



Lawrence Michaels
184 Bushby St.
Victoria, B.C.

March 25, 2019

Re: Zoning Regulation Bylaw Amendment Bylaw (No. 1139) No. 18-013:

Having lived over 25 years in this neighborhood, my observation is that the location and general area being addressed on May Street is often heavily congested with parked cars, which results in single lane traffic.

buses traveling along May Street often have difficulty navigating in the general area due to their size and the narrow clearances available. Cyclists also often have difficulty navigating the area, littered with parked cars and single lane traffic.

Reducing the off street parking requirement in this area, while increasing the population density with more dwellings, will certainly increase and complicate this dangerous traffic congestion situation.

Some may suggest that we will all shortly be riding bikes or Uber type car services so the problem will be gone shortly. Seeing and predicting the future (much less the timeline of any change in the real world) is a perilous business that few have ever managed successfully. Please don't gamble with the safety of the public.

I urge council to retain the prudent requirement for 6 off street parking spaces for this project.

I would hope that public road safety would trump the revenue enhancing changes desired by the developer.

Thank you for your attention.

A handwritten signature in blue ink, appearing to read "L. Michaels". The signature is fluid and cursive, with a large initial "L" and a stylized "M".

Lawrence Michaels

Re: Proposed changes to 1417 May Street

RECEIVED

MAR 26 2019

LEGISLATIVE SERVICES

I live at 1407 May St. in the duplex next to property in question.

Unfortunately, I am unable to attend the 6:30 pm City Council meeting to be held on Thursday, March 28th. At the previous meeting re this property, I was too late to speak and wish to ensure my opinion is taken into consideration at this hearing.

I encourage acceptance of the proposal for many reasons:

1. The environmental considerations are highly laudable from the green aspects of the main structure to the parking area.
2. Our population is only going to increase. A fourplex gives some relief to pressures to use valuable and needed greenspace to supply housing needs.
3. Having lived beside the present building with its transient population for more than two years, it will be a relief to have have neighbours with a sense of environmental integrity, pride in ownership and responsible behaviour.

I do not foresee any problems with the desired density increase: 1425 May has many temporary occupants, is quiet and well maintained.

1461 May St. is already a fourplex. It is well maintained, and has parking in the rear. The 1417 proposal is not, in my view, asking for anything that doesn't already exist.

Do I have any concerns re increase in parking or traffic? Not with this proposal. Being so environmentally responsible, it will appeal to like minded people and also, it is on a bus route. Any parking problems I have seen can be related to the number of vehicles belonging to the many previous tenants and party goers (the one parking site was usually taken by a non functioning vehicle).

To summarize, I see this proposal in a positive light. Obviously, the existing structure is an eyesore, and it will be a relief to have the visually attractive and thoughtfully designed replacement built.

Before I moved, people asked me where I was going to live. When I replied "Fairfield", the response was "it's a friendly place". I can only wish that those who may object to this proposal will, when deserved approval is given, live up to the positive reputation and welcome new neighbours.

Respectfully submitted:
Pam Allen,



Please do not distribute telephone & e-mail address