

October 28th, 2018

Dear Mayor and Council,

We are writing regarding 1501-03 Haultain Street. We understand the new owner of the property wishes to add onto the side of the building, covering the existing parking lot and eliminating the existing parking spots on the west side of the property. We also understand she intends to build another story onto the existing building. While in general we support projects which increase housing in Victoria, we have some concerns about this project.

First, numerous of our neighbours are not in favour of a parking variance because if a precedent is set for reducing the number of required parking spaces on that corner, it is likely the other 3 corners will soon be developed and will request parking variances as well. We hadn't thought of this until one of our neighbours pointed it out. It now seems to us that our neighbour's assessment of this is correct and worthy of consideration in the matter of this parking variance. It is hard to see how turning down future variance requests at the Corners can be justified if 1501-03 has already been granted such a variance.

Although there is a larger conversation that needs to happen about reducing the number of cars we use, currently there are a lot of cars parking on Haultain Street and the smaller streets adjoining it. In-fill and suites in houses are increasing and so is the number of cars. Also, a lot of cars are parked in our neighbourhood by people working at and visiting the Royal Jubilee Hospital. Parking is getting tight and allowing development without considering parking is going to make things even tighter. We think there needs to be a neighbourhood discussion about what we are going to do to increase density while reducing the number of cars. We think this needs to be part of an up-dated Oaklands Community Plan. We are eagerly awaiting the process and fulfillment of a new plan.

Of course, the new community plan will need to take into account that Haultain Street is designated as a bicycle route in the cycling plan currently being implemented by the City of Victoria. It is unclear to us, at this point, how the increase in bicycle traffic will affect the residents of Haultain Street and the parking of cars by residents and people visiting businesses at the very corner where 1501-03 stands. So we are even more leery of allowing the parking variance for this site until both the cycling plan and the community plan are designed and implemented. This just does not seem like a good time to issue a variance that will encourage development of the "Corners", with both a City of Victoria cycling plan and an Oaklands Community Plan yet to be manifest.

With all this in mind, we would like to suggest a compromise for the plans for 1501-03 Haultain Street. We'd like to suggest that the parking on the west side be retained but that the owner of the property be allowed to increase the square footage of the building and increase the number of units by adding two stories on top of the existing footprint of the building. This is one more story than she is currently planning to add. This way, there is some compensation for the owner's investment but the parking situation is not made significantly worse. The precedent then becomes allowing a slightly higher building. This is a precedent we could be fine with, for all four corners of Haultain and Belmont.

Sincerely,

Margot Johnston and Rainey Hopewell  
Residents — 1420 Haultain Street, Victoria, BC V8R 2J7

November 6, 2018

Dear Laurel,

Re: 1501-1503 Haultain Street development

As you are a newly elected city council member, I wanted to take this opportunity to bring to your attention my concerns and my opposition to the proposed development at 1501 Haultain Street. I, along with many others in our neighbourhood, have outlined our objections to the variances being sought by this developer, in previous letters to City Council and the Mayor. Since that time, the proposal has been sent forward from the Committee of the Whole to a public hearing. None of our concerns were raised or discussed at that time. Instead, Marianne Alto remarked that parking concerns had been dealt with and the Mayor commended the developer for her "thoughtful letter". I do not feel that the issues we raised were acknowledged or represented by council members or the Mayor, and I do not believe that potential parking shortages have been alleviated.

To summarize those concerns on your behalf, we are opposed to the variances being requested, and we have strong reservations about the scale, scope and fit of this project for our neighbourhood. We feel very strongly that a community plan needs to be in place to guide development in the Fernwood neighbourhood, which we are told will be done in 2019. Without this plan in place, we believe that the drastic parking variances being asked for (3 spaces instead of the 14 required) will set a precedent for future development at The Corners and will have an immediate adverse effect on the small local businesses who rely on customers being able to park to pick up a coffee, buy groceries, attend a yoga class or get a haircut. Without adequate parking for the proposed building's five suites and two businesses those tenants' and customers' vehicles will inevitably be parked on Haultain and surrounding blocks instead. This will create congestion and a critical shortage of parking spaces at The Corners. The developer's suggestions that she will not "allow" tenants to own cars is ludicrous as is her previous assertion that renters are too poor to own vehicles anyway.

The setback variances likewise will set a deleterious precedent for other buildings on The Corners. Bringing a much larger building (both in height and mass) very close to the property lines will alter the present open space buffer that defines this unique and important hub of our community. There is also no transition provided to the lower density buildings surrounding this proposed development. The character of our neighbourhood will be altered forever by a building of this size that overwhelms the surrounding residential housing and small scale businesses.

I am hopeful that the present city council will be willing to listen to and discuss our concerns at the public hearing. We would like to believe that the community of people who live and work in our neighbourhood are included in decisions around how land is used, what future development looks like, and how it aligns with and enhances our existing community rather than maximizing space and therefore profit for a

developer. Densification is a laudable goal for our city but it should not come at the expense of our existing businesses and the neighbourhood's long time efforts (since 2005) to enhance and rejuvenate this small scale, unique and welcoming locale for residents and loyal customers.

Finally, to quote the chairs of the Land Use Committee for Fernwood, "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".

Yours truly,

Kay Marshall  
2549 Belmont Ave.



Parking for eleven cars all occupied at 4:00 p.m. Nov. 6th, 2018.

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

Dear Mayor and Council,

As local neighbours of 1501-03 Haultain Street (Haultain-Belmont Corners) we wish to express our opposition to the proposed development and Development Variance Permit Application forwarded July 26, 2018 for public comment by Committee of the Whole, for the following reasons:

**1. Lack of Village Plan Context**

The existing Haultain-Belmont Corners with its low scale buildings, local businesses, services and affordable rental housing is a healthy and valued community asset. Section 6.20 of Victoria's Official Community states "prepare local area plans for ....Haultain Corners Village..." which has never occurred. Governing growth is an essential part of land use planning. As both the Fernwood and Oaklands neighbourhood plans are due for renewal starting in 2019, we believe development on the scale of this project is premature until a shared vision, created with local community input, is in place to guide future plans for the Corners.

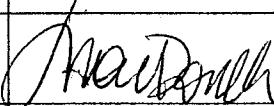
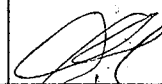
**2. Poor Precedent for Haultain Corners**

If approved, the parking variance will establish a precedent for future redevelopment of the other three Corners properties, all presently below the maximum C1 zoning density permitted. Granting this variance will incentivise their redevelopment to the maximum density by allowing developers to skirt standard parking constraints.

The enlarged building proposed will not fit at all with the present Corners scale and character. With double the existing building square footage, it will be one story higher and much larger than the other Corners buildings. With a near zero setback on Belmont and other setbacks reduced through variances, sight lines to the Corners will be significantly altered for pedestrians, bicyclists and drivers on Belmont, and the scale of the building will alter forever the present open space buffer around this intersection.

**3. Lack of Onsite Parking**

We believe the request to reduce onsite parking from 14 to 3 car spaces, while increasing the occupancy from three suites to five, is unreasonable and will have a negative effect on the local businesses. We submit that the shortfall of 11 spaces, calculated as per the City's evidence based Parking Schedule C updated July 12, 2018 means that the five rental units and two ground floor businesses will have to rely on street parking despite the developer's promises of bicycles and carshare memberships. As parking is already in high demand by Corners' businesses, residents and Royal Jubilee staff, the pressure on available street parking will be immediate and significant, particularly for the small locally owned businesses.

Name	Address	Signature	Date
1. Lisa Mitchell	2543 Belmont Ave. Victoria		Oct 1, 2018
2. Norman MacDonell	2543 Belmont Ave Victoria		Oct 4, 2018
3. Heidi Graham	2465 Adams St VIC		Oct 1 2018
4. Kirstie Hume	1391 Coleman Street		Oct. 7, 2018



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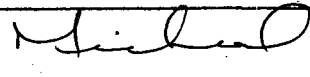



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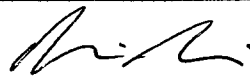


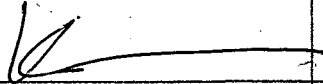

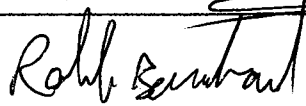


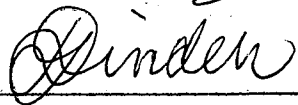
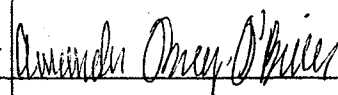
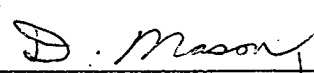
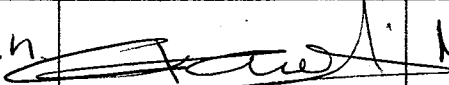
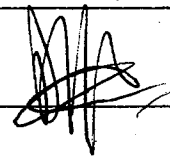
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**3. Lack of Onsite Parking**

We believe the request to reduce onsite parking from 14 to 3 car spaces, while increasing the occupancy from three suites to five, is unreasonable and will have a negative effect on the local businesses. We submit that the shortfall of 11 spaces, calculated as per the City's evidence based Parking Schedule C updated July 12, 2018 means that the five rental units and two ground floor businesses will have to rely on street parking despite the developer's promises of bicycles and carshare memberships. As parking is already in high demand by Corners' businesses, residents and Royal Jubilee staff, the pressure on available street parking will be immediate and significant, particularly for the small locally owned businesses.

	Name	Address	Signature	Date
14	MICHAEL MADRAS	1441 HALTAIN		10.11.18
15	Brittney Butcher	1114 Empress Ave		10.11.18
16	STEPHANIE McSWEENEY	2541 EMPIRE		Oct 11 / 2018
17	Martin HEAD	2638 Mt STEPHEN AVE.		11 Oct 2018

	Name	Address	Signature	Date
18	Brian Major	2522 Belmont Ave.		Oct 11 / 2018
19	Dave Edwards	2660 Asquith		Oct 11 / 2018
20	Peter Forbes	<del>257</del> 2659 Fernwood		" " "
21	Ken Brubaker	2528 Asquith		" "
22	David Kobayashi	2725 Roseberry		Oct 12 / 2018
23	ROBB BOUCHARD	2607 S GOTT ST.		OCT 12, 2018
24	Mele Smallwood	2577 Asquith		Oct 12, 2018
25	Matthew Proulx	1441 Haultain		Oct 12, 2018
26	Daisy Linden	2601 Scott St.		Oct 14, 2018
27	Amanda Oberg-O'Brien	"		"
28	DAVID MASON	2615 SHELBORNE		NOV 8, 2018
29	Claudia Kobayashi	1440 Haultain		NOV. 8, 2018
30	Sherry Orchard	2542 FERNWOOD	SHERRY L ORCHERTON	NOV 9 / 18
31	Paul Alford	1306 Bay St		Nov 9 <sup>th</sup> / 18

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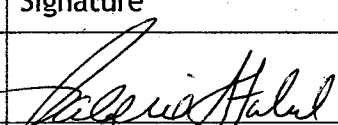
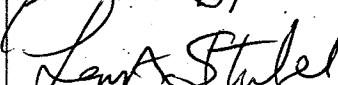
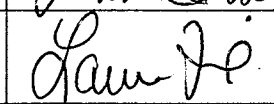
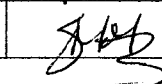
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32 Valerie Stubel	2519 Belmont		Oct 9, 2018
33 Leonard Stubel	2519 Belmont		Oct 9, 2018
34 Lauren Fox	1448 Bay corner of Belmont		Oct 9, 2018
35 Shelley Moiz	1448 Bay St		Oct 9, 2018





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43	Mel Flower-Babichuk	2552 Belmont	Mel Flower Babichuk	Sept 30, 2018
44	Jessie Lafleur	2555 Belmont	[Signature]	Sept 30/18
45	Lauryn Jones	2555 Belmont Ave	[Signature]	Sept-30/18
46	G. Bushell	2575 11 <sup>th</sup>	G. Bushell	Sept 30 /18

	Name	Address	Signature	Date
47	Gloria Shenwood	2542 Belmont Victoria		30/09/2018
48	Kay and Dave Marshall	2549 Belmont Ave.		Sept. 30 / 2018
49	Sebastian Michael	2538 Belmont Ave		Sep 30/2018
50	Tyler Dashwood	2550 Belmont Ave		Oct 28/18
51	Abdulla Alzayari	2550 Belmont Ave		Oct 28/2018
52	Mary Jane Teachman	2552 Forbes St. Victoria.		Oct 28/18.
53	Mike Teachman	2552 Forbes St Victoria		Oct 28/18
54	Erin Munro	2557 Forbes St Victoria V8R4B9		Oct 28/18
55	Nick Gibbs	2557 Forbes St Victoria V8R4B9		Oct 28/18
56	Sandra Pilon	2550 Forbes		Oct 28/18
57	Janice Hawkes	2740 Gosworth		Oct 28/18
58	Virgil Hawkes	2740 Gosworth Rd		28 Oct 2018
59	Liam Marshall	2549 Belmont Ave		28 Oct 2018
60	KELLY MANN	2607 BAYVIEW HTS		NOV 6 / 18
61	Robbyn Lanning	2556 Forbes St. Victoria, BC		Nov 7, 2018
62	Greg Lanning	2556 Forbes St Vic, BC		Nov 7 2018
63	Phyllis Songhurst	1515 Haultain		Nov 10/18

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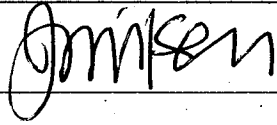
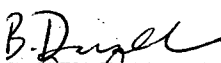
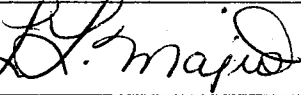
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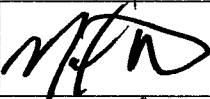
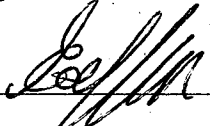



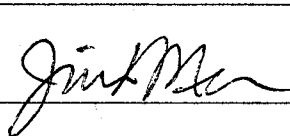
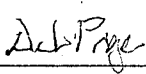
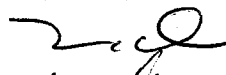
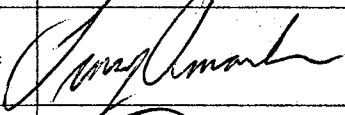


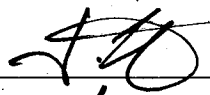


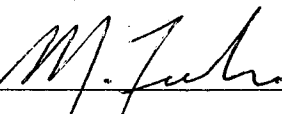

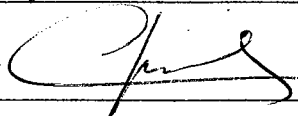
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64	JAMES KERR	1423 HAULTAIN ST.		OCTOBER 1, 2018
65	Barb Donaldson	1423 Haultain St		Oct. 1, 2018
66	LYNNE MAJID	1419 HAULTAIN		OCT. 7, 2018

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67	Mike Vardy	1411 Haultain St		Oct 21/2018
68	EARL GRIFFIN	1437 HAULTAINS		Oct 21/2018
69	Roy Stone	1415 Haultain		27 Oct 18
70	Annica Reeves	2606 Asquith		27 Oct 18
71	TOM WOO	1447 HAULTAIN		OCT 27 2018
72	Jim Mann	2601 <del>Haultain</del> Avebury		Oct 27, 2018
73	Deb Page	2605 Asquith		Oct 27, 2018
74	Marc Amacher	2577 Asquith St		Oct 27/18
75	Tracy Amacher	2577 Asquith St		Oct 27/18
76	LARRY CECILIO	2440 H. STREET.		31.10.2018
77	R. Bourke	2635 BELMONT		4/10/2018
78	Jeffrey UNG	2635 BELMONT		NOV 4 2018
79	Ken Chidam	2608 Belmont		NOV. 4 2018
80	Arezoos Zamary	2615 Asquith		NOV. 10/18
81	MICHAEL FOULKER	2614 BELMONT AVE		Nov 10, 2018
82	Brad Besvick	2624 Belmont Ave		NOV 10, 2018
83	Claude LACOMBE	2621 Belmont Av.		Nov 10, 2018

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

Dear Mayor and Council,

As local neighbours of 1501-03 Haultain Street (Haultain-Belmont Corners) we wish to express our opposition to the proposed development and Development Variance Permit Application forwarded July 26, 2018 for public comment by Committee of the Whole, for the following reasons:

1. Lack of Village Plan Context

The existing Haultain-Belmont Corners with its low scale buildings, local businesses, services and affordable rental housing is a healthy and valued community asset. Section 6.20 of Victoria's Official Community states "prepare local area plans for ....Haultain Corners Village..." which has never occurred. Governing growth is an essential part of land use planning. As both the Fernwood and Oaklands neighbourhood plans are due for renewal starting in 2019, we believe development on the scale of this project is premature until a shared vision, created with local community input, is in place to guide future plans for the Corners.



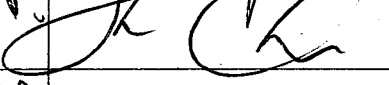
2. Poor Precedent for Haultain Corners

If approved, the parking variance will establish a precedent for future redevelopment of the other three Corners properties, all presently below the maximum C1 zoning density permitted. Granting this variance will incentivise their redevelopment to the maximum density by allowing developers to skirt standard parking constraints.

The enlarged building proposed will not fit at all with the present Corners scale and character. With double the existing building square footage, it will be one story higher and much larger than the other Corners buildings. With a near zero setback on Belmont and other setbacks reduced through variances, sight lines to the Corners will be significantly altered for pedestrians, bicyclists and drivers on Belmont, and the scale of the building will alter forever the present open space buffer around this intersection.

3. Lack of Onsite Parking

We believe the request to reduce onsite parking from 14 to 3 car spaces, while increasing the occupancy from three suites to five, is unreasonable and will have a negative effect on the local businesses. We submit that the shortfall of 11 spaces, calculated as per the City's evidence based Parking Schedule C updated July 12, 2018 means that the five rental units and two ground floor businesses will have to rely on street parking despite the developer's promises of bicycles and carshare memberships. As parking is already in high demand by Corners' businesses, residents and Royal Jubilee staff, the pressure on available street parking will be immediate and significant, particularly for the small locally owned businesses.

Name	Address	Signature	Date
84 Mikayla Parise	1503A Haultain		Sept 29
85 Alexander Parise	1503A HAULTAIN		September 28
86 STAN ANDERSON	1520 HAULTAIN ST		OCT 3 2018
87 JANET ANDERSON	1500 HAULTAIN ST		OCT 3 2018

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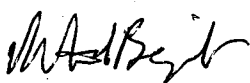
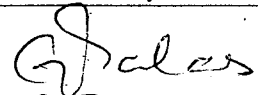
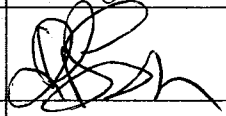
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	Name	Address	Signature	Date
88	R. BAGENT	1522 HAULTAIN ST		11/8/18
89	G Jelas	1522 Haultain		11/8/18
90	David P. Smith	2614 Forbes St.		11/8/18

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## U RETREAT SPA & WELLNESS

778-265-6666  
uretreat@uretreat.ca

1500 Haultain Street  
Victoria, B.C.  
V8R 2K2

November 22, 2018

Dear Mayor Helps and Respective Members of Council,

I writing to let you know about my opposition to the development proposal for the 1501 Haultian Street. I did write a previous letter stating my approval, but have since learned that I was not given all of the facts when the owner, Li, approached me. She showed me a picture of how it would look, which was fantastic. But, there was no mention of a 3rd floor and visually I wasn't able to tell there was one. She assured me that although the building would be re configured, the amount of parking spots would stay the same. Lesson learned on my part to learn all the information before deciding where I stand!

As a business owner on the block, parking has become an issue this past year. With the installation of the residential only parking spots, on the 1500 Block, there remains only 4 street spots for customers coming to do business. For some they are in and out. For others, like ourselves where people are coming for a health or relaxation treatments, the customers are parked for over an hour. The corner has become more popular in general, which is great, but it does mean that parking is not as readily available as it once was.

I'm all into growth, change and the beautification of neighbourhoods. As well, I understand the need for housing. I feel like there is a way to make all these things happen, while still valuing the integrity of what a neighbourhood is. Haultain Corners has a charm. A real feeling of family, if that makes sense. It's a place where small, local businesses do well, because the community supports them. Victoria is know for it's special neighbourhoods and that feeling of uniqueness they bring to each area. Big buildings means less neighbourhood, and more of a downtown feel. And, once one is approved, that means the precedent will be set for the other buildings on the street.

If you haven't already, I recommend you come and spend time in Haultain Corners. Look around, visit the shops, feel it out. A big building does not belong here.

Sincerely yours,

Melanie Nelson

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Owner

U Retreat Spa & Wellness

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January 8, 2019

City of Victoria  
1 Centennial Square  
Victoria, BC. V8W 1P6  
Canada

Attention: Mayor Lisa Helps and Members of Council

I am writing to express my support for the development permit with variance application at 1501-1503 Haultain Street. I think the proposed development project will be a positive enhancement to the neighbourhood as a whole, while still retaining Haultain Corners' unique character and feel. It will bring transit improvements, modern design, and, most importantly, high-density housing units, which will benefit all residents in the neighbourhood/city moving into the future.

The first thing that comes to mind when I think of Haultain Street, and Haultain Corners, specifically, is its incredible walkability. As a neighbourhood resident and regular customer of Koffi Victoria, I walk past the building at 1501-1503 Haultain on a daily basis. I am confident this project will further enhance the walkability and transportation vision for the neighbourhood.

With additional bike racks set to be built, and a bike rebate incentive to assist residents in the purchase of a new bike, the city bike route outside the building will be put to good use. A Modo car will also be provided to encourage ridesharing amongst building residents. This will most likely have a traffic calming effect. The bus stop located right in front of the building is also a key asset to the complex, helping to ensure building tenants/residents can easily move around.

Furthermore, the building is showing its age and is in definite need of an update. This project proposes to modernize the building, while also adding five new residential units to help with the rental shortage the city is currently facing. I like the fact this will be accomplished without adding to urban sprawl, as the existing building structure will in large part be retained.

Looking ahead to the future, it is essential that Haultain Corners maintain its charm and character, but it also needs to modernize and adapt to changing demands in the City of Victoria. This project will ensure this is achieved, and I look forward to it moving forward.

Sincerely,

Dennis Carson – Local Resident

1640 Bay Street  
Victoria, BC  
V8R 2B8

**Pamela Martin**

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**From:** Kim and Kelly [REDACTED]  
**Sent:** January 8, 2019 6:25 PM  
**To:** Public Hearings  
**Subject:** RE: 1501 / 1503 Haultain Street development permit application

Mayor and Council  
City of Victoria

Thank you for the opportunity to submit these points opposed to the above noted application.

By way of background, I am a lifelong Oaklands resident and grew up only a few houses from this corner in question. To this day, I continue to reside in Oaklands and visit this corner multiple times per week for my morning coffee. While Haultain Corners is in desperate need of a large make-over, this proposal misses for me due to .....

- the overall reduction of parking spaces from 14 to 3 (net loss of 10) will push vehicles onto side streets (2500 and 2600 blocks of Belmont) A street already choked with resident parking
- the overall reduction of parking spaces from 14 to 3 (net loss of 10) will push vehicles onto the 1200 and 1300 blocks of Haultain Street.
- these two blocks of Haultain Street benefit from short term parking to support local businesses (barber, 3 x markets, coffee shop, spa, yoga studio, art store, etc.) Longer term parking by residents of 1501 / 1503 Haultain would limit/eliminate those spaces for transient customers
- this road is an east / west bus corridor, already taxed with on street parking
- this road has been identified as a cycling corridor by city officials

Thank you for considering my points of view.

K J M

Kelly Mann  
2607 Capital Heights  
V8T3M1  
[REDACTED]