoning on Fifth Street.**

The meeting announcement letter (strangely dated July 13th) arrived through my door slot yesterday (July 24th) at 5 pm.

Further more this public hearing was falsely notified and amended in a newsletter received from the Hillside Quadra Neighbourhood Action Committee on July 22nd stating:

**Please note--the last e-news mentioned that July 12th was the public hearing. In fact on July 12th the 1st, 2nd and 3rd readings of the bylaw for this development took place. The public hearing is July 26th**

Many neighbours are concerned about the Parking Variance being considered for this development and would like to attend the City Council review!

But being Summer holidays, AND being given only 48 hours notice to attend this meeting through notice by mail (and therefore only 14 hours to submit a response by email) is not allowing the public its due process to be heard on important issues which will impact the shape and experience of being property owners and tax payers for years to come.

I know at least 30 neighbours who would like to come speak to you about their concern over this parking variance and some the green space loss. But there is no time to co-ordinate their attendance now. We have had in the past in attendance over 50 neighbours attend previous meetings for this development. But due to the late notice, and the mistake in advertising the previous meeting all conspire to give the developers approval process an unfair advantage of silencing the neighbours response.

**I ask that you consider to re-schedule this meeting and give adequate notice to us to attend.**

MY CONCERN:

*The proposed development would require a 42% reduction in parking spaces than what is currently permitted in city bi-laws. Current rules would require 126 parking spaces for 97 units. The proponent is proposing to provide only 80 parking spots – including 64 in the main parking lot, and 16 additional spaces in three parking ‘pods’ built on what is currently greenspace at the perimeter of the property. So the variance the developers are asking for is 51% if you account for the green space they are co-opting from existing residential buildings to support their proposal.*

The parking overload congestion to visitors and owners who already live along this street will be unmanageable and make our neighbourhood unpleasant to visit and live in. Currently with the general neighbourhood use, we often cannot find parking spaces near our homes for ourselves or friends visiting. Couple that with the increase in local businesses along Quadra including the overflow from the Fifth Street Bar and Grill ... the already fluctuating demand for parking on Fifth Street is a concern. As property owners and tax payers we do want our city planners to plan for car use into the future. Yes the hope is a greener city with electric cars, but cars will still be required. A greener city doesn't mean NO cars, it means smarter cars AND all the wonderful work council has already been doing making the city more bike friendly which I whole heartedly applaud.

Keep in mind that in the new proposed development, many of the units are two bedroom and being smaller space rental units will likely have two individuals living together who each could have cars and also separate groups of visiting friends with cars. So arguably the parking variance for this development should include a variance that actually allows MORE parking spaces than what is currently allotted for not a nearly 42% cut to the bilaw. **And keep in mind if you were to protect that green space then really the parking allowance they are providing for their renters is actually a 50% reduction in the parking bilaw.**

Why is the city allowing developers build buildings that will make them profit, and take away green space and the community liveability?

I personally will support more density in the city and a move to support bike use. However, to load up density beyond what parking bi-laws protect on a neighbourhood that is already under siege is a shot gun approach to city planning. Increase density in all neighbourhoods, make parking variances more evenly across all neighbourhoods. Do NOT concentrate change in Quadra Village by passing a parking variance where no one received notice in a timely fashion to attend.

A concerned citizen,

Jill Sharpe  
2736 Fifth Street

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## Pamela Martin

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**From:** Sharon Harold [REDACTED]  
**Sent:** July 25, 2018 10:53 AM  
**To:** Public Hearings  
**Subject:** Re: The Proposed Development at 2813-2887 Quadra Street, 2814-2890 Fifth Street and 2780/82 Fifth Street

July 25, 2018 10:46 am

Public Hearings

Subject: City Council Meeting regarding the proposed development at 2813-2887 Quadra Street, 2814-2890 Fifth Street and 2780/82 Fifth Street.

I agree with Mr. James Fry that rezoning should not be allowed in the area north of Hillside and east of Quadra Street. Developers are always looking to exploit the less costly area in a city to their own advantage with no consideration for the quality of life of the residents in the area they wish to develop. I say NO to this rezoning request. I only found out about this today – the day before the meeting. I consider this a deliberate strategy to limit and curtail public input. Shame on council for this short notice.

Sharon Harold  
2738 Graham Street  
Victoria, BC  
V8T 3Z2  
[REDACTED]