

[REDACTED]

From: Max Young [REDACTED]
Sent: Tuesday, May 18, 2021 12:32 PM
To: Public Hearings
Subject: 580-582 Niagara St. Rezoning

To City Council,

I own 579-583 Niagara St. My property is located directly across the street from 580-582 Niagara St.

I am fully in support of allowing the rezoning at 580-582 Niagara St.

My support for this rezoning to increase the density is based on the following factors:

1. The property in question is perfectly situated on a bus route (bus stop in front of the neighbours)
2. The street is wide and very bike friendly
3. There is an abundance of on street parking on Niagara St (specifically on the other side of South Turner)
4. If you stand in front of 580-582 and look down Niagara, you will see that only 1 block away we have low rise apartments on Niagara St already. Increasing this lot to 4 units will fit with what is already in the neighborhood
5. Due to reasons 1-3, this location is well suited to increased density and promotes a modern urban lifestyle
6. Increasing 2 units to 4 will make no difference on traffic and due to easy transportation, a car would not be necessary for many living at this location.

I think it is worth noting that we are currently in a housing crisis. We have been for years and this past year has only made housing that much more challenging. This property is perfectly suited for a 4 flex. It is already 2 units, 2 more units will only add to the housing stock and not negatively affect Niagara St. The city (Victoria + other municipalities) are in dire need of more housing and if a small density increase on a property like this (right on bus route, bike friendly etc...) can't be allowed then what are we doing.

Side note: I'm not sure whether this property would be rental housing or sold as strata units after a density increase but quite frankly I don't think it matters. We need more housing. If it were to be rental housing, I would support it being increased to 6 units, in fact, I think all single dwelling zoning in Victoria should be revisited and up zoned for 2-4 units per lot if it is purpose built rental stock.

Thanks for your time and consideration.

Max & Susanne Young
Owners of 579-583 Niagara St.

[REDACTED]

From: Glovers [REDACTED]
Sent: Tuesday, May 18, 2021 2:07 PM
To: Public Hearings
Subject: Rezoning: 580-582 Niagara Street

Hi,

My comments on the proposed rezoning are:

1. I thought that place was *already* four units. Modest density increases seem reasonable and I do not oppose the increased density
2. It is important to me that new construction be architecturally sympathetic to the neighbourhood. Two neighbourhood examples help illustrate this:
 - 62/64 Government was rezoned & redeveloped a few years ago; though the work is higher-density, it is architecturally harmonious
 - 68 Government St was recently redeveloped; and while I do not question the quality or livability of the building, its design is glaringly, shockingly out of place in the neighbourhood

Yours
Todd Glover
44 Government St

[REDACTED]

From: C Cameron [REDACTED]
Sent: Wednesday, May 19, 2021 7:21 PM
To: Public Hearings
Subject: Rezoning of 580_582 Niagara Street

Hello,

I am quite concerned about this re-zoning application. I live across the street and work from home full time. I feel stressed about the prospect of listening to construction for the next 6-12 months. I am also concerned about parking as there is very little on our street and we already have residents of Government street parking in the very few spots available between South Turner and Government street.

Thank you,
Carrie

[REDACTED]

From: Glovers [REDACTED]
Sent: Wednesday, January 5, 2022 2:58 PM
To: Public Hearings
Subject: Rezoning No.00721 (580/582 Niagara)

Hi all,

I support the proposal for 580/582 Niagara.

I am a close neighbour (right around the corner), and I have no connection to the applicants.

I support the proposal on the grounds that

- 1) they are doing the right thing, legitimizing a long-existing (though nonconformal) use
- 2) the building fits into the architecture of the neighbourhood
- 3) while supporting higher-density, it's not the kind of blights on the landscape we see with the high-density multi-storey condos

Yours
Todd Glover
44 Government St