



June 11, 2020

Planning Department
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Vehicle Parking and Bike Parking at 736 Princess Ave

Dear Planning Department,

This letter is in response to questions from the City of Victoria regarding vehicle and bike parking for the rezoning and development of 736 Princess Avenue, Victoria BC.

How many clients currently have cars at your other properties?

- Between 540/542 Manchester, 535 Cecelia, and 548 Cecilia (30 residents), 4 residents currently have vehicles
- Residents must get permission before they can have a vehicle at our properties
- Residents are only allowed to park after 5 pm and must leave by 8 am. Unless under special circumstances

How many Employees drive to work?

- There are between 7-8 staff that drive to work
- Staff are staggered between morning, evening, and graveyard shift. Typically, we have no more than 3-4 staff during the day shift
- There are staff that walk and/or ride the bus

How we approve the bus pass program? Do you have a deal with BC transit?

- We have been long time members of the Community Social Planning Council. Purchased tickets/passes are matched on a 1:1 basis with free tickets/passes from the Transit Commission. See attached confirmation letter from the Community Social Planning Council
- At 736 Princess Avenue we will continue to provide bus tickets/passes to all clients
- Create a BC Transit ProPASS (require a minimum of 5 staff) to encourage staff to take public transit and purchase monthly/yearly parking passes in the neighbourhood if need be

How many Volunteer Drives do you have? Where do they park?

- We currently have 2 volunteer drivers and usually they will park in the parking lot to pick up and drop off residents
- We have 1 company vehicle for staff to use and some staff will also use their own vehicle

Why do the clients not have bikes?

- Walking distance to most amenities
- We offer free buss tickets/passes
- Never ridden a bike, can't afford a bike, have no interest in a bike
- Afraid some is going to steal/damage their bike in the community or on the property
- Staff or volunteers will drive residents

Any other justifications you may have for not needing anymore car parking or bike parking?

- Over 60% of our population don't have a driver's license. On average we have less than 10% of individuals who own a vehicle
- Average population is 49 years of age
- Unable to get a drivers license due to medical and or mental capacity
- Even if they were able to afford a car, many are unable to afford the ongoing maintenance and insurance
- Majority of our residents work in commercial construction in the downtown core and can't afford daily parking
- On average we have less than 2 client bikes onsite and 1 house bike for residents to share. The resident bike has been ridden once in the 2020 calendar year

The proposed location for development is close to the existing location. This location has been ideal as it is centrally located, within close approximately to downtown, near main bus arteries, close to provincial and federal government agencies and other partnering community agencies. Many of our clients use services from the Greater Victoria area (primarily downtown), making accessibility of services an important factor in deciding on the Princess Avenue location.

With my previous experience of managing a much larger residential facility in a mixed commercial building in the City of Victoria, there were approximately the same number of vehicle and bike parking spots as proposed. Based on projected needs and previous experience, the vehicle and bike parking as shown on the drawings for 736 Princess Avenue will adequately cover our needs.

Sincerely,



Manj Toor
Executive Director



COMMUNITY SOCIAL PLANNING COUNCIL
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To Whom it may concern:

From: Barry Hutchinson, Operations and Finance Manager

The John Howard Society is a member of good standing with the Community Social Planning Council and has been since 2015.

If you have any questions please don't hesitate to call our office at 250-383-6166 Ext 104.

Barry Hutchinson

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We recognize and acknowledge the unceded territory of the Coast Salish peoples and thank the Nations for the opportunity to live and work within their traditional territories.