

## Lacey Maxwell

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**From:** Allan Gallupe [REDACTED]  
**Sent:** April 25, 2018 11:16 AM  
**To:** Victoria Mayor and Council; caluc@npna.ca  
**Cc:** Deirdre Gotto  
**Subject:** Proposed development at 945 Pembroke Street

Mayor and council,

Since we were unable to attend the North Park neighbourhood community meeting on the proposed redevelopment for 945 Pembroke Street on March 26, we would like to make comments by email. We are the owners of the house at 927 Pembroke where our son and his family live.

### PARKING

Our property at 927 Pembroke has no driveway. Since street parking is on a 2-hour-limit basis, our son and family, the tenants, have a residential parking sticker to allow them to park indefinitely in the block. However, if there is an event at Royal Athletic, the Curling Club, the Memorial Arena or elsewhere in the neighbourhood, there is no guarantee that a spot will be available once their usual spot is vacated.

Though current thinking is to encourage car-free city living and downgrade parking space requirements, it is really not practical in this family's case. With two young kids and a work-based need for a vehicle, it is not feasible to exert even more pressure on parking by granting the request at 945 Pembroke for only ten parking stalls for twelve units on a street already feeling parking pressure. The increased density alone will add pressure in and of itself.

### DENSITY

We think this mid-block proposal, surrounded by single-family houses, is too dense. The proposal calls for almost tripling the currently zoned floor area. This is out of character with the neighbourhood, and we cannot support it.

Thank you for your attention.

Regards,

Allan Gallupe and Deirdre Gotto  
927 Pembroke Street