

Legislative Services
#1 Centennial Square
Victoria, BC
V8W 1P6

July 7, 2021
Re: Dev Variance Permit Application No 00254
1250 Dallas Rd

I am in support of the permit application for development variance.

I can see the quality of work on the main house and the addition of the dormers on the accessory building matches the look of the main house.

The change in height is not significant and I sincerely believe it will not have a negative impact.

Regards

Ibrahim Shedid
1270 Dallas Rd
Victoria, BC
V8V 1C4

[REDACTED]

From: Melina Laboucan-Massimo [REDACTED]
Sent: Sunday, July 11, 2021 11:24 AM
To: Public Hearings
Subject: Support for application - No: 00254

To whom it may concern,

This is an email in support of the Development Variance Permit Application
No: 00254 for 1250 Dallas Rd.

I live at 1250 Dallas Rd as one of the tenants. The property is very well taken care of by the owners. Jane and James are kind, honest, hardworking people who I am very glad to rent from. The building is very well designed and one of the best places I have lived in Victoria and across British Columbia for that matter.

You can tell that James and Jane have put incredible effort into building their property and it feels very much like a safe community with the owners and other tenants.

I support the variance application and updating the garage. I agree that the plans to make the space more storage friendly as well as have 2 resistance machines for the building residents would be a welcomed addition.

Kind regards,
Melina

--
Melina Laboucan-Massimo
Founder, [Sacred Earth Solar](#)
Director - Just Transition / Healing Justice, [Indigenous Climate Action](#)
Fellow, [David Suzuki Foundation](#)
Host, [Power to the People](#) - A new TV series

[CNN](#) / [Globe and Mail](#) / [Chatelaine](#) / [Flare](#)

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Tracey Noseworthy [REDACTED]
Sent: Sunday, July 11, 2021 11:25 AM
To: Public Hearings
Subject: Development Variance Permit Application No. 00254

Dear City Hall,

I am writing in support of development variance 00254. I lived in this property for a year and half until just recently, and I was witness to only improvements provided by the owners. The variance will provide additional storage but no new apartments. The variance will not take away from the existing parking, which was never an issue, as stalls are provided for the majority of tenants and the corner lot has more than adequate additional parking for guests. The dormer does not change anything about the building it simply adds to the design and improves the aesthetic which is in line with the main building. It was in my visual field from my back deck and I never noticed any change, blocked view or sight restriction.

The owners are nothing but very conscientious and courteous. They pay attention to every detail and all improvements to the building were done to the highest degree. The improvements they are seeking now add to the overall structure, character and design of the buildings which compliment each other beautifully with absolutely no impact on the parking situation moving forward.

Jane and James are kind, honest, quiet and unobtrusive people who seek a minimal impact and take extraordinary care of their property.

Sincerely,
Tracey Noseworthy

with love,
Tracey Noseworthy Yoga

[REDACTED]

From: Catherine McGillivray [REDACTED]
Sent: Tuesday, July 13, 2021 7:26 PM
To: Public Hearings
Subject: Development Variance Permit 00254

Hello,

I am writing to offer my support for the permit request noted in the subject line.

Jane and James are good people that look out for the safety and comfort of their tenants. They are honest and are great neighbours and great landlords.

Thank you,

Catherine

Catherine McGillivray

Tel: [REDACTED]

[Sent from Yahoo Mail for iPhone](#)

[REDACTED]

From: Gregory Abakhan, Captain [REDACTED]
Sent: Tuesday, July 13, 2021 6:13 PM
To: Public Hearings
Subject: Re : DVP Application #00254 1250 Dallas Rd

Re: DVP Application #00254
1250 Dallas Rd

My name is Gregory Abakhan.

I am a Captain in service of the safe delivery of BC Coastal Pilots, Transport Canada, and other professional Seafarers to the Deep Sea Ships throughout the Salish Sea, including Constance Bank off of Dallas Road, Victoria. My previous career was as a small business owner in the city of Victoria, BC.

I have lived -renting- in the Fairfield area, since 1989.

I lived at 1250 Dallas Rd from June 2016 to May 2017, before the extensive renovation of this property. True to their considerate nature, the Landlords (Jane & James) offered me the first right of refusal to return to my previous apartment following the renovation, but I politely declined, as I had since found an appropriate arrangement in the area.

I can confirm that there were five units at 1250 Dallas Rd while I lived there.

Jane and James are compassionate, fair persons, and I have found them to be stoic in their integrity while remaining kind and genuine in all of their communications:

Always.

They were proactive in all of their communications with me; they were always upfront with me when I moved in that a renovation would be occurring in the not-too-distant future.

Jane and James were open and honest in all my dealings with them. Always.

Also,
There were three parking spots (only) used on the property while I live at 1250 Dallas Rd. I do not recall any parking issues -ever- on Howe St.

Finally,
I support this application knowing that the quality of work will continue with the accessory building **and** that James & Jane will be sure the accessory building is matching the main house and continues to be pleasing to the eye.

I do have to add a personal note:

Of all the many landlords I have rented from in the last 30 years, Jane and James are easily the ones who stand out as fair and true to their word. I see their contribution to the community of Fairfield as a benefit to all of the tenants fortunate enough to enter into a business relationship with them: they are kind, considerate and their decisions are carefully considered to reflect equity, inclusion, and -always- respect in diversity.

As a community, we would all greatly benefit from more landlords like Jane and James.

I kindly invite the reader to please contact the author of this email directly for further information, or comment on this matter,

Warmest regards, always.

Gregory

Gregory Abakhan
SVMO, *Ships Engineer*
CL 60 TON, *Ships Master*
SVOP & RHIB *Adventure Guide*
BWR & STCW 95 *Deckhand, Helmsman*

P:



Life is better...
...on the water!

" thrive."

Legislative Services
#1 Centennial Square
Victoria, BC
V8W 1P6

July 13, 2021

Re: Development Variance Permit Application No. 00254, 1250 Dallas Rd.

I was a previous tenant at 1250 Dallas Road with landlords Jane and James in 2017-2018, prior to any renovations on the property.

I would like to confirm that 1250 Dallas Rd was a 5-unit building before they started renovations and is still a 5-unit building post these renovations. Furthermore, I never had any difficulty with street parking availability while I lived on Dallas Rd.

Jane and James have always been open, honest, and trustworthy people for as long as I have known them as landlords. Their proposal for an accessory building has no intention of adding an additional suite. Therefore, I do not believe that this accessory building will add any additional parking issues to Dallas Rd or Howe St.

Warm Regards,

Haley Hitchen

WHOLE EXCAVATION SERVICES LTD.

-A DIVISION OF CRH ENTERPRISES LTD.-

812 HIGH FOREST PL.

VICTORIA BC V9B 0H6

PHONE: [REDACTED]

E-MAIL: [REDACTED]

Attn: Legislative Services
#1 Centennial Square
Victoria, B.C.
V8W 1P6

July 14, 2021

Re: 1250 Dallas Road
Development Variance Permit Application No. 00254

Hi my name is Chad Hogan, and I am the owner of Whole Excavation Services Ltd. and the operator that did the excavation work for Pacific Diamond Developments at 1250 Dallas Road. I am writing you to present facts in regards to the sewer and water services, in relation to the garage/ accessory building.

I personally did all the excavation work on this property, from the house lift excavation, and backfilling. To the landscape grading, and driveway prep. This also included the excavation, and installation of the services to the property. I am writing you, to attest to the fact that during the excavation we did not find that there were any services, (water or sewer) running to the garage/ accessory building, nor were any installed during our excavation work.

If you need any more information please feel free to contact me anytime.

Sincerely
Chad Hogan

[REDACTED]

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, July 14, 2021 10:24 AM
To: Public Hearings
Subject: Fw: 1250 Dallas Rd. Variance

From: mld [REDACTED]
Sent: July 13, 2021 8:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1250 Dallas Rd. Variance

This has already been voted down once recently, why is it being re-considered? Nothing has changed. The owner/developer started a project without permits (knowing he was breaking the rules), he got caught and the COV issued a stop work order and subsequently his variance application was refused, is the Mayor and Council now considering, again, rewarding him for his behaviour?

regards,
john eccles

[REDACTED]

From: Twylla Bergen [REDACTED]
Sent: July 8, 2021 12:11 PM
To: Public Hearings
Subject: 1250 Dallas Road Garage

To whom this may concern,

I am a neighbour to Jane and James who reside at 1250 Dallas Road, I live on Howe Street.

I have watched the improvements they have made on their property and not only increasing the value of their property, but the rest of us are benefiting from the beautiful upgraded building.

It was brought to my attention that they were having issues with permits for the garage, as they were building dormers to keep in the design of the main home. I would have to say it is another improvement and I am all for this to move forward. We need more people to improve their properties like they have done.

Sincerely,
Twylla Bergen
114 Howe Street