

Pamela Martin

From: Erin Ellerbeck [REDACTED]
Sent: September 20, 2018 10:14 AM
To: Public Hearings
Subject: 3031 Jackson St.

Dear Mayor Helps and Councilors,

We are, in general, very much in favour of increasing urban density. However, the proposed development at 3031 Jackson St. adds, in our opinion, too many homes (and cars) to an already busy street. There is a sizeable housing co-op (Wilderness Co-op) that uses the street as one of its two main entrances, resulting in far more traffic than you'd normally find on a residential block. Additionally, many people use the street as an access route from Finlayson to the rest of the neighbourhood (to reach Grant, Prior, Blackwood, Summit). Aside from the annoyance that this might cause to the residents of this block of Jackson, this high level of traffic is dangerous given the geography of the street. Jackson is on a steep hill and visibility over that hill is very limited. There are too many cars going too fast along the block given how many children both live on the block and use it as a pedestrian route to and from Quadra Elementary. Jackson is also an official bike route and the heavy traffic is difficult for cyclists to navigate on a narrow street with many parked cars. As such, the city should consider approving only a reduced number of townhouses (fewer than the proposed 8) and requiring the developer to create more on-site parking spaces. Jackson cannot manage more traffic and more parked cars given its already congested state and the fact that it is essential to both cyclists and school children. We also encourage the city to put traffic calming measures in place.

Thank you for your time.

Sincerely,

Erin Ellerbeck and Nicholas Bradley
3010 Jackson St.

Pamela Martin

From: Victoria Mayor and Council
Sent: September 20, 2018 2:37 PM
To: Public Hearings
Subject: FW: 3031 Jackson Street Development Proposal

From: Damian Graham [REDACTED]
Sent: Thursday, September 20, 2018 2:33 PM
To: Victoria Mayor and Council
Cc: Community Planning email inquiries ; Hillside Quadra Neighbourhood Action Committee
Subject: 3031 Jackson Street Development Proposal

To Whom it may concern,

Our family has resided at 3020 Jackson Street for the past 16 years.

In our time here we have seen many new people move into the area and like us, start their families.

We have many concerns over the proposed changes to 3031 Jackson Street.

- 1) Our neighbourhood already has several high density housing projects (the co-op on Jackson Street behind the proposed development as well as Quadra Villa on Fifth Street). **The addition of 8 townhouses (24 bedrooms and potentially more than 30 people) exiting from one driveway on this street alone would be overwhelming.**
- 2) We are potentially talking about an additional 16-24 vehicles! **Presently there is a single parking space on Jackson street in front of this property.**
- 3) We understand the need for more housing (**and more importantly - affordable housing...**) in Victoria but believe high density units should be spread out over neighbourhoods and not placed on the same street. **Keep the large scale developments on the main streets** and preserve the slightly smaller lower density units in quieter residential areas. Increase those area's densities by allowing/encouraging more secondary suites in single family homes.
- 4) The parking and traffic congestion that the addition of 8 units would create on this street will be felt not only by the current residents but also by the many people who use Quadra Elementary School, cyclists (*this is a official bike route*) and all our neighbouring streets as **this is the only through-way between Finlayson and Hillside.**
- 5) We heard at the previous meeting that the lack of on-site parking is to persuade potential home buyers to use the existing bike routes and have fewer vehicles. *Unfortunately there is absolutely nothing in the building design that would convey this.* A bike lock for six visitors is a nice gesture but doesn't seem like something that will entice people to become eco-friendly home buyers.
- 6) We would prefer seeing the lot subdivided to create either several single family homes or several duplexes. Something that would clearly fit with the homes in the present location. **The Co-Op unit's density is a completely different as it addresses the affordability issue in a concrete way.**
- 7) Unless the proposed developers are going to devise a plan that clearly speaks to the issues of affordability in our city with this development (it is hard to view this as anything other than "profits before people").
- 8) We have never been approached by the owners of the property about their revised plans for this development.

9) We have **deep concerns about extensive blasting** since the property is situated on rock.

Thanks so much for taking the time to read this.

Sincerely,

Damian, Tristen, and Paisley

Pamela Martin

From: Jenna Chen [REDACTED]
Sent: September 20, 2018 9:40 AM
To: Public Hearings
Subject: jen.gooda@gmail.com

Dear Sir or Madam,

Our family objects to the development of 8 dwelling townhouses as Jackson Street is already a very busy street so if the townhouses were to be approved, there would be way more traffic on Jackson Street and more cars fighting for a spot on the street. If I recall correctly, the proposed development of the townhouses consists of only one parking spot on the property per townhouse, and it is very common for one household to have more than one car which means residents of the townhouse will be parking on the street. Our house is situated directly across from 3031 Jackson Street and we have a big family so one of us already has to park on the street and the spot right outside our house isn't always available either. If our family can't even park right outside our house before the townhouse is approved, where will we park after the townhouse has been built with 8 families parking on the street outside the cluster of townhouses?

Jackson Street does not have a very wide road either so if the townhouse gets developed and the street is full of vehicles parked on both side of the road, imagine what it would be like to back out of your driveway with limited space on the road and hitting a car parked on the street or driving down the street and a car is coming in the other direction but there is no where for you to move aside so one of you can drive passed first. No body is perfect so there would bound to be accidents and people don't particularly want their vehicles being hit especially if it is parked outside your house.

Furthermore, there have been thefts from vehicles parked on the street and in driveways on Jackson Street so if there is an increase of vehicles parked from the street from the townhouses, it makes this area an easier target for more thefts as there's lots of vehicles for people to break into.

In addition, approving the development of 8 townhouses will decrease the value of houses around this area as potential buyers do not want to live on a very busy street with heavy flow of traffic. The owner of 3031 Jackson Street isn't even living on the property as the house is being rented to make money. Developing and selling 8 townhouses will surely allow the owner to make even more money than renting one house would. Why should the other residents of Jackson Street have to be impacted negatively just so the owner can produce lots of revenue by rezoning 3031 into 8 properties to sell?

Furthermore, we are located very close to the Summit Park and Reservoir so our street attracts different animals from there and 3031 Jackson Street has a big front lawn with many trees that create a great habitat for the wildlife. It would be a shame to destroy the wildlife habitat and I believe some of the trees that are on the property are prohibited from being taken down. We have even seen kids playing on the front lawn of 3031 Jackson Street as the house is hidden up the driveway on a hill so it does look like a small park to people walking by. Instead of trying to turn the property into townhouses, consider putting a covenant on the property to preserve the land as wildlife is important for our ecosystem.

Yours truly,

Owner of 3022 Jackson Street

Pamela Martin

From: Grant Holly [REDACTED]
Sent: September 19, 2018 8:51 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Proposed development at 3031 Jackson Street

Dear Mayor Helps,

We are writing in regards to the proposed redevelopment at 3031 Jackson Street. In spring 2017, we moved onto Jackson Street with our two young children.

We appreciate that there is a need for more housing in Victoria. That said, we are concerned that the proposed addition of eight townhouses will increase car traffic (and likely parked cars) on Jackson Street, which is already very busy.

Drivers use Jackson Street to avoid slower traffic on Quadra, to drop off kids at nearby Quadra Elementary School and to access the neighboring streets. Drivers typically exceed the speed limit, despite the reduced visibility on Jackson Street resulting from it being on a hill, two existing speed bumps and neighbors having recently added "Children at Play" signs to their front yards. This is dangerous, especially given that there are a lot of children walking on Jackson Street to nearby Quadra Elementary School and cyclists on Jackson Street as it is part of the City's cycling network. The proposed addition of eight townhouses will only increase car traffic (and likely parked cars) on Jackson Street.

We encourage the City to consider traffic-calming measures for Jackson Street, especially given the likely addition of more families on the street with this proposed development. For example, the City could consider prohibiting cars from turning onto Jackson Street from Finlayson (i.e., making Jackson Street an exit only street) or changing the curbs at the corner of Jackson Street and Finlayson (e.g., by adding planters) to discourage cars from entering Jackson Street.

We understand that the Parent Advisory Council at Quadra Elementary School is similarly interested in seeing traffic slowed at the corners of Summit and Jackson/Fifth.

Thank you for taking the time to consider our letter and we look forward to your response.

Grant Holly & Jeff Yuen

3011 Jackson Street