

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.

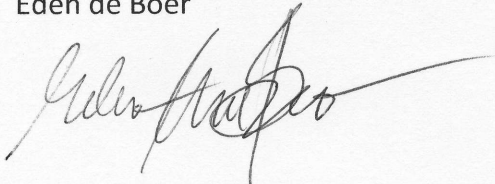
I am glad to see that the addition of the building will replace the unsightly parking lot and the community garden will be retained. The added density to the existing lot will provided much needed housing in the neighborhood without resulting in urban sprawl.

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 black ink, appearing to read 'Eden de Boer', with a long horizontal flourish extending to the right.

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



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Victoria Mayor and City Council
mayorandcouncil@victoria.ca
Victoria City Hall
23 July 2018
Re: 1501 Haultain

Dear Victoria Mayor and Council,

I am writing to express Cities for Everyone's support for proposed mixed use development at 1501 Haultain Street in Fernwood, and the variances required to make it successful.

This is the type of infill the city needs to accommodate more people in multimodal neighborhoods where residents can minimize their automobile ownership and use, and therefore their cost burdens. It is located in Haultain Corners, a very walkable small urban village closed to Royal Jubilee Hospital, Hillside Mall, and Downtown. It is on the city's *all ages and abilities* bike route, and a bus stop is located in front of the building.

The developers will implement a number of actions to support non-auto travel including Modo Carshare membership, plus abundant bicycle parking, including ten that are enclosed. I do not think the request for the developer to provide an electric bicycle for each unit is necessary or useful. Not everybody want or will use an electric bicycle, and the costs of such amenities will ultimately borne by occupants; each dollar of additional costs will require more than a dollar in increased purchase or rent costs. This project's key value is its very accessible location. Cities for Everyone recommends that the City avoid any additional cost burdens.

Sincerely,

Todd Litman
Cities for Everyone

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

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 forHaultain 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	[Signature]	Oct 1, 18
2.	Norman MacDonell	2543 Belmont Ave Victoria	[Signature]	Oct 4, 2018
3.	Kerdi Graham	2465 Adams St	[Signature]	Oct 1 2018
4.	Kirstie Hume	1391 Coleman Street	[Signature]	Oct. 7, 2018

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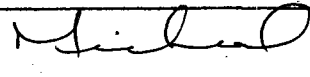



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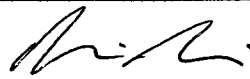


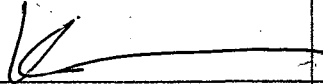

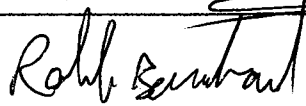


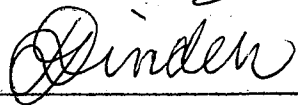
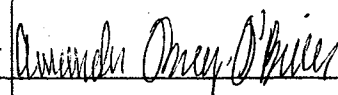
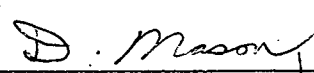
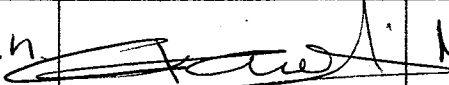
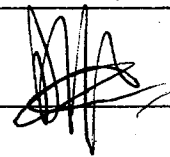
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The enlarged building proposed will not fit at all with the present Corners scale and character. With double the existing building square footage, it will be one story higher and much larger than the other Corners buildings. With a near zero setback 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.

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	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	257 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 th / 18

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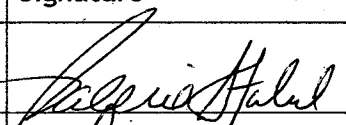
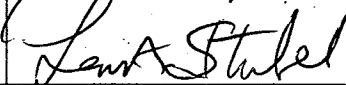
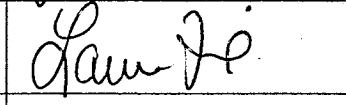
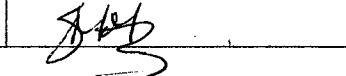
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Name	Address	Signature	Date
32 Valerie Stubel	2519 Belmont		Oct 9, 2018
33 Leonard Stubel	2519 Belmont		Oct 9, 2018
34 Lauren Fox	1448 Bay corner of Belmont		Oct 9, 2018
35 Shelley Moiz	1448 Bay St		Oct 9, 2018

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	Name	Address	Signature	Date
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	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.	Kay Meidell	Sept. 30 / 2018
49	Sebastian Michael	2538 Belmont Ave		Sep 30/2018
50	Tyler Dashwood	2550 Belmont Ave		Oct 28/18
51	Abdulla Alzayee	2550 Belmont Ave		Oct 28/2018
52	Mary Jane Teachman	2552 Forbes St. Victoria.	M. Teachman	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	Nick Gibbs	Oct 28/18
56	Sandra Pilon	2550 Forbes	Sandra Pilon	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	Robbyn Lanning	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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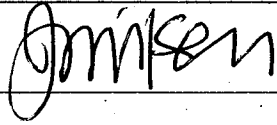
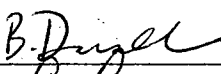
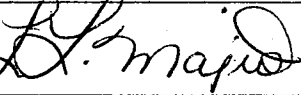
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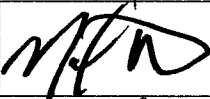
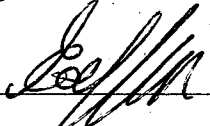
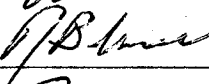


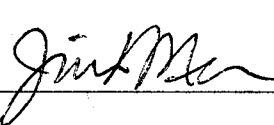
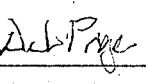
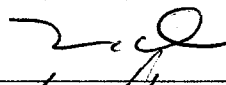



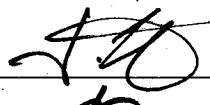
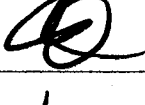
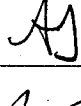
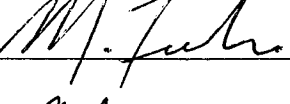
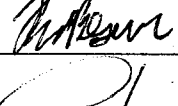
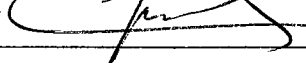
If approved, the parking variance will establish a precedent for future redevelopment of the other three Corners properties, all presently below the maximum C1 zoning density permitted. Granting this variance will incentivise their redevelopment to the maximum density by allowing developers to skirt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

	Name	Address	Signature	Date
67	Mike Vardy	1411 Haultain St		Oct 21/2018
68	EARL GRIFFIN	1437 HAULTAINS		Oct 21/2018
69	Roy Blume	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 Haultain 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 HI. 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 forHaultain 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.



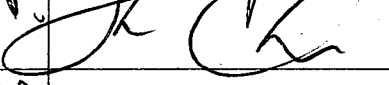
2. Poor Precedent for Haultain Corners

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

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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

**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 forHaultain 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.


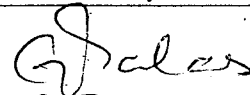
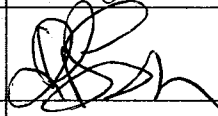
2. Poor Precedent for Haultain Corners

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.

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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

U RETREAT SPA & WELLNESS



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

Owner

U Retreat Spa & Wellness

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

Adams' Food Fair
1446 Haultain Street
Victoria, BC V8R 2J9

January 31, 2018

Dear Mayor and City Council,

I am the owner of Adams' Food Fair at the Haultain Corner. I am also a resident at the Haultain Corner. Li Sharp has approached me and explained her proposal for 1501-1503 Haultain Street at the Haultain Corner. I would like to express my support for the proposed development. I am happy to see a professional office at the corner. The addition for the building will replace the unsighted parking lot and bring the building in line with other buildings at the corner. The addition of the apartments above the building will provide much needed housing for the neighborhood.

We are on the city greenway, bus route, and sidewalks throughout the neighborhood. Many of our shoppers are carless. When the businesses close their doors at night, the addition of the apartments above the building will bring more traffic at night and will make a safer neighborhood in the evening hours.

I am looking forward to seeing the new development unfold and urge the City of Victoria to approve the development proposal.

Regards,


Andy

Pamela Martin

From: Bruce Lroy [REDACTED]
Sent: January 14, 2019 2:35 PM
To: Public Hearings
Subject: City Hall Ambassador

City Council Meeting
Date: Thursday, January 17 2019
Time: 6:30 pm

Re: 1501 - 1503 Haultain St.

Lot24, Block 15, Section 48, Victoria District, Plan 835

I have a business at 1447 Haultain St. across the street from the property in question About the proposed changes, I am deeply opposed in allowing the elimination of parking down to 3. So that is 6 residential suites with 2 tenants we'll say in each, with visitors for 3 parking stalls. That is at a minimum at 5 cars. The owner of property can say you are going to rent to people that don't drive but how are you going to hold them to that . Are you going to evict someone for owning a car? And when they open their orthodontist office .Is the orthodontist ,the dental assistants, the receptionist and the 2 or more patients(depending on the number of chairs)and the patients in waiting room all going to walk in Are all these people going to ride the bus, ride their bikes to work or their appointment. So my opposition to the decrease in parking is because my drive up traffic would be affected if there is no street parking available due to the cars from the property in question being pushed to the street .Therefore I would ask the Council of the City of Victoria to rejected the Development Permit and not allow this proposal to proceed.

Tom Woo
1447 Haultain St.
Victoria, B.C.
[REDACTED]

I would ask that my phone number and email to remain confidential and not be disclosed.

Pamela Martin

From: Richard Baigent [REDACTED]
Sent: January 15, 2019 11:50 AM
To: Public Hearings
Subject: Development permit for Lot 24, Block 15, Section 48, Victoria District, Plan 835

Dear Sir/Madam

With regards to the variance application hearing on Thursday, January 17th, 2019 at 6:30pm for 1501 and 1503 Haultain St:

We do not support the variance application to decrease the required number of parking spaces from 14 to 3 for the following reasons:

1. We already have several businesses in the same block that use the parking on the street
2. The application will increase the residential units from 2 to 4 which will increase the number of parking spaces required.
3. The commercial uses on the bottom will constantly have visitors requiring parking. This should be provided by the commercial entity.
4. We already have people who work at the hospital who park on our street and around during the day and then walk to the hospital as very little of it is zoned for residential parking only
5. A house is being developed on the corner of Forbes and Haultain that is increasing the residential units from 2 to 4 which will also increase the parking requirement

We believe that the reduction of parking spaces will make parking on the street very difficult for the current residents in the surrounding blocks.

Please call me at [REDACTED] if you require further information.

Regards
Richard Baigent
1522 Haultain St, Victoria

FEB 6, 2018

~~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 is 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 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,

Len Sherwood
Name

2542 BELMONT AVE.
Address





1440 Haultain Street

Victoria B.C. V8R 2J9

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

A handwritten signature in cursive script that reads 'Alix Harvey'.

Alix Harvey

Owner, The Local General Store

T.E. Cornish

2560 Forbes Street
Victoria, BC V8R 4B8

January 11, 2019

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

Dear Victoria Mayor and Council,

I received a city notice in my mailbox a couple of days ago (dated January 4, 2019) regarding an application for numerous variances on a proposed development at 1501-1503 Haultain Street, to be considered by Council on January 17th. I was encouraged by the header on the city's document, "IT'S YOUR NEIGHBOURHOOD", a message that suggests the concerns and will of the people living in the Haultain Corners/Oaklands/Fernwood neighbourhood are valued and will be duly taken into account by Council.

I read through the lengthy documentation regarding this development proposal and the variance requests. While I am happy to see some renewal proposed for Haultain Corners, the timing of the development proposal ahead of an updated community plan, as well as the parking and setback variance requests for 1501-1503 Haultain concern me. For the reasons elaborated below, I am opposed to this development proposal.

PARKING

The first of my two main concerns are that this development proposes adding 1 retail space and 3 residential units (an additional 7 bedrooms) to the site yet drastically reducing the overall onsite parking. There are currently 5 parking spaces for 2 retail and 2 residential units yet the development proposes to increase the density by adding a 3rd retail space and adding two 2-bedroom and one 3-bedroom residential unit while at the same time requesting a variance to reduce the parking to even less than what is there now, not to mention being drastically less than the requirement under current bylaws, of 14 spaces for the proposed density.

I appreciate that the developer has made attempts to mitigate this drastic lack of parking but as I read over the application, the proposition that providing one Mogo car space (which it

seems would then reduce the proposed parking stalls for the entire retail and residential complex to 2), along with stalls and racks for bikes, as an adequate replacement for 11 parking stalls, seems to be wishful thinking. While support for tenant carsharing and bike storage are laudable actions on the part of the developer, this will not go far in making up for the elimination of 80% of the required parking stalls for the increased density proposed. I applaud the general movement in Victoria towards less reliance on cars but we are still a long way from having families abandon their vehicles and rely on public transport, walking and bikes for all their needs. Additionally two of the mitigating measures proposed by the developer (\$100 credit for each residential unit for Modo Carshare and \$400 for each residential unit towards purchase of a bike) will in no substantive way address future on-street parking pressure, particularly if this is a one-time payment to the 1st tenants rather than an on-going offer to each subsequent tenancy in perpetuity. While the idea of providing some money for Modo deposits and bike purchases may sound progressive on paper, if one drills down even slightly into the reality of this, it does not seem like a realistic alternative to providing adequate on-site parking in a development.

Mogo has a car-share model that requires the car be picked up and returned to the same place. If even one of the (up to 11) tenants of the 5 residential units requires the Modo car to drive to work daily, that would remove that car daily from being available to the other tenants. An average daily cost to that tenant (based on Modo's current fee structure) would be \$55/day, even taking into account the Modo membership/deposit paid by the developer. The [one-time?] \$100 credit would be eaten up in less than 2 days of use.

When I look at Modo's current map of where Modo cars are parked and potentially available, there are only 2 cars within a 5 minute walk for all the residents in a 30-block area, and only 1 additional car if I extend the parameters up to Hillside. The daily alternative, for one or more tenants with a car or for the customers for the 3 retail businesses, is to park on the street. As a longtime resident of the immediate area of Haultain Corners, I have seen the increasing traffic and parking demands on Haultain and the surrounding streets (Forbes, Belmont and Asquith in particular). Despite the photos submitted with the parking reduction variance request, throughout the day there is often little free space to park along Haultain between Forbes and Asquith. This means that currently cars are often parked right up to the corner, making trying to cross Haultain in a vehicle, nerve-racking and dangerous. With Haultain being a bus route, a cycling route and a relatively busy route for residential and commercial traffic, and with parking on both sides of the street, driving down Haultain or trying to cross Haultain at Asquith, Belmont or Forbes already feels dangerous. The proposed development will only add more vehicles and on-street parking demand to this - wishful thinking about car-shares and bicycles notwithstanding. Rather than adding more on-street parking demand to Haultain, I think the city should be considering ways to reduce the onstreet parking on

Haultain, even potentially eliminating parking on one side of the street in order to improve space, visibility and safety on this transportation corridor and greenway.

SUPPORT

The developer/owner in a July 11, 2018 letter to Council mentions “over 60 residents and businesses within a block or two of the redevelopment site have written and signed letters of support.” I could not find 60 letters of support in the correspondence provided on the City’s online agenda for the January 17th, 2018 Council meeting. Of the signatures appended to a letter of support from early 2018, around 50% of signatories appeared to change their minds and either write a letter opposing the development or sign a petition opposing it by Fall 2018. The majority of the residents most proximate to the proposed development are opposed, based on the petition signatures and addresses documented in the agenda material.

ON A PERSONAL NOTE

My home sits directly southeast of 1501-1503 Haultain, abutting the southeast corner of the property. The current building overlooks my yard. In the 30 years I have lived here, a cedar hedge has finally grown tall enough to provide a modicum of privacy from 1501-1503 Haultain when enjoying my backyard while not so tall as to prematurely block the late afternoon sunlight to my garden. When I first moved in, the frequent coming and going of tenants and visitors via the staircase to the eastside suite was a concern. My back yard is fenced with a 6 foot fence and my kayak was stolen from my backyard. There was no way to know my kayak was unsecured in my fenced back yard for that brief time other than by seeing it from the stairway to the suite at 1503 Haultain. The partial privacy provided as the hedges grew since then has been very welcome and I have not had any further equipment stolen from my backyard. The prospect of losing both this privacy and quiet enjoyment of my backyard as well as the late afternoon sunlight due to the addition of a 3rd story looming over my yard is concerning. The Advisory Design Committee notes that

“Haultain Corners Village and abuts properties designated Traditional Residential in the OCP; therefore, the impact of an additional storey on the adjoining property is an important consideration”, as well as “the need to sensitively transition to the lower-scale residential neighbourhood, especially on the east elevation.”

I can’t appreciate any attempt to consider the impact on my home nor to ‘sensitively transition’ on the east elevation, based on the drawings provided.



HAULTAIN CORNERS and the “To-Be-Updated” Fernwood/Oaklands Community Plan

The final important aspect, mentioned multiple times by the developer and the City’s committees (Planning, Design etc), is the importance of Haultain Corners to the neighbourhood as a small urban village and community gathering place, and the need for rejuvenation. The suggestion is that the proposed development will only accentuate and enhance the corner. I appreciate the developer’s proposed improvements to the building’s exterior aesthetics but the size of the building, with the reduced setbacks and encroaching more on the corner does not appear to contribute to a communal feel or placemaking at Haultain Corners. More worrisome is approving major re-development of this corner ahead of community consultation on an overall community plan for the area.

As the Fernwood/Oaklands Land Use Committees advised Council last March:

“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”. I have been told that consultation and planning for the Oaklands and Fernwood community plans are anticipated in 2019, and to consider approving a development proposal for such a physical change to Haultain Corners along with the parking and setback variances ahead of a broader community consultation and a needed updated community plan seems counter-productive.

The Oaklands Land Use Committee summarized this well in that March letter:

“The commercial area at Haultain corners has had unrealized potential for a long time. The neighbourhoods need a more planned [emphasis mine] 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...”

Finally, the developer mentions several times the ‘precedent’ set by previous approval of a parking variance to 12-spaces, for a never-built wine bar at Haultain Corners. To now consider approving a new variance to drastically reduce on-site parking by 80% while increasing density more than 50% seems to be an even more reckless precedent to set for

Haultain Corners, particularly in advance of the updated neighbourhood consultation and community plan.

I hope, in keeping with your letter requesting input from neighbours and your header noting “It’s Your Neighbourhood”, that Council will fairly and properly consider the concerns of the Haultain Corners community and the concerns about pre-empting the updating of our community plan as Council votes on this proposal.

Sincerely,



T.E. Cornish

February 8, 2018

Dear Mayor and City Council,

We would like to express our support for the proposed development at 1501-1503 Haultain Street. We live near 1501-1503 Haultain Street. We are happy to see people invest in our neighborhood. As a resident, we would like to have a professional office as our neighbor. Since the office does not open evenings and weekends, it is a perfect mix for the residential and commercial use.

The addition to the building will replace the unsightly parking lot at the corner of Belmont and Haultain Street. The added density to the existing lot will provide much needed housing in the neighborhood without resulting in urban sprawl. More residential units will make the neighborhood safer at night when the businesses close for the evening.

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

We are on the bus route to most of designations of the city. There are greenways for bicycles, sidewalks along the streets throughout the neighborhood and options for car-sharing. The residents and patrons of the business have a lot of options for alternative transportation.

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,

Noreen Scarth

Name

2825 Scott street

Address

M. Teachman
2552 Forbes

Mike Tu Puan
Emily Barchun

[Redacted]

2532 Belmont
MICHAEL FOUCHER
2604 BELMONT AVE.

David P. Smith
2614 Forbes St.

looks ok
Joy Cutts
1526 Haultain

Erin 2603 Asquith Victoria
2624

Rainey Hopewell
1420 Haultain St

Philize Ferrera
2620 BELMONT AVE.

^{Belmont Ave}
2628 Belmont Ave
SUE WILSON

2609 BELMONT
VICTORIA

^{5th Ave}
2635 BELMONT AVE
Scott Young
1506 HAULTAIN ST
VICTORIA

Ashley Maxwell
1325 Haultain St
Victoria

Brian Major
2522 Belmont

TERRY WAIVES
2624 BELMONT

Tyler DASHWOOD
2550 BELMONT AVE

Claude Lacombe
2621 BELMONT

Jessi Dildy
2613 Belmont Ave

Natalie Gronberg

February 8, 2018

Dear Mayor and City Council,

We would like to express our support for the proposed development at 1501-1503 Haultain Street. We live near 1501-1503 Haultain Street. We are happy to see people invest in our neighborhood. As a resident, we would like to have a professional office as our neighbor. Since the office does not open evenings and weekends, it is a perfect mix for the residential and commercial use.

The addition to the building will replace the unsightly parking lot at the corner of Belmont and Haultain Street. The added density to the existing lot will provide much needed housing in the neighborhood without resulting in urban sprawl. More residential units will make the neighborhood safer at night when the businesses close for the evening.

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

We are on the bus route to most of designations of the city. There are greenways for bicycles, sidewalks along the streets throughout the neighborhood and options for car-sharing. The residents and patrons of the business have a lot of options for alternative transportation.

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, ~~Timothy~~ McNaughton
Lisanne McNaughton
Name

1470 BAY ST.
Address

Erin Ball
2537 Forbes St.

Jennifer Christensen
1530 Haultain St.

Sandra Pilon
2550 Forbes

Jessamine Thornbury
2561 Forbes.

Robert Wiffen
2565 Forbes

GARRY YORK
2613 FORBES

T. M... 1470 Bay St.

Jeremy Madlock 2536 Forbes St.

Dean Helm 2574 Victor St

~~Wendy~~
2506 FORBES ST

C. Lafontaine
2544 Forbes St.

Augs Ely
2544 FORBES ST.

Genine Wilkinson
2520 Forbes street

Michi Ball
2521 FORBES

Tom Almond
2543 Forbes St.

March 7, 2018

Dear Mayor and City Council,

We would like to express our support for the proposed development at 1501-1503 Haultain Street. We live across street of 1501-1503 Haultain Street. We are happy to see people invest in our neighborhood. As a resident, we would like to have a professional office as our neighbor. Since the office does not open evenings and weekends, it is a perfect mix for the residential and commercial use.

The addition to the building will replace the unsightly parking lot at the corner of Belmont and Haultain Street. The added density to the existing lot will provide much needed housing in the neighborhood without resulting in urban sprawl. More residential units will make the neighborhood safer at night when the businesses close for the evening.

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

We are on the bus route to most of designations of the city. There are greenways for bicycles, sidewalks along the streets throughout the neighborhood and options for car-sharing. The residents and patrons of the business have a lot of options for alternative transportation.

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,

Cheryl Tremblay
Name

1504 Haultain St
Address

Kate Stevens & Garrett Powell

1443 Haultain

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,

Zoe Ryan
Name

1596 Haultain St.
Address

Patrina
Name

1505 Haultain St.
Address

Gordon Bushell
Name

2575 Belmont St
Address

Andy
Name

1446 HAULTAIN ST.
Address

Mingy Lee
2539 Belmont Ave.

Bob O'Brien
2533 BELMONT AVE

January 12, 2019

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

Dear Mayor Lisa Helps and City of Victoria Councillors,

We are submitting this letter to express our strong opposition to the proposed development and variance permit requests for 1501-03 Haultain Street. Thank you for considering the following concerns:

- **Lack of accessibility contrary to human rights for those aging, physically disabled, those with mobility issues, and caregivers:**
 - Stairs-only building access;
 - Lack of accessible parking (and as a consequence, transportation) for tenants and guests.

- **Negative impact of building height and massing on adjacent properties, roadway and placemaking space:**
 - building massing and character contrary to surrounding structures and homes – surrounding area to be overwhelmed due to limited/no structural steps or architectural transitions;
 - loss of privacy in adjacent backyard spaces will result from increased height, windows, exterior stairwells, and building design;
 - decreased setback from the road will narrow the roadway and impact the Corner's open spaces and natural features. This essential area is a key part of the community's central gathering and placemaking space.

- **Significant and precedent-setting parking variance:**
 - Compounds existing congestion issues (e.g., hospital parking overflow; multi-suited homes);
 - Increases risks to children travelling on foot and bike to Oaklands School and local parks;
 - Restricts pathways and movement for bikes travelling on the Haultain Street designated bike-route and bike-route adjacent streets;
 - Lack of places for residents to park at own homes;
 - Unfeasible and inappropriate promise to restrict vehicle ownership of development tenants and guests;
 - Creation of parking variance precedent will impact future development of other three corners;
 - Negative impact on local businesses through the restriction of customer access to parking;
 - Unknown future and closure period of businesses currently located in 1501-03 Haultain.

- **Increased development without an affordable housing component:**
 - No contribution to creating affordable housing has been made in this proposal.

Sincerely,

Robbyn and Greg Lanning
2556 Forbes Street