

September 3, 2019

City of Victoria
Mayor and Council

Dear Mayor and Council;

Re: 5 Storey building at 2566, 2570, 2580 Fifth Street, Victoria BC

I have been residing in the 1025 Kings Road, Victoria, BC for 19 years that is beside the proposed development.

They are asking for a large 5 storey building with 64 units and now with commercial space fronting onto Fifth St.

The present Official Community Plan does not support a development of this size.

The development is requesting many variances for increasing in the height of the building, site coverage and setbacks including lowering the number of parking spaces required for residential from 45 to 18, visitors from 6 to 2 and commercial parking from 8 to 5 spaces for the entire building that includes a business school.

There is already a lack of parking for residents and visitors in this area. Fifth Street is very limited for parking as a narrow residential lane. The parking is continually difficult as there are residents, visitors as well as employees and customers visiting all the businesses of Quadra Village mall at Fifth and Kings Sts., and many other businesses of the 2500 and 2600 blocks of Quadra St., and surrounding areas.

Therefore, there will more traffic congestion on the surrounding streets and in particular Fifth Street, of which is a residential lane. There simply are not enough parking spaces in the area for a large building being proposed or for a Large Urban Village development. This size of building will take away natural light towards the building of tenants.

I enjoy being outside and have concerns of a 5-story building next door to us.

I do not support this development as it is too large and will cause too many disadvantages for the neighbourhood / community.

Thank you.



Bill Captain
104-1025 Kings Road
Victoria, BC

Madison Heiser

From: L Anderson [REDACTED]
Sent: Wednesday, September 4, 2019 4:46 PM
To: Public Hearings
Subject: Fw: Proposed changes to 2566, 2570, 2580 Fifth St

Hello,

I have attended the hearings regarding the development proposal by Abstract development for these properties, and would like to express my sincere regret that this development has done absolutely nothing to address the white elephant in the room - PARKING! It is utterly absurd that they are proposing to reduce the residential vehicle stalls to 18 from 45, visitor stalls from 6 to 2, and commercial stalls from 8-5. The city can not ignore this completely ridiculous proposal, and must insist they build more parking.

I live in the apartments on 2552 Vancouver St. and I assure you that every one of our parking stalls are full, as are all spots on Vancouver and fifth street as soon as the the work day is done. Our neighborhood is already so busy, and our streets are so full of cars there is no space for the overflow that is being proposed by this giant development. I am not opposed to change, but this proposal misses the mark. They cited inaccurate and old stats at their presentations, and said on numerous times that "parking is just so expensive to build". They had no regard for the long term residents of this community, with young families and big tax bills, and it was appalling to watch them not give a care at all when the topic of parking was broached (it was the main topic of contention) It was like Abstract developments already felt they had this one in the bag with the city, not caring at all the enormous impact this will have on our streets. There could be upwards of 300 ppl living there! And the Vancouver Island School of Art? What are they doing to help? 2 spots for their visitors? the rest will bus there? Ya right!!! Their students are seniors, I have watched their parking lot fill up for courses when they were located on Quadra street.

Please do not allow this proposal to go through in its current form. Demand that Abstract developments do more. More parking is needed, and traffic calming measures on all connecting streets are a must.

Thank you,

G. Hillerud

Madison Heiser

From: Denise Yeo [REDACTED]
Sent: Wednesday, September 4, 2019 8:03 PM
To: Public Hearings
Subject: Concerns Re: Development Permit Application for 2566, 2570 & 2580 Fifth St

To whom it may concern,

My husband and I hope that our concerns as home owners and long time residents of the community around the proposed development for 2566, 2570 & 2580 Fifth Street are included in the City Council Meeting on Thursday, Sept 5, 2019. We are regrettably unable to attend due to work commitments but hope our concerns will still be weighed.

Many thanks,
Denise Yeo & Gareth Owen, 2568 Vancouver St.

To the council,

Gareth, my husband, and his family have owned and lived at 2568 Vancouver Street since 1990, for 29 years. I have lived in the community for the past 6 years.

We feel grave concerns regarding the amount of parking included in the development proposal. There are not enough parking spaces for the new residents who will live in the development, not to mention visitors who will visit the commercially designated units. Already our streets are crowded and parking can be difficult to find as evening falls and folks return home from work. It is especially felt near the apartments at 2552 Vancouver Street. The residents of the new development will not have adequate street parking for their needs and an already frustrating parking situation will only get worse.

We have lived beside the Vancouver Island School of Art for many years while it has been at 2549 Quadra Street. The gravel parking lot has always been filled with art students who make their way from other neighbourhoods in the city. I think it is a misapprehension to believe that art students do not have cars. Art students are of all ages and have many different income levels. They do drive; especially if they are older and have mobility issues and/or if they are taking courses outside of their working lives and need to get around to fit art classes in an already busy schedule. Parking must be considered for these students.

It is irresponsible for the developers to omit sufficient parking as part of their proposal. Many people bike and take transit, my husband and I are some of those people. Those same people STILL have a vehicle that they need to park somewhere when it is not in use. Parking stalls, even though they may be expensive to build, MUST be a part of residential developments in the community. Our streets just won't hold the cars that will result from having insufficient parking.

Thank you for weighing our concerns,

Gareth Owen & Denise Yeo
2568 Vancouver St, Victoria BC V8T 4A7

Madison Heiser

From: Loryn Anderson [REDACTED]
Sent: Wednesday, September 4, 2019 4:53 PM
To: Public Hearings
Subject: Proposal for 2566-2580 fifth street

Thank you for the opportunity to express concerns for my family and neighbors over the recent development proposed for 2566-2580 Fifth St. I have attended each of the neighborhood meetings, and have reviewed the proposed plans at length, and while I welcome many of the assets that Abstract developments hope to bring to the neighborhood in their building plan - 25 stalls of parking for 64 units (possibly hosting 250+ people in one building?) is absolutely not sufficient in any way. Every time this issue was pressed at all of the meetings (it was certainly the most pressing issue brought forward) the developer cited inaccurate transportation studies that indicated we had bike lanes in our neighborhood (we most certainly do not) and stated that "people these days are so much less reliant on cars!" (this is so far from the truth, everyone on our street owns multiple cars per family) Abstract developments cited many times "the immense cost of building parking stalls" as the main reason they were unable to provide more stalls in their plans.

As a resident of 2567 Vancouver St, my house faces the property proposed for development, and our street is already very difficult to find parking on. I have a young family and am terrified of my children getting hit on this already overly busy street, that is so narrow and already very overcrowded. I also am a student of the busy Vancouver Island School of Art, which is currently envisioned as a main component of this building proposal, without any designated parking stalls. While I am sure VISA is absolutely desperate to secure space for their school, and are pretty much willing to state anything with regards to parking, I can assure you as a community resident and student, the vast majority of students drive a car to every class. I realize many people don't want to admit this, but it is just the reality. Parking for VISA will occur on the neighboring side streets, taking the place of all the tax paying residents who park their own cars here. Furthermore, the classes are at night, when there is no recourse to move these cars through appropriate bylaw channels.

To amend an official community plan, to accommodate a development of this size without ample parking stalls included, will have hugely negative impacts on our community. I am not opposed to development, or to community changes, but this project is too large to be accommodated in this already packed-to-the-brim neighborhood, without serious considerations that this meager parking stall allocation will have on the people who already live here.

I strongly urge the city to reconsider this plan so that it is more realistic and inclusive to the needs of the Hillside-Quadra Neighbourhood families.

Thank you, please do not hesitate to be in touch if you desire to speak further.

Loryn Anderson & Cris Heath - 2567 Vancouver St.
[REDACTED]

Madison Heiser

From: Michele Asada [REDACTED]
Sent: Wednesday, September 4, 2019 8:31 PM
To: Public Hearings
Subject: Abstract Proposed Development/Quadra Village

Hello,

I am writing to voice my concern over the parking for the proposed abstract development in Quadra Village. While I agree that more residential units are needed in this community, i do not believe that the proposed 18 residential parking stalls and 2 visitor spots would suffice. This needs to be reviewed.

The likely outcome that will result from insufficient spots will be spill over to neighbouring streets that are already at capacity. Any future planning should ensure that the increased traffic from the proposed abstract development will not further congest current parking and traffic patterns within the neighbouring streets such as (Vancouver, Graham and Prior). In addition, we must consider how the increased traffic may impact the proposed bike lanes in this community.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Michele Asada
[REDACTED]

Madison Heiser

From: Dale Hunter [REDACTED]
Sent: Wednesday, September 4, 2019 7:57 PM
To: Public Hearings
Subject: Parking re Fifth Street Rezoning No.00673

We object to this Rezoning in regards to the number of parking stalls in this development.. please bring it up to code standards
Regards Pat and Dale Hunter
2560 Vancouver St.
[REDACTED]

Sent from my iPad

Madison Heiser

From: Tim Dahle [REDACTED]
Sent: Wednesday, September 4, 2019 8:03 PM
To: Public Hearings
Subject: Changes to 2566, 2570, 2580 Fifth Street. Zoning. for parking.

To whom it may concern,

As a home owner on the adjacent street to fifth I would like to make it clear that I do not agree with the comments made in regards to parking. It is an absurd statement to say that nobody drives anymore. The streets are choked to the point that single lane traffic is barely able to navigate the side streets now. To force more cars on to the streets to park will only create more hazardous conditions on these side streets. I am not sure what "community " the developers were referring to when they stated that everyone rides bikes or buses but it is not this one. In fact I would go so far as saying that very few of the areas residents use the buses and even less ride bikes. I can say that I am definitely not in favour of this development if there is not sufficient parking provided to accommodate all of the needs of the building.

Yours

Tim Dahle

[REDACTED] Cell

5 September 2019

Dear Major Helps and City of Victoria Council:

I am writing to express my opposition to the Official Community Plan (OCP) Amendment Application, Rezoning Application No. 00673 and Development Permit with Variances Application No. 00100 for 2566, 2570 & 2580 Fifth Street.

I was unfortunately away for much of the month of June 2019 when City staff posted a notice online and mailed a notice of the proposed OCP Amendment to all property owners and occupants within 200m of the subject site (which I was included in). I was however able to attend the October 9th 2018 Hillside-Quadra CALUC meeting to become informed and raise some initial issues.

I will focus my rationale for opposing the proposal on the May 9th 2019 City of Victoria staff memo to Committee of the Whole, specifically the four points that were highlighted as having been considered in assessing the application (and are repeated below):

1) amending the Official Community Plan (OCP, 2012) Urban Place Designation from Urban Residential to Large Urban Village is supportable as the properties to the north and west on the same block are designated Large Urban Village and the subject properties were included within the Proposed Quadra Village map in the *Hillside-Quadra Neighbourhood Plan*.

Response: Given that OCP Urban Place Designation of properties east of and *immediately across the street* from 2566-2580 Fifth Street is Traditional Residential, I do not believe it is rational in any way to suggest that amending the OCP Urban Place Designation for 2566-2580 Fifth Street from Urban Residential to Large Urban Village is “supportable” because the properties to the north and west on the same block are designated Large Urban Village. With respect to the staff memo’s reference to the *Hillside-Quadra Neighbourhood Plan* one observation on a map is highlighted without referring to the broader vision for the neighbourhood brought forward in the Plan. On the same map referred to, for example, the Plan states that building height should be limited to 4 stories in the *entire area highlighted as the “Quadra Village”*. Much more importantly, the Proposed Land Use and Housing Map 1 (page 15) refers specifically to 2566-2580 Fifth Street as one of the areas where a zoning change should be considered - from duplex to *low density townhouse*. While some may argue this Plan is dated, it is the only published plan specifically for the Hillside-Quadra neighbourhood that was spearheaded by a Steering Committee representing a broad cross-section of the community and appointed by Victoria City Council, so should at the very least be seriously considered.

2) the proposal is consistent with the Large Urban Village designation, which envisions mixed-use buildings up to six storeys with a density of up to approximately 2.5:1 Floor Space Ratio (FSR). In addition, the provision of affordable housing and of the educational space advances numerous OCP objectives.

Response: The proposal may very well be consistent with the OCP Large Urban Village designation but, as noted above, amending the OCP Urban Place Designation from Urban Residential to Large Urban Village is not consistent with the *Hillside-Quadra Neighbourhood Plan*. I also do not understand how the Urban Space designation of the properties to the north and west of 2566-2580 Fifth Street are somehow more important than the designation of the properties to the east and immediately across the street.

3) the scale and massing of the proposal provides an appropriate transition between the multi-unit residential and mixed-use buildings along Quadra Street and Kings Road and the single-family dwellings across Fifth Street.

Response: The development proposal in no way provides for such a transition. The residential and mixed-use buildings to the west and north of 2566-2580 Fifth Street are all 3 story structures (4 if partial underground parking in 2 apartments are counted) or less. A proposal that would provide for an appropriate transition from these buildings to the single-family dwellings on Fifth and Vancouver Streets would be a building that was at least in some way similar to the Kings and Vancouver Street houses, not a five story structure that will provide a large shadow for much of every afternoon over the homes immediately to the east of the development. While still somewhat larger than what I would consider appropriate for 2566-2580 Fifth Street, the building below (corner of Kings Road and Graham Street) fits in very well with the neighbourhood. The developers at the time also sought and received considerable input from the community on the initial design of the building.



4) the proposal is inconsistent with the "duplex to low density" designation in the Hillside-Quadra Neighbourhood Plan, but is consistent in considering the social needs of the neighbourhood through the provision of affordable housing and an education space.

Response: Yes, the proposal is inconsistent with the Hillside-Quadra Neighbourhood Plan which, as noted above, refers specifically to 2566-2580 Fifth Street as one of the areas where a zoning change should be considered from duplex to low density townhouse. City staff also noted that the Plan suggests that developers of major residential and commercial projects should consider the social concerns and *needs of residents* (my emphasis) of the area, and that the inclusion of both affordable housing and education space is viewed by staff "as meeting this objective". While I support efforts to meet the goal of increasing affordable housing, a 5 story development with 64 residential units, plus the space for the Vancouver Island School of Art on this small residential street will undoubtedly have a significant negative impact on the area, and particularly on the residents of the area east of 2566-2580

Fifth Street. As a resident of this area, I do not see the inclusion of VISA in this development as a benefit that mitigates the negative effects for area residents. Hillside-Quadra residents have in the past supported many residential developments, and I am sure they also would for this Fifth Street location if the proposed development were much smaller and, as noted above, at least to some degree fit in with the existing neighbourhood.

Thank you for your consideration,

Andreas Dolberg
2509 Vancouver St.
Victoria, BC

Madison Heiser

From: Alex [REDACTED]
Sent: Wednesday, September 4, 2019 8:54 PM
To: Public Hearings
Subject: 2566, 2570, and 2580 Fifth Street

Hello,

I am writing to voice my concern with the proposal by Abstract Developments to have only 18 residential and 2 visitor parking facilities for their 60 unit development on 2556, 2570, and 2580 Fifth Street.

This concern is based on the likelihood that the surrounding streets will be impacted with increased non-residential street parking and the associated traffic disturbance which is already significant in the neighbourhood.

In particular, proposing 2 visitor spaces for 60 units appears to be significantly inadequate.

If this proposal were to be approved by the City, I would expect as a minimum that enhanced parking enforcement be made available by city staff (with the inevitable assistance of citizen reporting from the Hillside-Quadra community).

Respectfully,

Alex Nicholson
2557 Vancouver St.
[REDACTED]

Madison Heiser

From: Cara Gibson [REDACTED]
Sent: Thursday, September 5, 2019 11:41 AM
To: Public Hearings
Subject: Fifth Street - Abstract development proposal

Hello,

I am a resident of 2572 Vancouver St and wanted to ensure that my disapproval of the proposed plan for the development on Fifth St behind my home was captured.

It is unacceptable to propose to build a 64 unit structure capable of housing several hundred people with only 18 designated parking stalls. There are many times already that I cannot park near to my home - particularly in the winter months. This can make the logistics of day to day life with a young family difficult. It will be much more so once the new residents of this high density development are forced to find parking on my street also.

Please ensure the developers rethink this plan by adding an appropriate number of stalls for the proposed residents. Otherwise the city will be managing endless bylaw calls from the residents on Vancouver St reporting non-residents parking.

Thank you,
Cara Gibson

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Cara Gibson, Ph.D.

Science Graphics & Visual Consulting

Need help with a conference presentation? Grant proposal?

Initial consultations are free

[REDACTED]

[REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, September 5, 2019 9:38 AM
To: Public Hearings
Subject: FW: 5th street redevelopment

From: John S Land [REDACTED]
Sent: September 4, 2019 9:32 PM
To: Victoria Mayor and Council [REDACTED]
Subject: 5th street redevelopment

Hello... I live at 1025 kings road right around the corner from the proposed development.

I'm very unhappy to see the size proposed...5 stories? Way too big. Parking will be a huge issue. We are already congestion in the area with very limited parking.

You need to cut the size down by a half at least
Thanks
John Land

Madison Heiser

From: [REDACTED]
Sent: Thursday, September 5, 2019 1:47 PM
To: Public Hearings
Subject: 2566 - 2580 Fifth Street - DPV #00100

Hi, my name is Joel Schwabe, I live at 2544A Fifth Street.

I'm in **opposition** to this development (DPV #00100) as it is currently laid out.
My biggest concern and reason for **objection** is this:

64 rental units

18 unit parking spots with 2 visitor spots

How was this even considered to be acceptable?

On the surface, of course having more rental spaces is super important for Victoria and the community. But without getting to NIMBY about it, the amount of parking allocated for this building is going to be disastrous. They need to figure out how to get another sub-level into the design, or make it smaller. It of course doesn't need to be 1 to 1 for units to spaces, but it needs to at least be double what it currently is, closer to 40 spots at least. There is simply no street parking left on the street already as it is, and having this many spot-less people would create a real nightmare for people living in the area who need to use the residential spaces that are currently on the road.

Please deny the application as is, and ask for the developer to reduce the units in amount, or increase the amount of parking by designing another lower level for parking.

Thank you,

- Joel Schwabe
Local Fifth Street Resident

Sent with [ProtonMail](#) Secure Email.

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, September 5, 2019 9:35 AM
To: Public Hearings
Subject: FW: I want to support the project on 2566 / 2570 / 2580 Fifth Street

From: Karen Jones [REDACTED]
Sent: September 4, 2019 9:11 PM
To: Victoria Mayor and Council [REDACTED]
Subject: I want to support the project on 2566 / 2570 / 2580 Fifth Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Karen Jones

926 Arundel Drive

[REDACTED]

Madison Heiser

From: Ken Somerville [REDACTED]
Sent: Thursday, September 5, 2019 10:57 AM
To: Public Hearings
Subject: 2566, 2570, 2580 Fifth Street development permit application

I am writing this letter to voice my objection to changing the zoning Urban Residential to the C1-QV-F Zone. In an area of single family homes this will negatively affect the property values of our neighbourhood. As a taxpayer and resident I strongly object to the development permit which reduces the number of parking stalls as well. The original 45 residential, 6 visitor, and 8 commercial stalls is totally inadequate before reducing the available stalls to the proposed 18 residential, 2 visitor, and 5 commercial stalls. The neighbourhood has hardly enough street parking as it is, without allowing a development to continue without providing adequate parking for its residents. I hope you will reconsider the application and not rezone the proposed properties which will detrimentally affect our families and our neighborhood.

Sincerely,

Kenneth Somerville
2526 Vancouver Street

Madison Heiser

From: Maddie Parks [REDACTED]
Sent: Thursday, September 5, 2019 3:03 PM
To: Public Hearings
Subject: Development

Hello,

I am writing to you to express my discontent for the proposal from Abstract Developments to build on 2566/70/80 Fifth st. I attended an information session about this development and was very disappointed in the proposed parking plan, which certainly did not have any evidence based backing from the developers. They were completely unaware of the current parking conditions on our street, or they are aware and just do not care. I live on Vancouver street, backing onto fifth street, and I will say that on any given night, every spot on both Vancouver and Fifth street are full - before they move in an additional 200 plus people to our neighbourhood! There is already a parking problem, and I regularly call bylaw to notify them of non -residential cars parked on our streets. We are a high density neighbourhood, with many rentals, and multiple families in each house. It is just the reality of our city now, and to be honest, I know very few people who do not require a car to get to work or school up island, west shore, etc. Most families have multiple cars in fact.

Please consider the impact on our community, and do not push this development through without requiring the developer to build more stalls for parking. The current proposed reductions in parking stalls will cause a huge negative impact on families and taxpayers in our neighbourhood and surrounding streets and businesses. I already witness many near misses due to the overcrowded nature of our streets. Come take a look for yourself - you will see that it is accurate on any given night. Make Abstract development do their part and build responsibly. They can come up with such a better solution to this problem, they just don't want to spend the money to do so.

Thanks,

Maddie Parks



September 5, 2019

Re: Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 32) No. 19-071:

Dear Victoria City Council:

I am writing on behalf of MediaNet, a non-profit, charitable arts centre, formed in 1981, and serving artists working with film, video and new media forms, as well as the general public in the Capital Regional District, for 38 years now.

We urge the City Council to support the proposed development of 2566, 2570 and 2580 Fifth Street, as it would also support the Vancouver Island School of Art (VISA) continuing to serve the public, with a home in the Quadra Village neighbourhood.

VISA is an important part of the arts eco-system in Victoria. The organization I represent, MediaNet, and its FLUX media art gallery, have partnered in the past with VISA, and as a tenant of their proposed space in the development on Fifth street we would continue to partner with them providing equipment for video art classes, and presenting exhibitions of media art in Victoria.

Furthermore, addressing issues of parking that the proposal may raise, none of our current staff uses a car to travel to work, and many of the members that use our equipment come to MediaNet by bicycle. We have around 100 members, and many come to borrow video equipment from our centre, but even if they come by car, they usually just stop for 10 minutes, the time it takes to pick up or return a video camera, tripod, or sound gear.

We feel that the presence of arts organizations like VISA and MediaNet will provide a benefit to the Quadra Village neighbourhood. In fact MediaNet was located for 10 years - from 2005 to 2015 - in Quadra Village, in the building at Hillside and Quadra that houses the Q and the Zone radio stations, and it was during that time that MediaNet developed collaborations with the Vancouver Island School of Art.

Thank you very much for considering our comments.

Peter Sandmark
Executive Director

Madison Heiser

From: [REDACTED]
Sent: Thursday, September 5, 2019 1:00 PM
To: Public Hearings
Subject: Development Permit Application for 2566,2570,2580 Fifth St

Good afternoon,

I am a homeowner at 2559 Vancouver St and am writing to express my concern over the variances being considered for the development proposed on Fifth St. I applaud developments that are considering reducing vehicle footprints in our community. However, simply removing required vehicle stalls without contributing to alternative transit infrastructure in our city is not the way to go. Our neighbourhood, including my street which shares the houses that back onto Fifth St, is already very busy with on-street parking. I do not see how a development of this size can guarantee that occupants are not going to own vehicles and contribute to the street parking issue. I have two young daughters that commute to school by bike - the more street parking they have to ride past, the greater the risk for vehicle-bike accidents. This proposal does not include any requirements to add to the growing safe biking infrastructure in Victoria - I believe this should be a requirement imposed on the developers, beyond the property frontage.

Furthermore, my kids have just started back to school at L'ecole George Jay which is so crowded this year that they have lost many important spaces such as a music room, parent room, rainbow room, strong-start room, and a special education room to make space for more classrooms. I am concerned that large developments in the catchment area are not being required to consider the impact on the school population - this school cannot support a larger population than it already has.

In conclusion - the proposed development should not be allowed to receive the parking stall variances without a guarantee that street parking will not increase in the neighbourhood, and without a requirement to contribute to the biking infrastructure planned for Victoria. In addition, council must consider the impact of all large developments on our already crowded schools and work with the school district on ways to address this impact.

Regards,
Rebecca Freedman