

To: The City of Victoria, 1 Centennial Square, Victoria BC V8W 1P6

From: Linda Foster, 2967 Irma Street, Victoria BC, V9A 1S5

Public Hearing: Zoning Regulation Bylaw (No. 1236) No. 20-094

Development Permit Application, reduction of parking spaces and reduce rear yard setback from 6m to 2.93 m.

My name is Linda Foster and I live at 2967 Irma Street. I will be directly affected by the proposed rezoning application and development proposal. I would like to begin by informing the city that I participated in a previous meeting regarding these properties and at that meeting, the community did not agree to even a 5-story building being placed on this land. I was at that meeting, and yet, I did not receive notice of this meeting. I did not receive notification through the mail, but instead learned of this meeting through a friend who lives in Saanich and received mail notification. I also feel proceeding with this meeting during a pandemic and the necessary COVID restrictions does not allow for proper community input as many seniors do not even have the technology for their voices to be heard. At the last Zoom meeting regarding Chown Place, related to zoning changes, there was a power outage, and nobody could join the meeting. This system is very unfair to many and flawed.

That said, I want to go on record completely opposing this zoning change. This zoning change is not in keeping with the community plan, but instead, appears to have been amended/changed or misinterpreted by the city, as this property was supposed to only be used for a 4-storey development. Anything more than four storeys is not in keeping with the community plan. This zoning change does not respect the residential neighbourhood or any residential neighbourhood for that matter. Who wants to live next to a towering 6 storey development? Certainly not any resident living close to this proposed development. The setbacks should instead but increased not decreased.

The coffee shop/commercial use ground floor is not viable and will not enhance the neighbourhood in any way. There are coffee shops being built in a new building less than a block away. Seven parking spots will not service the needs of the building or the congestion at peak times. A proper traffic study has not been done at peak times. The building density that will and does funnel out onto Irma Street and Gorge Road is already creating chaos – this will put it over the top! The reduction of the setbacks only continues to infringe on the residential properties and the residents in this neighbourhood. The zoning change and proposed development permit are both completely unacceptable.

In summary, I totally oppose all zoning changes and proposed variances until a more respectful neighbourhood plan can be developed which supports families and the residential nature of the properties in this area.

Sincerely,

Linda Foster

To: The City of Victoria, 1 Centennial Square, Victoria BC V8W 1P6

From: Larry Donovan, 2967 Irma Street, Victoria BC, V9A 1S5

Public Hearing: Zoning Regulation Bylaw (No. 1236) No. 20-094

Development Permit Application, reduction of parking spaces and reduce rear yard setback from 6m to 2.93 m.

My name is Larry Donovan and I live at 2967 Irma Street. I will be directly affected by the proposed rezoning application and development proposal. I completely oppose this type of development, as it is not in line with the wishes of the community for more family-oriented housing. We already have enough transit and hard to house residents. The Burnside/Gorge area has been inundated/slammed with hard to house, transit residents and we need developments which bring balance towards family residential. This proposed zoning change does not move in that direction. It is interesting to note, that the Burnside Gorge area is carrying a greater percentage of the hard to house population and similar housing projects which the current mayor promised would not continue to occur. Further, the Fernwood neighbourhood currently has 2% of the hard to house population (a fraction of the other Victoria neighbourhoods), so perhaps any further hard to house or similar projects could be placed there to create balance for all the neighbourhoods. A cynical individual might note that both the current mayor and previous mayor both lived or live in Fernwood. Draw your own conclusion.

I digress, back to the matter at hand. As stated above, I completely oppose the rezoning application and development permit for the following reasons:

- A 6-storey building does not support the community plan or the residential nature of the neighbourhood.
- The reduction of the setbacks does not support the residential nature of the neighbourhood. The setbacks should be increased, as residents do not want to live next to towering buildings.
- Seven parking spots will not service the community needs as the area is already congested during peak times. The idea that 7 parking spots will meet the needs of the community or any sort of business is ridiculous. This development will only have a negative affect on traffic flow.
- The proposed new setbacks only continue to infringe on the adjacent residential properties.

- The coffee shop/commercial ground floor use is not needed in the neighbourhood as there are already other options just down the road on Gorge or up the road on Gorge.

In conclusion, I completely oppose all zoning changes and proposed variances until a more balanced, fair, and respectful development plan can be developed, one which supports families and the residential nature of the properties in the area.

Respectfully,

Larry Donovan.