



84 Moss Street  
Victoria, BC  
V8V 4L8

March 26, 2019

City of Victoria  
Number 1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mayor and Council:

Re: Revision 7: 1417 May Street Rezoning & Development Permit Application

I attended a Victoria City Council on November 10, 2016, about a proposed redevelopment down the road from us on Moss Street (pictured above). The developer at the time was proposing to turn, move and renovate an existing older home on the lot and to also build two new smaller homes beside it, thus providing three smaller homes in our neighbourhood. I spoke in favour of the idea, stating that I have several neighbours and friends in the neighbourhood, who are now empty-nesters, and who would love to downsize and stay in the area. Because of a lack of smaller options, most continue to occupy large houses with their partners.

The developer lost the vote, and subsequently two large homes went up. One is occupied and assessed at \$2,140,000.00 and another is assessed at \$1,880,000.00 and remains unsold after, I believe, over a year on the market. I toured both houses. Neither has a basement nor potential for a suite. Is this increased density? Affordability? I don't think so.

I speak in favour of the proposed development on May Street to give locals a chance to downsize, stay in the community, and age in place. This would also free up their existing homes for other families to move into.

Sincerely,

Robert Hasegawa

**Pamela Martin**

---

**From:** howard sparks [REDACTED]  
**Sent:** March 27, 2019 6:46 PM  
**To:** Public Hearings  
**Subject:** Fwd: 1417 May Street

Begin forwarded message:

**From:** John Kell [REDACTED]  
**Subject: Re: 1417 May Street**  
**Date:** March 17, 2019 at 1:32:02 PM PDT  
**To:** [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)  
**Cc:** [REDACTED]

Hello Alec,

Please add my name to those in support of the rezoning application to construct a two-storey multiple-dwelling-unit building at 1417 May Street. Claudia and Howard Sparks were gracious enough to pay me a visit on March 16, 2019 to discuss the most recent revisions to the plans. The butterfly roof and the several changes softening the overall appearance of the building are quite attractive. It is an elegant design for a difficult lot - and energy-efficient as well.

I look forward to seeing it take shape - it will be visible from the south facing windows of our house across the street.

John Kell  
204 Memorial Crescent

## Pamela Martin

---

**From:** [REDACTED]  
**Sent:** March 28, 2019 8:58 AM  
**To:** Public Hearings  
**Subject:** proposed development 1417 May Street

Dear Council;

I am writing once again to document lack of support for the rezoning and variance proposal for 1417 May Street coming to Council March 28. This very similar proposal was defeated in June 2018, but owing to Mayor Helps' keen interest in supporting the developer, it has been presented again to public hearing.

The main issue around this development proposed is the variance in parking – this is definitely not supported as this will be very negative indeed for the following reasons:

- the block is already dense, with commercial business, a social welfare facility and one multi-unit building (where some residents and their guests park on the street) already in that small space. That section of May Street is very busy from:
  - 1) a commercial business, Stewart's Monumental, with frequent traffic from customers, granite deliveries from large trucks, employee vehicles
  - 2) BC Transit for routes #3 and #7: frequent scheduled buses, a wide space used for turning the corner at May/Memorial, and a bus stop situated in that block on the south side of May Street
  - 3) Transition House traffic from taxis, deliveries, staff and volunteer parking, and sometimes police vehicles as well
  - 4) May street is an alternate Emergency route for Fire and Ambulance vehicles for Fairfield
  - 5) St. Sophia's Orthodox church members park right along the street for services and events on weekends and evenings
  - 6) many Fairfield residents use May street to avoid Fairfield road when crossing the area
  - 7) when there are special events in the neighbourhood, e.g. bike races, TC 10k, Swiftsure, Moss Street Paint-in, Snowbirds air show etc., cars come from many outlying areas and park along May Street
  - 8) there is no legal parking on the north side of May Street between Memorial and Joseph Streets. So all parking space is confined to the limited available area on the south side (impacted by those factors I have described above in points 1-7)
  - 9) this area is adjacent to Moss Rock park, and, especially in good weather, there are frequent child and adult pedestrians crossing May Street to access the park (in the case of students, some Bushby and Eberts street students find their way home after school via that route)

We, as neighbours, already made all of the above concerns known to Council regarding the development in 2018 (you will find our correspondence to Council in your files), and at that time the Council agreed with the neighbours and this was voted down.

Nothing has changed except that staff planning resources at City Hall (tax-payer funded, now working FOR developers) have been directed to work with the developer around issues of aesthetics – so it may “look prettier”.

Susan Reid

141 Eberts Street

\*\* Please do not share my email address in public documents \*\*



Virus-free. [www.avast.com](http://www.avast.com)

## Pamela Martin

---

**From:** Robin Goldie [REDACTED]  
**Sent:** March 28, 2019 10:10 AM  
**To:** Public Hearings  
**Subject:** Rezoning of 1417 May Street

Dear Mayor and Council,

In addition to the letter written by my wife and I on February 6, 2017, regarding the rezoning request of the property 1417 May Street I would like to add the following.

As the resident of 1409 May Street I will be greatly affected by this rezoning, my view from my back deck will be instead of peaceful greenery and trees, but that of a four stall car park. The developer has proposed a green roof on the carports, but no matter how much moss, lichens, grasses, weeds or pink flamingos they put on top, IT IS STILL A BLOODY CARPARK! Instead of birdsong, I and my immediate neighbours will be subjected to an unreasonable amount of noise pollution( cars starting up, idling, doors slamming etc.) plus air pollution as well. This is an ill advised development proposed in a single family zoned lovely neighbourhood. To increase the density four fold will have a negative impact on our neighbourhood, I would ask the Mayor and the Council to refuse this rezoning and send the developer back to the drawing board to consider perhaps a duplex with parking facing May Street, or even better leave it zoned for what is a single family dwelling unit.

Thank you,

David Robin Goldie

DATE \_\_\_\_\_

### Address

### Names

## References

### Comments and suggestions

Mar 16<sup>th</sup> / 19 240 Memorial Deborah Greene / Humphrey Melling

We find the design unattractive and uninspired. We are very sorry to have seen all of the trees chopped down in order to have an easy-care lot. We have noticed that most of the people in the adjacent properties park on the street despite parking in the back yard. We dislike the ad hoc approach to variances which ignore the zoning and change the nature of the neighbourhood.

