

**Pamela Martin**

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**From:** Kelly Milotay [REDACTED] >  
**Sent:** March 9, 2020 3:14 PM  
**To:** Public Hearings  
**Subject:** 6 storey unit 1301 Hillside

Good afternoon. I'm writing concerning the proposed changes to the plan to develop 1301 Hillside. That is a tiny lot with no adjacent parking save inside the neighbourhoods bordering Cook and Hillside. Allowing construction of this building to go ahead as planned would be very irresponsible. In fact, the idea strikes me as a cash-grab by the developer for which both the residents of the building and the residents in the surrounding neighbourhoods would pay. It is a terrible plan.

I do not support this zoning variance.

Sincerely,  
Kelly Milotay  
1250 Vista Heights

**Pamela Martin**

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**From:** [REDACTED]  
**Sent:** March 9, 2020 8:16 PM  
**To:** Public Hearings  
**Subject:** 1301 Hillside Ave Development

Hello,

I am a resident and homeowner of [REDACTED] and am writing in regards to the development at 1301 Hillside Ave for which public input is currently being sought.

While I support the reasonable development of affordable housing in the neighbourhood, I have strong concerns regarding the proposed reduction of residential vehicle parking from 48 to 19, and visitor vehicle parking from 5 to 4 in the permit application.

The imbalance in the units-to-parking-stall ratio for 1301 Hillside would severely impact the residential street parking available to the residents of Basil Ave and become a daily disrupter, as other residents and guests from the proposed building would seek parking in neighbouring streets on both a permanent and transient basis.

While there is accessibility to bus routes and walkability to Quadra Village, given the ownership-nature of the units and that there is still some distance to downtown and other common areas in the city, it is likely that many more residents would have vehicles beyond what would be available in parking in the current proposal; potential customers of the live/work units and the lack of loading zone for service vehicles would also add to the demand for the limited visitor spots.

I believe a more balanced unit-to-parking-stall ratio is needed to limit the daily parking disruption to neighbouring residents.

Sincerely,  
[REDACTED]

*Confidentiality: I wish for my personal/contact information to remain confidential.*

**Pamela Martin**

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**From:** [REDACTED] >  
**Sent:** March 9, 2020 9:41 PM  
**To:** Public Hearings  
**Subject:** 1301 Hillside Avenue development rezoning amendment bylaw

To whom it may concern on City Council,

I am writing this email to you in opposition of the Rezoning Amendment Bylaw (No.1215) No.20-018. To rezone the land known as 1301 Hillside Avenue from C-SS Zone, Special Service Station District to the C1-CH Zone. Cook/Hillside Multiple Dwelling District. This permit will allow a Development Permit Area 7A-Corridors, for the purposes of approving a permit which will allow 49 units for sale and only 19 parking stalls and no loading zone for service vehicles.

I am not opposed to the building itself that is being proposed only the lack of parking for the tenants.

The reason why I am opposed to this development with its amendment for rezoning is obvious and simple.

On the opposite side of Hillside from the proposed building (1301) on the corner of Cook on both corners are two existing small apartment buildings. There is extremely limited parking for the people residing in these buildings and so the surrounding homes who are paying high land taxes are stuck with providing parking in front of their houses. We are already maxed out for car parking. If you add a six story building with 49 units with possibly 2 people in each unit that is 100 people at the least, and perhaps up to 60 to 80 cars.

Hillside Avenue does not have a neighborhood but actually the surrounding streets do. [REDACTED]  
[REDACTED], and I can assure you that we do have a vibrant healthy area. Dumping extra parking onto the streets in the Cook Hillside area, with people that do not live on the street is not a good idea. It will negatively impact this area which already contends with masses of traffic on Hillside, Quadra, Finlayson and Cook. We currently provide many rentals suites in our area and are already adding to the rental pool which the city does desperately need.

If you want this building, in this area, my suggestion would be to downsize the number of units to 25 and have parking stalls for 19 cars.

Please keep my information confidential.

Sincerely Yours,

[REDACTED]

Sent from [Mail](#) for Windows 10

## Pamela Martin

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**From:** Michel Lesage [REDACTED] >  
**Sent:** June 5, 2020 11:15 AM  
**To:** Public Hearings  
**Cc:** Adam Cooper  
**Subject:** Abstract complex .

My name is Tünde Lesage, and I am a I.T. Care giver at The Cridge Centre For the family (27 years of service) I am excited to see the building go into the corner of Hillside and Cook Street .I hope it's as lovely as the Black And White building on Fort Street and Cook( an Abstract creation) I live 2 blocks away, it's so classy I look at it every time I walk or drive by . I get off the bus at Hillside and Cook , can't wait to see the new building go up .  
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**Pamela Martin**

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**From:** Valerie Holland <[REDACTED]>  
**Sent:** March 8, 2020 2:06 PM  
**To:** Public Hearings  
**Subject:** C1-CH Zone, Cook-Hillside Multiple Dwelling District

Legal description PID: 001-009-303 LoT A Section 4, Victoria District, Plan 38000

Existing Zone: C-SS Zone, Special Service Station District

Please note I am not in favour of this development based on the ratio of parking to units and 49 units in a 6 story building is too large.

[REDACTED]

Thank you, Valerie Holland

[REDACTED]

Please do not disclose my address and phone number.

## Pamela Martin

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**From:** Cindy Petrowski [REDACTED] >  
**Sent:** March 10, 2020 6:40 PM  
**To:** Public Hearings  
**Subject:** oning - No 1215 No 20-018

We have great concerns about the decrease in parking spaces. Yes we realize that more people are biking or busing to to work and other actiivies, however that is not always the case and therefore the lack of parking spaces will negatively impact the neighbours on Basil, The Rise, Vista Heights as the new residents will now start parking in our neighbourhood. As well visitor's will be looking for parking and my neighbourhood will take the hit and we live here.

This of course will restrict out ability to park at our homes. Yes, I have an EV but must park on the street for the near future.

We appreciate the need to build affordable housing and we support it but as much as you would like to believe that bikers and EV drivers are the norm ... this is not so... yet, so provide parking is a much for the short term and also making them EV suitable as we move forward to decreasing our carbon emissions.

Given that is Lisa Help's agenda please take a different view of this development and install more parking and make them E friendly.

Think big picture and be futuristic. Thank you Cindy Petrowski 1270  
Vista Heights, Victoria BC. V8T2H8

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Thanks Cindy

## Pamela Martin

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**From:** CAROL TAYLOR <[REDACTED]>  
**Sent:** March 9, 2020 3:48 PM  
**To:** Public Hearings  
**Subject:** re proposed apt. at 1301 hillside ave

it appears to be ridiculous to consider this building with 49 units and only 19 parking spots. there is a parking problem in this area. no onstreet parking available.no parking available except little league park and they sometimes do not have enough for their own use. there should not be less than one spot per unit. there should be more than one per unit if there is to be any commercial units on ground floor. bud taylor 2838 blackwood st. for 52 years

**Pamela Martin**

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**From:** Travis Baugh-Allen <[REDACTED]>  
**Sent:** March 12, 2020 12:42 PM  
**To:** Public Hearings  
**Subject:** Re: Amendment Bylaw (1215) No 20-018

Dear Council of Victoria. I am writing regarding the proposed amendments to parking at the Abstract Redevelopment at 1301 Hillside Avenue. I do not support the plan to decrease the onsite parking from 49 stalls to 19. I live at 2804 Cook Street which has no on street parking. Currently I park on the adjacent street Vista Heights. Parking availability in my immediate neighborhood is already an issue. There is limited on street parking on Vista Heights, Montrose, and The Rise. I use Prior and Blackwood Streets to bike to work which are narrow and also full of parked cars. There simply is not the room to absorb more cars onto these streets either.

I do support people using other means of transportation to get around the city, but many people such as myself who do not use their car as a primary means of transportation still own cars and need a place to park them. The developer would stand to save large amounts of money by this amendment being passed, but it will be to the detriment of our neighborhood. If the developer wants to decrease parking stalls, perhaps they should make up that space with more bike parking and car share parking? But decreasing the parking to less than half is still simply unacceptable.

Regards,  
Travis Baugh-Allen



## Pamela Martin

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**From:** Dee <[REDACTED]>  
**Sent:** March 12, 2020 3:23 PM  
**To:** Public Hearings  
**Subject:** Rezoning of 1301 Hillside ave.

Good Afternoon

I am writing with concerns about the proposed changes to 1301 Hillside Ave. My name is Deirdre McNeil, I live at 1217 Vista Hts and I have been a member of this community since 2002. I am writing this letter because I have concerns about the new development slated for 1301 Hillside Ave. I am mostly concerned about the possibility of increased traffic within our neighbourhood and the lack of parking proposed for this development. I am concerned about the live/work model that is being encouraged for this development. If a business requires supplies, where will the trucks park to be able to deliver those supplies? Will they have to use our neighbourhood as a turnaround point to be able to access Hillside on the right side of the street? Vista Hts is already a thoroughfare for a lot of traffic that like to miss the lights at the Cook/Hillside intersection. We have a lot of families with young children in the neighbourhood, I would certainly worry about trucks coming up and down our streets regularly to deliver supplies. It is an awkward corner to get to they will certainly need an easy accessible lot that trucks and vehicles can come in and out of. My other concern is parking for the residents of 1301 Hillside Ave. To have a total of 20-25 parking stalls for a 6 story building that could house potentially 100 residents seems very unreasonable. If residents have a vehicle, and there are no stalls, where will they park? We have a building on the corner of Cook st and Hillside avenue that does not have enough parking for their tenants. As a result, some residents park at the top end of Basil St. Will we have 2 buildings now that will have their tenants start parking on Basil as well as Vista Hts or even on the other side of the Cridge Centre.

I do realize that not all individuals who will be living/working in these residences will have a vehicle, and this is certainly something we need to encourage as we look at critical issues of climate change and affordability within the city of Victoria. I am definitely concerned about the lack of parking and lack of a loading zone that could come with this new development. Please reconsider the parking issue as well as a loading zone. This is only fair to the residents of Hillside/Quadra and Cook st.

Thank you

Sincerely,

Deirdre McNeil  
1217 Vista Hts  
[REDACTED]

Please do not share my phone number, but email and house address is fine for the public records.

## Pamela Martin

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**From:** Tatiana Harrison [REDACTED]  
**Sent:** May 27, 2020 10:44 PM  
**To:** Public Hearings  
**Subject:** Tatiana Harrison -- Not Supporting Rezoning at 1301 Hillside Avenue - Development Application

Would you be kind enough to share the following comments regarding the application for rezoning at 1301 Hillside Ave - Development Application, since I have been on disability and unfortunately unable to attend city's meetings and consultations.

**Preamble:**

My husband and I, purchasing a property, moved into the neighbourhood in May, 1991, and we have first-hand experience of living in a proximity to the intersection for the last 29 years, walking on Cook in our neighbourhood on a daily basis, crossing the intersection in question (Cook/Hillside), befriending the bus stops at the intersection of Cook/Hillside, and particularly observing the intersection's traffic-choreography while navigating and driving in and out of our neighbourhood.

We have been living here and contributing to the neighbourhood in a variety of capacities for almost three decades.

It is our understanding the aim of the proposed changes with rezoning is to provide a green light to the scenario of welcoming and accommodating more residents in our area. The intention might be commendable but the LOCATION for even a modest size new residence is unsuitable for a number of reasons.

Among the four corners of the Cook/Hillside intersection, the one in the application bears the highest volume of traffic flow and not just from one direction, but from the combination of the three.

The future vehicles belonging to and swarming around 1301 Hillside will make that corner of the intersection slated for frequent troubles and very likely for more collisions.

Moreover, we noticed more of young parents with children (and pets) have started to enjoy the grounds and park of the Cridge Centre which on its own is a historical area deserving more sensitivity with the future proposals. Families are enjoying the area for its openness and lack of noise and crowdedness, perceiving the place as welcoming, friendly, and safe.

We love our neighbourhood and would be happy with seeing and enjoying more developments along Hillside Avenue, but the corner and area at 1301 Hillside due to its constraints should remain free of any residential structure, maintaining its safe nature for pedestrians and traffic.

Tatiana Harrison (Mrs).  
1291 Montrose Avenue

**Pamela Martin**

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**From:** Pat Javorski [REDACTED]  
**Sent:** March 9, 2020 10:41 AM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1215) No. 20-018 (1301 Hillside Ave.)

Victoria City Council,

We are residents in the neighbourhood of this proposed development. We believe that the requested reduction in the number of parking spaces and the lack of a loading zone will have a significant adverse impact on our neighbourhood through increased traffic and pressure on street parking. We do not object to the apartment building itself, but are opposed to allowing it to be built with so few allocated parking spaces, as that will force the buildings residents to use neighbouring streets for parking, thereby increasing traffic in our residential area.

Yours truly,

Patricia Javorski & David Lemon  
1228 Montrose Ave.  
Victoria V8T 2K4

**Pamela Martin**

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**From:** Rita Chand [REDACTED] >  
**Sent:** March 9, 2020 1:25 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation BYlaw, Amendment Bylaw (No. 2015) Nor. 20-018 - 1301 Hillside Avenue

I understand there is to be a public hearing about a new development, address listed in subject line.

I will be unable to attend, however, would like to put forward my concern about residential parking. I live at 2728 Grosvenor Road which has approximately 8 residences with several of those being panhandle lots, between Hillside and Vista Heights, and parking is already very limited due to the condo building on the corner and the residents parking on the street vs paying for parking spots in the building, plus some of the apartment buildings across the street on Hillside that do not have parking available. What can we do to have that part of the street marked as residential so anyone who does not live in those residences is unable to park on Grosvenor Road? Right now, there are no limitations to who can park there. That would be my biggest concern along with an increase in traffic as there are a lo of kids who live in the housing complex on the corner.

Thank you for your consideration to this concern.

Rita Chand.  
[REDACTED]

Attn Re: Bylaw Amendment  
# 20-018

March 20/2020

Dear Mayor and Council:

While we do need housing here in Victoria, reducing allowable parking stalls from 48 to 19 is unrealistic, and we would like to officially object to this reduction application. And as well, the variance allowing site coverage to 15%, and the open site space to 20.9%.

Reducing stalls to 35, allowing coverage to 50% maximum, and allowing the open site space to at most, 40% would be far more reasonable on this site.

Please accept this letter in lieu of our attendance at Council Chambers.

Yours Truly,

Capt Steve  
Thomson

Mike Harrison  
1291 Montrose Avenue  
Victoria. BC V8T 2K5  
250 360 1509

10 March 2020

**Re. Zoning Regulation By-Law. Amendment By-Law (No.1215) No. 20-018**

With respect to the above referenced item, I would like to offer the following comments.

It appears to me that any proposal for this site is liable to present difficulties, situated as it is with elevated parkland on two sides and busy feeder streets on the other two. No matter what proposal is made for the site, the issue of entry and egress will always be a problem. Consider the situation of the two low-rise buildings on the adjacent corners with their limited on-site parking and difficult access.

Probably the most significant problem from the neighbourhood point of view is the apparent lack of on-site parking proposed for the building, the number of units in a building higher than others in the neighbourhood, and the building to lot-size ratio.

At present, parking is not allowed on Hillside Avenue and the few spaces available on Cook Street are restricted in their hours of operation. On-street parking is already something of a problem in the area bounded by Hillside Avenue/Cook Street/Fifth Street and Smith Hill park, and the additional burden of accommodating vehicles from a 49-unit building with provision for only 19 parking stalls will cause significant problems. Even considering many of the tenants might well use the bus service for their day-to day commuting it is still likely they might own car for pleasure use at weekends.

Perhaps a solution might be to provide sufficient subterranean parking to bring the capacity closer to the existing zoning requirements. It seems to me that the proposed live-work units would require additional visitor spaces since even in this electronic age it remains difficult to work in isolation and workers would need to consult with customers face-to-face.

Furthermore, the proposed building would be situated beside a busy bus-stop, which on the one hand would facilitate and encourage use of public transport but on the other hand cause additional problems for vehicular access to the proposed parking. Even during the time the space was occupied by a gas station the restricted access was a problem and was likely a factor that contributed to its demise.

Taken altogether, the minimal parking, increased site coverage ratio and diminished open site space makes this proposal a significant deviation from the existing zoning as stated in your circular of 28 February 2020 and is not likely to contribute favourably to the liveability of this predominantly single-family residential neighbourhood.



March 23, 2020

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

Mayor Lisa Helps  
Members of City Council  
City of Victoria

Dear Mayor and Council,

**Re: Letter of support for development application at 1301 Hillside Avenue, Victoria**

On behalf Modo Co-operative, I would like to express our support for the rezoning/development application for the site located at 1301 Hillside Avenue, under consideration at an upcoming, now postponed, Public Hearing

Modo is a round trip carsharing co-operative, founded in Vancouver in 1997. It exists to transform communities by providing people with an affordable, convenient, inclusive and sustainable alternative to owning a vehicle (or a second one). We support the needs of 20,000+ drivers and 900 organizations who share a diverse fleet of 700 vehicles located throughout Greater Victoria, Metro Vancouver, Nanaimo, Squamish and Kelowna.

Modo and the applicant entered into an agreement in February 2020 to (i) secure the provision of one shared Modo vehicle to be parked at the proposed development for the benefit of the community and (ii) the possibility for up to 58 residents of the proposed development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay membership fees.

Similar transport demand management (TDM) measures have been successfully implemented in other residential and mixed-use developments in Victoria.

Modo's round trip carsharing service is an essential component of multimodal transportation networks and communities designed to increase active transportation (walking and cycling) and use of public transit. It gives individuals and businesses the opportunity to (i) reduce their vehicle ownership by having access to a diverse fleet of shared vehicles available to reserve up to a year in advance and (ii) adopt more rational transportation behaviors by paying per use their trips made in a (shared) vehicle.

Modo's 2019 annual member survey (30+% response from our entire membership) showed that 48% of our members in Victoria used to own/lease a vehicle but now use Modo as their primary vehicle, while another 27% of members never owned or leased a vehicle and use Modo as their primary vehicle.

Three MODO vehicles are located within a 600 metre radius of the development site which, in addition to the vehicle to be located at "their door step", would provide residents of the proposed development good service reliability to consider fully integrating round trip carsharing into their transportation habits.

The parking space to be designated for carsharing by the applicant will be wired to accept a level 2 electric vehicle charging station and will allow MODO to consider the use of a plug-in hybrid or battery electric vehicle to further increase its positive impact on GHGs emission reduction.

MODO strongly encourages the approval of the application for 1301 Hillside Avenue, as the proposed development and carshare TDM measure will allow more people the ability to move sustainably and reduce their dependency on privately owned vehicles in alignment with "emerging opportunities" highlighted in the *Go Victoria Draft Mobility Profile* document released by the City of Victoria in April 2019 .

Regards,

A handwritten signature in dark ink, appearing to be 'Sylvain Cellaire', with a stylized, flowing script.

Sylvain Cellaire  
Director of Business Development