

To Mayor and Council, City of Victoria

We understand that the Kiwanis Village proposed new building is on the agenda for discussion tomorrow.

This is being submitted on behalf of our townhouse strata, Morgan Oaks, VIS4635, located at 2921 Cook Street.

We are expressing our concerns over the impacts to public street parking that we anticipate with the additional housing units being developed on the Kiwanis Village property.

We are not opposed to the development we are concerned about the impact to the limited public street parking in the neighborhood.

Our townhouse complex has ten units each with an enclosed parking spot. The complex has an additional 4 visitor parking spots. We have found that the available parking is inadequate to address additional townhouse complex resident vehicles and visitors. It only takes one dinner party to fill the visitor parking.

Parking is restricted, in front of our complex, on Cook Street. The closest available parking is in Mallek Crescent. The Mallek Crescent parking is open public street parking and a shared resource. This parking is immediately adjacent to the Kiwanis Village and in front of a neighboring townhouse complex, Copperwood Court, 1415 Mallek Crescent.

The public street parking in this location on Mallek Crescent is unrestricted and we would like it to remain that way. It is relatively heavily used by residents and visitors to the townhouse complexes, as well as visitors and staff for Kiwanis Village.

We have only relatively recently learned of the proposed configuration for the next phase of development for the Kiwanis Village. They had schematics posted in one of their buildings. Since that time, we have been attempting to provide comment on our concerns for the parking. We connected with City staff as well as who we understand is responsible for the development for Kiwanis.

City staff have indicated that they are not required to consult with the local community as long as the development is within zoning requirements for the development classified as an assisted living facility.

Again, we are not opposed to the ongoing development of additional affordable housing units, in fact we applaud Kiwanis Village for their work.

We are concerned about the likely impact to the limited publicly available, unrestricted, street parking, in particular for the residents of the neighboring townhouse complexes. The townhouse complexes have occupants sharing living quarters (due to high cost of living) that use their vehicles for getting to and from work, and life in general. There are at times more vehicles than onsite parking spots.

The proposed new building, that will be built on and parallel to Cook Street will have 78 new units, adding to the existing 146 units for a total of 224 units. The analysis on the Kiwanis Village parking requirement that was provided by City of Victoria staff is as follows - standard of 0.35 spaces per unit and 0.1 space per unit for visitor parking for assisted living facility:

- 224 units @ 0.35 space per/unit = 78.4
- Visitor parking: 224 units @ 0.1 space per/unit = 22.4
- $78.4 + 22.4 = 100.8 = 101$ spaces required

The resulting development is proposed to only have 108 parking spots.

However, some concerns for increasing pressure on the few public street parking on Mallek Crescent:

- the parking spots on the whole site are considered irrespective of proximity to the new building. As such, the 25 parking spots accessed from Cedar Hill, which would not likely be used by anyone in the new building, are counted
- all of the new parking spots for the development will be at the north end of the new building. There is concern that the public parking will be closer to many new residents and it would be more convenient to park at the south end of the building increasing demand on the limited public street parking on Mallek.
- several of the new parking spots are for electric vehicles which may limit who can use them.
- 22 spots are required for visitor parking which would presumably limit residents from using them
- walking around the Kiwanis Village over a couple of evenings, 80 vehicles were counted occupying 107 parking spots
- it would be reasonable to expect a ratio of approximately the same number of vehicles to units:
 - 80 vehicles to 146 current living units gives a ratio of 0.55 vehicles per unit
 - applying 0.55 times (146 existing +78 new units) = $0.55 * 224 = 123$ vehicles
- 108 proposed spots, less 22 visitor spots, barely provide for the current number of vehicles

We suggest that the requirement for parking for assisted living complex needs to be revisited.

For illustrative purposes of how inadequate the City of Victoria's parking requirement is, the following shows that the number of parking spaces required, using their criteria for the present 146 units.

- standard of 0.35 spaces per unit and 0.1 space per unit for visitor parking for assisted living facility
 - 146 units @ 0.35 space per/unit = 51.1
 - Visitor parking: 146 units @ 0.1 space per/unit = 14.1
 - $51.1 + 14.1 = 65.7 = 66$ spaces required (versus 80 vehicles currently for 146 units)

Clearly, in the case of Kiwanis Village, the current vehicle to housing unit count far exceeds the requirements for an assisted living facility. It is strongly suggested that this be reviewed and revised.

We are also concerned about the scale of such a development and the lack of any required consultation with the residents in the neighborhood. It is suggested that this needs to be reviewed as well such that some level of consultation occur such that at least local concerns could be heard and perhaps considered by the proponent.

We have communicated with city staff and Kiwanis with limited acknowledgement of our concerns. We are not sure what can be done at this time with the proposed development and the parking requirements. If there is anything we can do to have this concern addressed, please advise.

Brian Chow
Strata Council Member
Strata VIS4635

Dear Mayor and Council:

On behalf of Strata VIS 6016 at 1405 Mallek Crescent, we express our full support for the parking concerns brought forward by our neighbour, Brian Chow from Morgan Oakes.

It seems that the proposed new development lacks sufficient additional parking spaces to accommodate the parking requirements for 78 units. The development will negatively impact parking availability for all in the immediate vicinity.

Thank you very much for your time.

Garnet Renning