

Pamela Martin

From: Garry <[REDACTED]>
Sent: November 18, 2019 5:49 PM
To: Public Hearings
Subject: 1210 Haultain proposed zoning changes

We support the proposed minimal setback changes to 1210 Haultain to allow a duplex on site. We did a similar project a few years ago and it makes much better use of large lots in a convenient area of town in which to live. It has worked out well in our area, which is just around the corner.

Regards,

Garry and Helen Foster

Garry Foster
2610 Capital Heights
Victoria BC V8T 3M2
C: [REDACTED]

Pamela Martin

From: Kim and Kelly <[REDACTED]>
Sent: November 18, 2019 6:39 PM
To: Public Hearings
Subject: RE: Proposed Changes to 1210 Haultain Street

Dear Mayor, Members of Council and City Staff

In 2002, our family built and moved to a lot which had been rezoned as to allow a SFD at 2607 Capital Heights. That decision by the Council of the day allowed for us to walk to work from our home, allowed our children to walk to their elementary schools, and for us a family to enjoy proximity to downtown to Victoria either by foot or transit.

Our neighbour to the east of us at 1210 Haultain Street (a property seen from our back yard) is now requesting amendments to allow for a two family dwelling on her property. Once occupied those neighbours would enjoy the same proximity to amenities as we have had. We feel the requests for the subtle variances are reasonable and would add a residence in keeping with others adjacent to this property. I speak of the numerous newer built duplexes on Capital Heights and Mt. Stephen.

This addition of family housing on a recently proposed bike path (Haultain Street), in close proximity to numerous transit options (Fernwood, Bay & Cook Streets), and its curb appeal are other reasons to support this bylaw amendment.

This new development seeks no public funding, adds much needed housing stock, and completely fits its surrounding neighbours. This request by the owner has our full and complete support and we look forward to welcoming new neighbours to Oaklands upon the completed project.

Respectfully submitted,

K & K Mann

Kelly and Kimberly Mann
2607 Capital Heights
V8T3M1
[REDACTED]

Pamela Martin

From: David Hansen <[REDACTED]>
Sent: November 18, 2019 3:16 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1208) No. 19-111

Re: 1210 Haultain Street.

Sir,

Pertaining to the requested amendments, I have no problem with the stated intent of a 2-storey building as opposed to a 1 ½ storey building, as there are numerous examples in the area. I see no problem either with the amended setback variances, as they are small.

However, I, and my neighbours, need reassurances that the property will have space for a minimum of two (2) and a maximum of four (4) cars or other vehicles **and that they be wholly on the property**. On-street parking in our area has long since gotten out of control, and there are too many cars on the street as it is. We must ensure that the City does not add to this congestion.

Secondly, it **must** be unequivocally understood that this property is a *two* family property, and that additional (basement) suites must never be allowed or permitted. Permits **must be by inspection** to ensure that electrical and plumbing service for a suite does not exist. Complaints of contravention must be followed up by staff.

I trust the developer has employed an imaginative architect, so that we will not get a repeat of the 1960's style of duplexes that dot the area.

I look forward to a refreshed appearance of Haultain Street, as I feel that the street is made for multi-family dwellings as its highest and best use.

Sincerely,

MD Hansen
2622 Mt. Stephen Avenue
Victoria

Pamela Martin

From: Laura Coward <[REDACTED]>
Sent: November 27, 2019 1:09 PM
To: Public Hearings
Subject: proposed changes to 1210 Haultain St

To whom it may concern,

re: Zoning Regulation Bylaw (No. 1208) No. 19-111:

I was sad to learn that one of the war-time homes in the 1200 block of Haultain St will be torn down. I love the old homes and the loss of another one is sad. It will certainly change the look and feel of the old neighbourhood.

While I understand the need to densify the city, I believe a duplex built within the existing setback and height restrictions would be better for the neighbourhood and achieve the same end of adding one home to the existing lot.

I do not support reduction in setbacks or height restriction to accommodate a duplex on the site. These properties are already narrow and allowing building to existing setbacks will already reduce the lighting and the feeling of open space to the neighbours, reducing reasonable enjoyment of adjacent properties. Making them even smaller is not recommended for this area.

Other impacts include loss of permeable surface, increased run-off to other properties and to the drainage system as well as increased impact on neighbours. These houses are already spitting distance from each other, making them closer seems unreasonable and will change the neighbourhood look and feel.

I would prefer that my email address not be made public. Thank you!

1204 Haultain St
Victoria BC V8T 1V7