

Thank you for the opportunity to respond to "Temporary Unit Permit Application" No. 00020

I would like to state, the Property Manager(s) and/or Owner(s) have been good neighbours, adjusting their parking lot flood lamps from my windows into their property, for example. And so, it would be with pleasure to support this Application. However, with no animosity toward the owner(s) of this property, I have some significant reservations to the application. Sadly, my issues are with the City of Victoria.

I do not believe there has been any due diligence on behalf of the City to address the issue of PARKING or TRAFFIC FLOW around this area. This intersection, the first after the new "Round About" at Cook/Southgate Streets is funnelling a tremendous amount of fast south-bound traffic on Cook Street. I have observed, and been personally subjected to threat on the CROSSWALK in front of the Community Centre on Cook Street; traffic is also being "blocked" by pedestrians crossing north or southbound at the Cook/Pendergast Street intersection with the result some traffic has diverted itself through the parking of the Circle K, to access Pendergast Street, resulting in even more chaos on MY STREET. Finally, there are a number of parking violations DAILY in front of (am I allowed to say "Starbucks"?) a local coffeehouse by parking, on the north side of the street. This illegal parking results in funnelling Pendergast Street traffic into one lane, backing up both north and southbound traffic, interferes with traffic trying to exit Pendergast Street onto Cook Street and becomes a hazard for all pedestrians.

I do not believe the sheer volume of parking on MY STREET during the day is occasioned by (am I allowed to say "Starbucks" again?) a local coffeehouse. I believe instead, that employees of local businesses are by far those vying to park here. I was driving eastbound on PENDERGAST STREET and patiently waited behind a garbage truck crew while they were emptying a garbage bins in front of that business and a car full of youths tried to pass me (do you really want to hear what they called me?). I cannot vision how three parking spaces and nine annual bus passes for employees (for three years, mind you) will remedy this problem.

THIS IS FOLLY! I do not want to see harm coming to any local businesses, I want to see them grow and expand if possible. I celebrate their success in MY COMMUNITIY. I am particularly indebted to the contentious, neighbourly response of the Property Manager/Owner of this property. COME UP WITH A MORE REASONABLE PLAN to

address what you must clearly understand will be a contentious and dangerous issue in the near future.

Respectfully Submitted,

May 10, 2022

K. Richard Rowley

██████████ 1035 Pendergast Street,

Victoria, B.C.

V8V 2W9

(Please omit my identifying information if possible)

City of Victoria
Re: Temporary Use Permit Application No. 00020

May 12, 2022

Dear Mayor, Council and City Staff,
Thank you for seeking input for Temporary Use Permit Application No. 00020 from persons who will be affected by the proposed application.

Being Affected By The Proposed Application

I live in one of the seven townhouses at 1060 Suttlej Street and my home is directly adjacent to the property at 320 Cook/1075 Pendergast. My home at 1060 Suttlej shares a fence with 320 Cook/1075 Pendergast. My garden patio is bordered by that fence. My bedroom window overlooks the parking area of 320 Cook/1075 Pendergast. I can see and hear various activities in that parking area, from vehicle sounds to dumpsters to binners to music and conversation. From my window, I can see that the construction of the structure to house 6 long-term bicycle parking spots discussed in the application in parking spot #20 at the Building is well underway.

I am writing to you today because addressing the unintended negative consequences I discuss below is very important to me.

Insufficient Free Off-Street Parking

If Council and city staff take appropriate action to mitigate the unintended negative consequences of essentially “inviting” visitors to park on Residential Parking Only streets due to insufficient free off-street parking for the Building combined with all the other businesses in Cook St. Village, I would definitely support approval of this application.

The letters to Council from the current owner of 320 Cook/1075 Pendergast state their case plainly and re-activating the 2nd floor of 320 Cook/1075 Pendergast would seem to benefit themselves, future tenants of the floor, future employers/employees of the floor, as well as residents of the neighbourhood and visitors.

As the letters to Council state, although the application and proposed mitigation of Schedule C requirements “does not meet the vehicle parking requirement when calculated based on Schedule C requirements, **it is felt to be sufficient** given the Building is well serviced by transit routes, proximate to bike lanes and located in a dense walkable village core.” [Emphasis added]

As a resident of the village who relies on parking my vehicle in Residential Parking Only on Suttlej Street, I am able to tell you from experience that what the Building owner feels “to be sufficient” is a misguided feeling.

Annual transit passes and additional bike parking spots are nice incentives for people to leave their vehicle at home, but they will not stop tenants, their employees and definitely not their customers from driving and parking at, or as near as possible to, the Building if using a private vehicle is their choice, or their required mode, of transportation.

Improvements Needed to Residential Parking Only

Visitors to Cook St Village frequently – as in everyday and at higher volumes on weekends, rainy days and/or warmer weather – park their vehicles on Suttlej Street which is designated Residential Parking Only with absolutely no repercussions or penalty to themselves.

Suttlej Street residents, like myself, however, will regularly come home from outings and experience the negative repercussions of those visitors parking on Suttlej St. That is, we will not be able to find parking

when we return home and will have to circle and circle the block and/or park illegally, hoping that someone leaves Suttlej Street and we find a spot later – which we have to keep checking for.

Note: According to the email sent to me by Andrew Reid of Parking Services in the City of Victoria's Finance Department, my vehicle is registered only for the one block of Residential Parking Only found on the 1000 block of Suttlej St, not any of the other Residential Parking Only streets in the Village, and rightly so.

There is nothing I can do to resolve the problem of coming home to no parking spots on Suttlej Street when visitors are parked there. Why not? Because there is no way to remove (i.e. tow away) visitor vehicles from the street right when a resident needs parking.

It seems that ticketing of visitor vehicles parked illegally in Residential Parking Only is reliant on residents policing parked cars and contacting the City if/when we think a visitor has parked illegally.

Even if a resident were to see a visitor park and walk onto Cook St with shopping bags in hand, and we called the City, we would still have nowhere to park at that moment – which is the actual problem.

The Building owner states, "The existing parking lot regularly has vacant stalls and presumably historically supported the Building when both the 1st and 2nd floor were occupied." This statement represents an unfounded opinion without any data to support it. I would further suggest that Schedule C requirements are up-to-date, in place and requirements for good reason.

All that said, I very much agree that "there is a sense of development fatigue" and as I mentioned already, I would actually support this application to re-activate the 2nd floor of the Building, "consistent with the original and historic use of this property" if Council, staff and by-law employees took appropriate action to mitigate the unintended negative consequences to residents.

Required Action from Council and Staff

Should Council approve this application, it is then Council's responsibility – not the responsibility of the Building's owner – to make decisions and instruct City staff and employees to *ensure that*:

1. *The process for registering* and enforcing "Residential Parking Only" is reviewed and updated immediately to ensure such street parking is actually used by residents only*
2. *Tenants, employers, employees, patrons, etc. who frequent the businesses occupying the Building and/or other Cook St Village amenities and who park a vehicle on "Residential Parking Only" streets are penalized for parking there to the extent that they are incentivized not to park on such streets again*

It is the City of Victoria's Mayor, Council, staff and bylaw employees' responsibility to ensure that residents of Cook St. Village can rest assured that every time we come home, we will find parking on our block of Residential Parking Only.

Note: I find that there is always ample parking available on Suttlej St outside of Cook St Village business hours.

*Registration for Residential Parking Only: For example, if the registration process included residents receiving a decal or placard (that resists counterfeiting) for their vehicle as a rightful Residential Parking Only vehicle, residents could at least distinguish other residents' vehicles from illegally-parked visitors' vehicles and call bylaw accordingly.

Unintended Negative Consequence

I fully expect that an unintended negative consequence of Council approving this application would be me and my neighbours in Cook St Village not finding parking on the Residential Parking Only street we live on once the Building's 2nd floor is fully occupied – because that is already the case during operating hours of

the businesses in place today. The parking situation for residents is likely to worsen with more businesses operating in buildings that do not fulfill Schedule C requirements.

As a part of approving Temporary Use Permit Application No. 00020, should you choose to approve it, I am calling on Mayor, Council and city staff to address and improve the currently inadequate processes for ensuring that residents can park their registered vehicles on their Residential Parking Only streets.

Thank you again for this opportunity to provide input as a person who is affected by an application which would have a negative downstream impact on me if approved. I appreciate the opportunity to comment on an important matter despite not being available to attend the meeting in person.

Sincerely,
Christine

--

christine ho zjuongmun miller (she/her/hers)

I am a settler of Chinese and South Asian ancestry and I acknowledge with gratitude and humility that I live as an uninvited guest on the unceded traditional and ancestral lands of the ɬəɫʷəŋən People, known today as the Esquimalt and Songhees Nations.

Confidentiality warning: This email is intended only for the use of the individual or organization to whom it is addressed. It may contain information that is privileged or confidential. Any distribution, disclosure, copying, or other use by anyone else is strictly prohibited. If you have received this in error, please telephone or email the sender immediately and delete the message.