

[REDACTED]

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**From:** Lori Roter [REDACTED]  
**Sent:** Wednesday, May 25, 2022 8:47 PM  
**To:** Public Hearings  
**Subject:** Comments on hearing re: Development Variance Permit Application No. 00247

Good morning

The only issue I would like to be heard and considered is the issue of fumes from the operation of the brewery. I would like assurances that any brewing equipment installed include scrubbing equipment to reduce the odors emitted during the brewing process.

At Lexington Park (649/689 Bay) we had to fight for enforcement and follow-up on a neighboring brewery for this same issue which isn't fair.

I am concerned of the increased smell from the convergence of three nearby breweries (including the one proposed) impacting our residents' ability to open windows and enjoy time in the common outdoor spaces and on balconies (the smell creates nausea in some).

If proper equipment is installed and operated to reduce the fumes, I have no objections.

I trust that this concern will be read, heard and considered at this hearing.

Thank you in advance for your consideration.

Sincerely,

Lori Roter  
[REDACTED]

**BANFF INVESTMENTS LTD.**

401-740 Hillside Avenue

Victoria, BC V8T 1Z4

**City of Victoria**

1 Centennial Square

Victoria, BC

V8W 1P6

**To Whom It May Concern:**

**BY EMAIL ONLY -**

May 26, 2022

**Re: 2615 DOUGLAS STREET – DEVELOPMENT VARIANCE HEARING (PERMIT No. 00247)**

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As the owner and landlord of 2517 Douglas and 721 Kings Rd. and on behalf of our tenants Frank White Dive Store, Third Space and Lansdowne Appliance Gallery, I am writing to express my opposition to the 2615 Douglas Street Development Variance (PERMIT No. 00247); the proposed reduction in parking requirement for 2615 Douglas Street.

The above-mentioned businesses (some of whom have been operating their businesses in this location for a considerable amount of time), their staff, and clientele, have concerns they will be negatively affected on a daily basis if the parking variance permit application is approved.

As a commercial property owner, we also believe that, if granted, this variance would make leasing our properties far more difficult, as the increased burden on street parking would decrease the desirability of the area for small businesses our properties attract.

Due to the age and nature in which properties were developed in the past, parking in the Humber Green Village area has been an issue for many years and relies heavily on the limited short term street parking available within a reasonable walking distance from the stores they serve.

We presume the initial parking requirement approved for this development was carefully reviewed and was based upon the parking load the approved uses would put upon the property. The zoning is specific to the development and given that construction is well under way, it seems a concerning tactic by the developer to now request such a significant reduction in parking.

As the proposed use of the site is not changing, we assume any reduction in onsite parking will not be because less traffic is coming to the property. Instead, vehicle parking will be transferred to the street. While we understand why this would be desirable to a developer, we do not feel it is fair and reasonable for the burden to be ultimately borne by the many small businesses surrounding this development.

A further concern noted by our tenants with the proposed variance, is very little enforcement currently takes place for the street parking surrounding their businesses. Direct requests for parking limits to be enforced have, thus far, been ignored. If the variance were to be approved, there is serious concern that many visitors to 2615 Douglas Street would stay far longer than the parking limits allow; compounding the issue.

I am not in support of the variance in its' current form, and trust you will heed the many voices that are in direct opposition to this development variance permit.

Thank you for your continued support of the existing business community in the Humber Green Village area.

Sincerely,



E. Findlay  
**BANFF INVESTMENTS LTD.**

[Redacted]

[REDACTED]

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**From:** Sandra [REDACTED]  
**Sent:** Thursday, May 26, 2022 1:53 PM  
**To:** Public Hearings  
**Subject:** City of Victoria - Development Variance Hearing May 26/22

Dear Victoria Council,

Lansdowne Appliance Gallery has been in business for over 30 years at 2517 Douglas Street. We are a high end appliance boutique store that has increased our showroom size from one small store to taking over the entire building including the property next door. Parking has always been an issue for our business as we do not have a parking lot and rely on a small pull out in front of our store and on street parking.

We are very opposed to the developer decreasing the amount of parking spots from 241 to 122 which is a drop of 119 spots. This would put more stress on an already strained parking area for our business that is finally starting to return to normal although slower business now that Covid restrictions have been lifted.

The proposal by the developer is for a brewery, distiller, brewpub liquor retail store and commissary kitchen which would bring more traffic to the area who would be parking for longer periods of time, as well as the need for parking for staff to run these businesses.

As Lansdowne Appliance Gallery is located farther from the downtown core there very little enforcement on the parking in our pull out customer parking area or our 15 minute loading zone. We have had people parked in each area for hours and after calling Victoria City bylaw no come has come to ticket or tow these vehicles leaving our customers with no where close to park.

Thank you for your consideration on this matter.

Sandra Lessard  
[REDACTED]  
[REDACTED]

