

Survey Responses

16 September 2020 - 25 July 2021

450 Dallas Road

Have Your Say

Project: 450 Dallas Road



VISITORS

30

CONTRIBUTORS

27

RESPONSES

28

13

Registered

0

Unverified

14

Anonymous

14

Registered

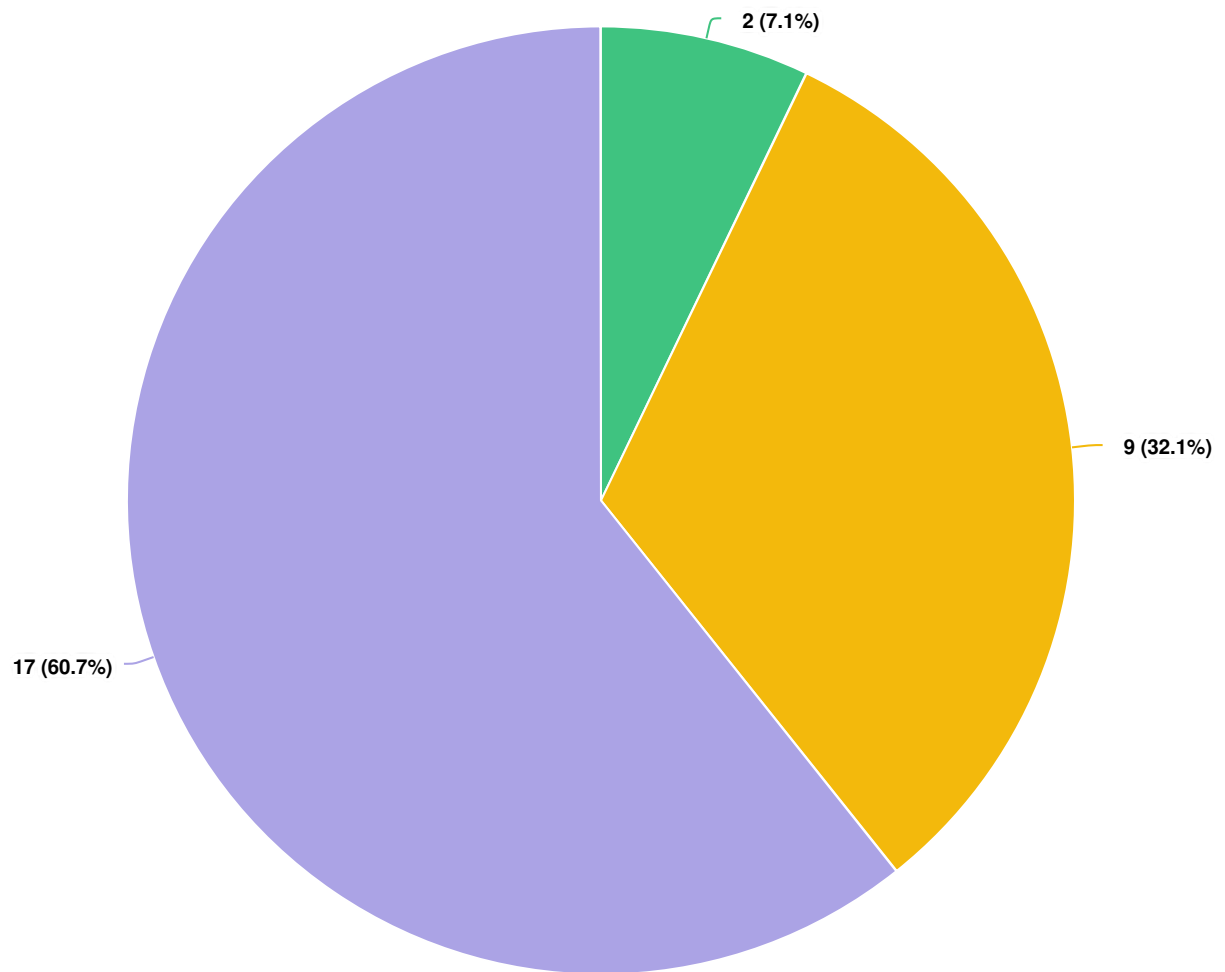
0

Unverified

14

Anonymous

Q1 | What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (28 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Jul 03, 2021 20:06:13 pm

Last Seen: Jul 03, 2021 20:06:13 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I live in the tower and really look forward to the annex being removed and the overall property revitalized.

Q3. **Your Full Name**

Q4. **Your Street Address** 450 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 2

Login: Anonymous

Responded At: Jul 04, 2021 09:01:20 am

Last Seen: Jul 04, 2021 09:01:20 am

Q1. What is your position on this proposal?

Other (please specify)

Support with the addition of units reserved for below-market rental housing

Q2. Comments (optional)

Thanks for the opportunity to contribute to the decision regarding the proposed development at 450 Dallas Road. I own a strata unit at 525 Rithet St, Victoria, BC V8V 1E4, and was invited to comment as a resident within 200 metres of the proposed development that also involves an amendment to the Official Community Plan. First off, I am very happy to see additional rental development proposed in the neighbourhood. More supply is a critical component of addressing the housing crisis. However, more supply of market-rate housing is going to do very little to make housing more affordable. I saw no reference in the development proposal to adding below-market units to the development. The proposal seeks to amend the Official Community Plan to allow a 43% increase in density beyond the maximum density currently allowed in the Plan. That's a significant revenue windfall to the building's owner. The City should be ensuring that in exchange for this increased revenue opportunity, unlikely to be extended to others who might seek to develop their land in James Bay, the owner should be contributing more to the City than its bare minimum responsibility of paying property taxes. I strongly urge the City to premise an amendment to the density limits on the addition of below-market housing units. We have to take every opportunity to move in the direction of ending the housing crisis, and this is an obvious opportunity. Thanks so much for your consideration.

Q3. Your Full Name

Shamus Reid

Q4. Your Street Address

525 Rithet St

Q5. Your email address (optional)



Respondent No: 3

Login: Anonymous

Responded At: Jul 04, 2021 11:51:26 am

Last Seen: Jul 04, 2021 11:51:26 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Worried not enough units. Will soon be obsolete given the demand.

Q3. **Your Full Name** Michael Whatling

Q4. **Your Street Address** 360 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: Jul 05, 2021 10:39:46 am

Last Seen: Jul 05, 2021 10:39:46 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

As a property owner and resident on Dallas Road I am opposed to any additional density in the neighborhood. James Bay already has the lion's share of Victoria's rental properties and next to downtown has the highest population density. Population density needs to be shared across the city and more importantly across the region and not concentrated in either the downtown or James Bay neighborhoods. Fairfield, Fernwood, Oaklands and other neighborhoods need to share the load. Also, the project adds more cars and more bicycles to an already overcrowded area along Dallas Road. The recent project to add bike lanes and reduce parking has resulted in a very crowded waterfront. While it is nice to see people taking advantage of the waterfront, it is also often overcrowded, noisy and disruptive for residents. In addition, tearing down a currently usable structure is also an environmental waste that does nothing to enhance the neighborhood and runs counter to the environmental rhetoric that the City promotes.

Q3. **Your Full Name** Barry Carbol

Q4. **Your Street Address** 408 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 5

Login: Anonymous

Responded At: Jul 05, 2021 17:02:24 pm

Last Seen: Jul 05, 2021 17:02:24 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

12 stories is too high. 4 stories should be maximum allowed in that particular location. More detail on underground parking exit to Lewis (if that is the plan) is required. Concerned about potential for more vehicles entering Dunelm Wynde (private property) from the Lewis St exit. Concerned about more vehicle traffic entering Lewis and turning left onto Dallas Rd. The existing yellow line at the corner of Dallas and Lewis is not long enough. It is an accident waiting to happen some day. Needs to be twice the length. Not convinced of the Solar Orientation comments to minimize shadow impacts. The easiest way is to limit the height of the proposed building to 4 stories or less.

Q3. **Your Full Name** BYRON E BARNARD

Q4. **Your Street Address** 416 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 6

Login: Anonymous

Responded At: Jul 09, 2021 12:42:16 pm

Last Seen: Jul 09, 2021 12:42:16 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

From the perspective of an owner on the bottom half of Menzies I am against this proposal as to both the height and footprint. Seaview Towers was built in the early 1960's, a time when James Bay was in decline, there was no city policy on heritage homes and the neighbourhood was heading towards a Vancouver West End style conversion. The existing tower adversely affected all homes on lower Menzies, especially those homes between Rithet Street and Dallas Road. This proposal is simply too big for its location. If the property owner wants to redevelop the "annex", then they should provide a proposal along the current annex height and footprint. Victoria City council erred by allowing Seaview Tower to be built in the first place, let's hope today's Council does not compound that error further. It's time to respect the opinions and desires of those who long ago invested in this area based on the existing zoning and buildings -- it would be unfair to those people for this proposal to proceed as is.

Q3. **Your Full Name** Dave Nonen

Q4. **Your Street Address** 1166 Chapman Street

Q5. **Your email address (optional)**



Respondent No: 7

Login: Anonymous

Responded At: Jul 15, 2021 10:54:41 am

Last Seen: Jul 15, 2021 10:54:41 am

Q1. **What is your position on this proposal?**

Other (please specify)

Support but with revisions to the current plan.

Q2. Comments (optional)

1. I am concerned about the parkade entrance being on Lewis Street, This is such a quiet road with so little traffic that I actually walk in the middle of the road and hardly ever meet a vehicle. I am concerned that increased traffic on this road will upset the neighborhood and make it feel more urban. James Bay has such a charm to it that increasing the density on a small dead end road would be quite shocking. Additionally, there is a private road going through a townhouse complex on the corner of Lewis St and to avoid going to Dallas Road I can see that a lot of vehicles will be re routed through there. During the public hearing with the CALUC on July 14/21 the applicant stated that they did not think the private road would be impacted. I do not think this statement is true because they have not analyzed traffic during a full cruise ship season. If you found a short cut that you could drive through instead of waiting to turn on to Dallas Road from Lewis St or Menzies you would take it. 2. I am curious what the construction timelines would be in conjunction with Village Green and the AAA biking network planned for James Bay. Both of these projects are already approved and are going to take a few years to complete. Having both construction sites on Menzies within 2 blocks of each other and on Government Street makes me feel like there will be lots of congestion and a general chaos of the neighborhood. We have already experienced the Thrifty's construction and the new pathway to the breakwater for months and the community is just settling down from that. It almost feels like James Bay will be grid locked by construction. 3. There seems to be a lack of planning for the current residents and compensation they may receive. When asked in the CALUC meeting if the applicant will provide compensation (lower rent) for current residents who live in the tower during construction the applicant stated they would only look into it if they found that resident turn over was due to construction. Additionally, there is no plan for where residents will park during construction. I am concerned that the side streets in James Bay will become crowded with Seaview Tower parking as well as the construction workers everyday. Having this lack of parking for 2 years (their estimation of the project timeline in the meeting) during a cruise ship season sounds like chaos. The City of Victoria bylaws allow resident parking on the streets but there is hardly any parking around 450 Dallas Road for residents. 4. Resident safety has not been included in the plan. When asked in the CALUC meeting if they know how they will excavate the parkade the applicant did not know and only stated that they have an engineer looking into it. The tower was built in the 1960's and is defiantly not up to code by todays new building standards. I am concerned about how they will protect the structural integrity of the tower and if being so close to the ocean has an impact on this. There have been other cases where parkade excavation has caused other buildings nearby to collapse so I am curious what type of analysis they are doing on the actual safety of the tower that will remain during construction. 5. There is no emphasis on accessibility. Firstly, they only have one apartment type that could be "converted" to an accessible suite (not sure what that means but they mentioned that in the CALUC meeting). It was only a one bedroom. Additionally, when there was a question about if residents in the tower had to take 2 elevators from the parkade to the main building then walk to the tower then take the tower elevator the applicant named Jon laughed and said it is no different than surface parking. This felt like he was coming from a place of abelism and the meeting felt very tense. I am unsure if they have actually done an analysis on accessibility for the building. Navigating 2 elevators and across a main building can be very hard if you are carrying groceries and have to bring things in especially if you have an accessibly issue. There is a high population of individuals who are over 65 years in James Bay so this is a main issue and it seemed unfair for Jon to laugh at. Even if you were still mobile and had a walker this trip to your home in the main tower would be exhausting. 6. The height of the new building seems too tall for the landscape and the impacts it will have on the neighbors on Lewis Street. They did not include a winter analysis of shading and the height they are proposing would put some residents into total darkness in the winter months. Additionally, I am also concerned about how close the building will come to the first house on the right hand side of Lewis Street. It seems like everyone in the building will be looking down into their back yard. Overall, I am unsure if they have done the proper analysis of the impacts they will have on the community. They need more clear plans for Seaview Tower residents, Lewis Street residents and for all James Bay residents. I am not opposed to them repurposing the annex portion of the building but it seems like they made the plans without any public input and this caused considerable tension during the CALUC meeting.

Q3. Your Full Name

Erin Robinson

Q4. Your Street Address

802-450 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 8

Login: Anonymous

Responded At: Jul 15, 2021 14:33:16 pm

Last Seen: Jul 15, 2021 14:33:16 pm

Q1. What is your position on this proposal?

Other (please specify)

Support with design and traffic changes

Q2. Comments (optional)

I have lived for 17 years on Lewis Street. 1) NO PARKADE ENTRANCE On LEWIS. RETAIN the HERITAGE TREE. The project may suit the look and feel of the Dallas Road environment, but while the presentation last night had many of the Reliance team speaking to enhancing the corner and the neighbourhood, they really aren't talking about enhancing or even maintaining the unique character of Lewis Street. The street is a well walked Street (an official "connector" route. Individuals and families love walking down the middle of the road. No sidewalks is an asset as the change happens from the hustle bustle of Dallas to the quiet dead end street. A parkade is an ugly gap, with a noisy gate and all night industrial lighting. The increased traffic is dangerous. In a few years the apartment building anchoring the north end of the street which already discharges 60 cars per day, will be redeveloped just like the Reliance property and another volume of cars will be travelling up and down the street. Presently 450 Dallas exits and enters on Menzies. They are excavating that entire parking lot area to build a deep ground. They can easily redesign the plans to put the parkade there, saving tenants an unnecessary drive around the block to park. Most will come down Menzies. 2) The Tree: it is a landmark, the only remaining big tree on Lewis. Major road work was done a few years ago, so the road will not be torn up again anytime soon. Birds nest in it. We have already lost too many trees over the past couple of years on other streets due to development. Your new tree bylaws must be upheld. Replanting spindly trees just isn't a replacement. 3) fair tree tent for the 16 annex tenants: Reliance gave a non-committal reply to letting old tenants switch over to the existing tower with regards to charging them the same rent. They then passed the buck over to you saying they would follow city bylaws on that, wouldn't it be great if this developer would say - given our unique situation of having a building right next door avoiding disruption of the tenants lives by forcing them to move away, we will settle them in as vacancies come up and charge them the same rent. They said turnover in the building is often. 4) the new suites will be high end rentals. Already they charge \$2,100 per month for a 689 square foot two bedroom. By 2023 it will be a lot more. 5) the suits are not accessible. The team used the word adaptable, but I don't know what that means. Can a wheel chair go through the doorways? There is a step up to all the ground floor suits to a private deck. That's an unnecessary barrier. And only one handicapped tenant parking space. 6) the building is one and a half storeys too high. Removing that and stepping the apartments back from the north side would help the heavy shadowing, especially in the winter. The doesn't need to be all that landscaping in the front. A little will do as Lewis Street residents won't be enjoying any of that on a regular basis.

Q3. Your Full Name

Joan Athey

Q4. Your Street Address

44 Lewis Street

Q5. Your email address (optional)



Respondent No: 9

Login: Anonymous

Responded At: Jul 15, 2021 17:47:29 pm

Last Seen: Jul 15, 2021 17:47:29 pm

Q1. What is your position on this proposal?

Other (please specify)

I appreciate the efforts to upgrade and develop the property but am concerned on two fronts: 1) that the resulting capacity will impact on the dynamics of a relatively laid back neighborhood, significantly increasing traffic and noise (despite some incentives to encourage biking) and 2) that the development (particularly the underground parking lot) will take a considerable time thereby decreasing the quality of life in the immediate neighborhood. Though there were some details regarding "positive street connectivity" for the Lewis Street frontage, I did not see any details about what the access points or impact might be on the Menzies side of the complex.

Q2. Comments (optional)

My ultimate position would depend upon efforts to limit traffic impact and noise on the Menzies side of the complex, both during and after the construction. Lacking this detail, I would have to oppose it.

Q3. Your Full Name

Kelly Low

Q4. Your Street Address

502 Dallas Road, Victoria B.C. (owner)

Q5. Your email address (optional)



Respondent No: 10

Login: Anonymous

Responded At: Jul 15, 2021 20:50:11 pm

Last Seen: Jul 15, 2021 20:50:11 pm

Q1. **What is your position on this proposal?**

Other (please specify)

We like the idea of a new building with changes to what's proposed.

Q2. Comments (optional)

Lara Hurrell/Chuck Adams

July 15, 2021

We received notification about a proposed development/apartment building for 450 Dallas Road. We are homeowners on Lewis Street and received notice from the City as our house is within 200 metres of the site. We are sharing our feedback after attending the related CALUC community meeting held last night. First off, we feel the proposed building looks nice and it would be a benefit to replace the current annex style building from the 1960's, which is rather unattractive. The developer appears to have put some thought into the landscaping and some of the units would face Lewis Street with gates providing a neighbourly feel. We also like the developers' plans to hide garbage and recycling. Nobody wants to look at ugly bins and they also attract homeless people who like to pick through the rubbish. We do have some concerns though. Lewis Street is a historical street with character homes and features a narrow, lane style roadway. As such, there is really no sidewalk and most of our homes have no boulevard. Step off your curb and you're on the street. With this in mind, people walk down the middle of the street and admire the mostly original character homes. There is a pride amongst those living on the street as Lewis has an old-style neighbourhood look and feel. A big concern for us with the proposed apartment/condo building is its height. At six stories tall, it goes against the Official Community Plan, which has a limit of four stories for new buildings. At six stories it would tower above neighbouring houses and townhouses providing a 24-hour shadow during the wintertime. We are also concerned this height would create a wind tunnel like what its sister tower does on Menzies Street behind us. The proposed building is a lot wider than what is currently on site. Between the expanded width of the building and the height, this proposed building feels like something that is better suited in a downtown environment, not a character neighbourhood. Secondly, the developer has plans for a garage exit on Lewis Street. It's planned to be across from the Dunelm Village townhouse complex's private roadway. Having this kind of a gap to house a garage exit is not only unattractive, but it would likely mean new residents being tempted to use the private roadway belonging to the townhouse complex. The other concern is the traffic exiting our narrow lane style street, which is not meant for this kind of volume of vehicle use. We have 17 homes, some with tenants, townhouses, and at the end of our street, an apartment building (on Boyd Street) parking lot empties onto our street with 70+ units worth of traffic. This means more than 100 addresses/units using the street. My neighbour who lived here in the 60's when that apartment was built told me their exit was never supposed to feed onto our street. All this traffic usually makes a difficult left-hand turn onto Dallas Road. With limited visibility, and heavy traffic especially during cruise ship/tourism season, this can be dangerous. Another 38 units using our street would be a nightmare. In addition, an exit with industrial style lighting and a wide drive isn't in keeping with the narrow street and neighbourly feel of this character street. We feel the entry and exit for 450 Dallas Road is best kept at its current location on Menzies Street. Another concern is parking. The proposed building plus its tower would mean 111 units with only 67 parking spots for residents. The new building would charge for parking. What we have seen with the apartment building at the end of our street, is people don't want to pay for parking, and they start to look to park in the neighbourhood. This was such a parking issue on our street a few years ago with the Boyd Street building at the end of our street, I successfully petitioned the City for residential parking only on Lewis. It is nice to think that people are going car less but this isn't reality. Another issue is the proposal aims at taking down a landmark tree on our street. It's at the 450 Dallas Road property line on Lewis. It has been standing for many decades and is loved by locals. We would be devastated if the tree was ripped down. At this location I see there are also plans to narrow the start of our street, which is another issue. We are already have a narrow lane style street. Under no circumstances should we be restricted further, especially at the start of the street. One final thought, I urge the City to require this building and other apartment buildings in Victoria if they are non-smoking to provide a location on site for residents to smoke. The apartment building at the end of our street won't allow smoking on its premises. This means that groups of residents (although very friendly) are on our street in front of the homes at the end of the street smoking and talking at all hours of the day including late at night, especially when it's warm out. With this being a lane style street it's not uncommon for the smell of cannabis to waft into our homes especially in the summer with open windows. This is something to consider as the city densifies to satisfy neighbours of apartment buildings and for the safety of smokers having a site on the grounds, not on a roadway to smoke. Thanks for taking our thoughts into consideration. Lara Hurrell and Chuck Adams Lewis Street

Q3. Your Full Name

Lara Hurrell

Q4. **Your Street Address**

Lewis Street

Q5. **Your email address (optional)**



Respondent No: 11

Login: Anonymous

Responded At: Jul 19, 2021 15:22:44 pm

Last Seen: Jul 19, 2021 15:22:44 pm

Q1. What is your position on this proposal?

Other (please specify)

support increased density on site with some modifications to address negative impact on nearby residences.

Q2. Comments (optional)

4 concerns are identified which nearby residents hope can be addressed by developer: 1. Lewis Street is a narrow, pedestrian oriented street. Everyone walks down the middle of the street. Lewis Street residents are opposed to the removal of the much loved, significant mature tree. I am not willing to support the tree removal. Interesting that all of the drawings, which illustrated the proposed 6 storey plus rooftop, included the mature maple tree. 2. I am opposed to the proposed sidewalk/boulevard on Lewis St resulting in narrowing of our narrow street. There is a reason why there are no sidewalks on Lewis St until you reach Dunhelm Wynd. When asked how much the boulevard would encroach, we were told "a couple of feet". I believe that the proponents have precise measurements and would have appreciated a straight answer. The sidewalk/boulevard extending into Lewis St is only beneficial to residents in Lewis St facing apartments, but detrimental to those who use the street. The proposed units with direct access to the street will inevitably park on Lewis St to load and unload, as we all do, creating more congestion at the corner. 3. I opposed to access off Lewis to underground parking. It will create light pollution and noise for adjacent neighbours. It creates an intersection on Lewis St (situated across from Dunhelm Wynd) which has safety concerns. It adds additional traffic to the street which will create a bottleneck at Dallas Road. It is already challenging to exit Dallas Road, particularly if turning left. The traffic consultant did not do a traffic flow analysis during non-Covid, and as a result the assessment about traffic flow is fictional at best. 4. The proposal at this time gives privacy priority over winter light although the CALUC presentation pointedly neglected to include winter shadowing. All owners of the properties that will be impacted by winter shadowing unanimously agree that winter light is far more important than any sense of "privacy," which is already non-existent. Instead of stepping floors on the north side and constructing a solid six storey wall on Lewis, I suggest the architect design the building without stepping the storeys on the north side and instead step back storeys on west side. This will enable residents to retain some sunlight during winter months, which is most important. It will also offer a more appropriate transition from six storeys to Lewis St. As noted, I support development of this site and appreciate that additional rental stock in James Bay is necessary and desirable. Reliance Properties is a well-known Vancouver company that has been in the business of developing properties for 50 years and has a considerable portfolio in Victoria. The building is an attractive design. I would like to be able to support the application and there is potential for support from the neighbourhood. I am confident that Reliance is willing to listen to the issues identified by neighbours and to incorporate our feedback into a revised 450 Dallas proposal. Lewis Street is a unique street in the City. People in James Bay enjoy walking down the street, and enjoy the charm it presents. I believe we can work with Reliance to create new accommodation and introduction to our street that can be supported and admired by everyone. I look forward to the revised proposal and can facilitate further dialogue with the neighbours should the proponent believe it is in our collective interests.

Q3. Your Full Name

Linda Carlson

Q4. Your Street Address

43 Lewis Street

Q5. Your email address (optional)



Respondent No: 12

Login: Anonymous

Responded At: Jul 19, 2021 17:29:09 pm

Last Seen: Jul 19, 2021 17:29:09 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I had a notice of the proposal and do not agree.

Q3. **Your Full Name** Sara Sepper

Q4. **Your Street Address** 45 boyd street

Q5. **Your email address (optional)**



Respondent No: 13

Login: Anonymous

Responded At: Jul 19, 2021 22:57:48 pm

Last Seen: Jul 19, 2021 22:57:48 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Access from Lewis St to underground parking on the northwest corner of the property: will create an uncontrolled intersection on Lewis St adjacent to Dunhelm Wynd which is a safety concern; many young children play on the street and ride their bikes up and down.

Q3. **Your Full Name** Mia Bellemare

Q4. **Your Street Address** 19 Lewis street

Q5. **Your email address (optional)**



Respondent No: 14

Login: Anonymous

Responded At: Jul 20, 2021 08:00:03 am

Last Seen: Jul 20, 2021 08:00:03 am

Q1. What is your position on this proposal?

Other (please specify)

Revisions to the development plan are needed.

Q2. Comments (optional)

The proposed development has some attractive aspects to it in terms of increasing rental opportunities in Victoria (as long as they stay as rentals), and a pleasing design, however, there are some serious considerations that must be addressed as they affect the neighbouring area and roads. The first is the proposed entrance to the parkade on Lewis St. This is a small, narrow, dead-end street with access to an apartment building parking lot at the end of it. There is very limited residential parking and it is a major walk route for people going to and from Dallas Road. There is also a townhouse complex with road access off Lewis located near the proposed parking entrance of the development. Lewis St. also becomes quite congested when service vehicles need to access residences and cars are coming and going and trying to maneuver parking in the limited space. Further, a beautiful, stately old tree graces the entrance to Lewis St and is located right near where the proposed entrance would be located. In addition, the noise from a parkade being accessed 24/7 would be quite disruptive to the homes next to it. Given that Lewis St is already quite narrow and congested, taking away part of the road to build a sidewalk near the parkade would just not be feasible. Another consideration is the proposed townhouse placements within the development. Instead of stepping floors on the north side and constructing solid walls on Lewis St., build solid walls on the north side and step back the units on the west side. This will enable residents to retain light during winter months. While residents of the Lewis St. community are not entirely opposed to the proposed development at 450 Dallas Rd, the following summarizes the concerns that must be addressed before it should be allowed to proceed:

- Eliminate Lewis St access to parking and retain existing entrance/exit from Menzies Street
- Eliminate the sidewalk and boulevard on Lewis St. and retain the old tree
- Instead of stepping floors on north side and constructing solid wall on Lewis, have solid wall on north side and step back units on west side. This will enable residents to retain light during winter months.

All owners of the properties that will be impacted by winter shading unanimously agree that winter light is far more important than any sense of "privacy," which is already non-existent. The residents of Lewis St. appreciate that Reliance Properties is a well-known Vancouver company that has been in the business of developing properties for 50 years and has a considerable portfolio in Victoria. We appreciate their willingness to listen to the values of the neighbourhood and to incorporate our feedback into a refined 450 Dallas proposal. Thank you.

Q3. Your Full Name

Kathleen Hall

Q4. Your Street Address

27 Lewis St.

Q5. Your email address (optional)



Respondent No: 15

Login: Registered

Responded At: Jul 20, 2021 20:07:50 pm

Last Seen: Jul 21, 2021 02:16:34 am

Q1. What is your position on this proposal?

Other (please specify)

I support the increased density and high value rentals in the proposal, with some modifications to the development that addresses the negative impact to the nearby residents.

Q2. Comments (optional)

I live at 15 Lewis street which is the home directly adjacent to the development. My family and I recognize the need for development in our neighborhoods to increase density and rentals. However our home will be the most impacted during the construction of such a massive project. We have identified 4 major concerns which we hope the developer can address in a redesign of their plans. I rank them in order of importance. 1 - We oppose having the underground parking entrance exiting onto Lewis street, directly beside our property line, which will increase the noise and light pollution as well as an increase in exhaust fumes which will enter our home through open windows and doors. Further more the planned parking entrance and exist is located directly across from the Dunhelm Wynd private drive which would invariably create an intersection on Lewis street doubling the amount of cars coming on and off Lewis street, and raising traffic safety concerns for children, seniors, pets and cyclists. This increased traffic will create a bottle neck at the Dallas rd intersection which currently already has its own dangerous left turn issue. 2. We strongly oppose the removal of the Old Growth Maple Tree on Lewis street as part of the redevelopment proposal. The tree is a significant member of our street and is part of our identity on Lewis street. It provides a landmark to our street and is much loved by all residents. 3. We oppose the proposal to add a sidewalk and boulevard on Lewis street which would force the removal of the Old Growth Maple Tree, and significantly narrow Lewis street creating more driving issues. Lewis street is pedestrian and bicycle friendly with 4 entrances and exits for bikes and pedestrians, it has a 20Km/h speed limit which allows for all residents to meander down the street safely, kids can play ball and ride their bikes with ease. While people with mobility issues and elderly frequently use Lewis Street as their direct route to Dallas road specifically because the street is a safe through fare for their scooters and walkers. Furthermore I believe the expanded sidewalk will only benefit the residents of the NEW LEWIS street facing apartments. Since there is already a sidewalk on the one side of Lewis street we do not need a second redundant sidewalk that will only be detrimental to the rest of the street. 4. The proposal at this time gives priority to privacy concerns with the step backs on the north side facing the residents. However we the residents are not concerned about privacy, which is already non existent with the other 11 story building already looking down on us. Our greater concern is the winter shadowing the building will create on our property and those of our neighbors. we suggest the developer consider a step back on the west side of the Development facing Lewis Street. This will allow the residents to retain some sunlight in the winter months, it will save the Maple Tree, negate the need to create a sidewalk and boulevard and move the parking entrance to the eastside of the building. As noted I support the development of this site and appreciate the additional rental stock in the James Bay Community. Reliance Properties is a well-known Vancouver company that has been in the business of developing properties for 50 years and has a considerable portfolio in Victoria. I would like to be able to support the application and there is potential for support from the neighborhood. I am confident that Reliance is willing to listen to the issues identified by the neighbors and to incorporate our feedback into a revised 450 Dallas proposal. Lewis Street is a unique street in the City. People in James Bay enjoy walking down the street, and enjoy the historical charm it presents. I believe we can work with Reliance to create new accommodation and introduction to our street that can be supported and admired by everyone. I look forward to the revised proposal and can facilitate further dialogue with the neighbors should the proponent believe it is in our collective interests.

Q3. Your Full Name

Tael Smolski

Q4. Your Street Address

15 Lewis Street

Q5. **Your email address (optional)**



Respondent No: 16

Login: Registered

Responded At: Jul 21, 2021 15:14:25 pm

Last Seen: Jul 21, 2021 19:05:53 pm

Q1. What is your position on this proposal?

Other (please specify)

We are undecided at present, but are prepared to support this development if specific issues noted in Comments below are first addressed and resolved to our satisfaction.

Q2. Comments (optional)

1. We agree that more housing is needed in Victoria and we support increased housing density in James Bay where that can be achieved appropriately. 2. Reliance Properties is an experienced developer already involved in Victoria. 3. Lewis Street comprises a unique residential neighbourhood of which we are proud to be part. Interpretive heritage home signs, Lewis Park, a Little Free Library and various street-side plantings combine to give a friendly feel to the street which residents and passersby alike value. 4. Lewis is an older narrow street and a much-used pedestrian route to and from Dallas Road and other points. 5. Lewis Park, mid-way along the street, with a path to Luxton is set up for and well-used by very small children. 6. Vehicle traffic on Lewis Street includes those residing in homes/suites on the street, plus residents of the apartment building at 45 Boyd Street whose parking access is via Lewis rather than Boyd. Residents of the Dunelm townhomes between Lewis and Boyd access Dunelm Wynd via Lewis Street as well as Boyd Street. 7. Lewis Street was originally connected to Niagara Street, but access was closed off as part of a previous development process and parking provided instead for residents of the apartment building at 465 Niagara Street. 8. Due to road width, access and volume, the intersection of Lewis Street and Dallas Road is unsafe for everyone using it: vehicles, cyclists and pedestrians. 9. The proposal to have underground parking accessed via Lewis Street at the NW corner of the 450 Dallas property is inappropriate. Underground parking access instead via Menzies Street or Dallas Road is required for safety. 10. The proposal to narrow Lewis Street along the 450 Dallas property, further narrowing our already constricted busy thoroughfare, is inappropriate. 11. The large mature tree should be retained if at all possible. 12. The proposed stepping back of floors should be on the west side of the development, with a solid wall on the north so adjacent residences can receive more light especially in the winter. Other options for improving safety on Lewis Street: Consideration should be given immediately to improving safety at the Lewis/Dallas intersection and along the length of Lewis Street, particularly in the area of Lewis Park. This could be accomplished in several ways. (1) Install stop signs at Lewis Street for traffic travelling from either direction on Dallas Road (2) Reopen access from Lewis Street to Niagara Street and make Lewis Street a one-way thoroughfare between Dallas Road and Niagara Street (3) Close access to Lewis Street for residents of 45 Boyd Street; access to that building's parking could instead be provided from Boyd Street (4) Close access from Lewis Street to Dunelm Wynd

Q3. Your Full Name

Alan and Catriona Campbell

Q4. Your Street Address

35 Lewis Street

Q5. Your email address (optional)



Respondent No: 17

Login: Registered

Responded At: Jul 21, 2021 23:48:38 pm

Last Seen: Jul 22, 2021 06:44:49 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Please locate the entrance to the underground parking lot on Menzies or Dallas, not on Lewis. I'm very concerned about the prospect of additional traffic and additional exhaust fumes, as I'm the father of three children under 4, and my house is the first house on the right on Dunelm Wynde, and will be greatly impacted by this.

Q3. **Your Full Name** Erich Valentine

Q4. **Your Street Address** Unit 33, Dunelm Village, 416 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 18

Login: Registered

Responded At: Jul 21, 2021 23:48:45 pm

Last Seen: Jul 22, 2021 06:41:24 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Please do not build the underground parking exit on Lewis Road: this will cause congestion and pollution, and be a danger to residents walking on Lewis. Please locate the exit on Menzies or Dallas instead. Many thanks!

Q3. **Your Full Name** Ludi Valentine

Q4. **Your Street Address** Unit 33, Dunelm Village, 416 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 19

Login: Registered

Responded At: Jul 22, 2021 13:07:05 pm

Last Seen: Jul 22, 2021 19:50:38 pm

Q1. What is your position on this proposal?

Other (please specify)

I have several concerns about this proposal in its current form. I acknowledge the need for increased accommodation. It is, however, my position that more consideration be given to the impact the proposed development will have on the surrounding area.

Q2. Comments (optional)

Lewis Street is not an appropriate location for access to underground parking. It is a narrow, heritage-style street with limited latitude for additional traffic. There is no room on this narrow street for either sidewalks or a boulevard. Removing a mature, healthy maple tree to accommodate this proposal is irresponsible and unacceptable. Lewis Street is regularly utilized by handicapped (i.e. wheelchair or walker dependent) elderly people. These people are able to safely move about in the center of the road. Increased motor vehicle activity on this street creates a dangerous situation for these seniors because many of them have diminished hearing and/or eyesight. Vehicles coming and going to the proposed underground parking will disturb the quiet ambience of the neighborhood. Lewis Street is home to 4 or 5 families whose children will be at risk because of the increased influx of automobiles and ensuing traffic congestion. Added traffic at the entrance to Dallas Road from Lewis Street will create a bottleneck with an increased likelihood of car accidents.

Q3. Your Full Name

Bud Lafaut

Q4. Your Street Address

39 lewis street

Q5. Your email address (optional)



Respondent No: 20

Login: Registered

Responded At: Jul 22, 2021 17:06:33 pm

Last Seen: Jul 22, 2021 23:49:17 pm

Q1. What is your position on this proposal?

Other (please specify)

Significantly modify

Q2. Comments (optional)

The proposal is to use Lewis for the parkade entry / exit. It would ask 50 or so cars to use the already small street to go to / from Dallas. In tourist season, Lewis-Dallas is a bad intersection. Turning left onto Dallas is scary and slow. Instead, the PRIVATE LANE, Dunelm Wynde will be used as a preferred highway to Boyd, to Niagara, and out of James Bay without using Dallas. I would, too. Unfair to the new residents, and to Dunelm. Alternatively, let the parkade exit via existing parking at 450, onto Menzies, which could become two-way on that block, allowing a better route away from Dallas. The one block of Menzies from Niagara to Rithet could remain one-way to keep the traffic limited.

Q3. Your Full Name

Steve Soule

Q4. Your Street Address

#25 - 416 Dallas

Q5. Your email address (optional)



Respondent No: 21

Login: Registered

Responded At: Jul 23, 2021 18:21:33 pm

Last Seen: Jul 24, 2021 00:59:00 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

As a resident of the 12 storey 450 building I am in opposition of this proposal. A new 6 storey building goes against the general lower buildings in James Bay. The building would block views of a number of residents up to floor 6 of the current 12 story building. The new building would have higher rents than the current units in the annex. Annex residents would have to vacate during a tough rental market. I think a reasonable development would be a 4 story building with agreement around a significant percentage of units being rented at an affordable living rate. I think this would then lead to a development that contributes positively to the community. Lastely I think the development should be constructed to allow saving of the beautiful large tree on Lewis Street. Thank you for your consideration.

Q3. **Your Full Name** Ursula Marie Pearce

Q4. **Your Street Address** 604-450 Dallas Rd

Q5. **Your email address (optional)**



Respondent No: 22

Login: Registered

Responded At: Jul 24, 2021 15:09:31 pm

Last Seen: Jul 24, 2021 22:06:11 pm

Q1. What is your position on this proposal?

Other (please specify)

Revise parkade entrance/exit from planned at Lewis to Menzie where access/egress currently exists - see comments below

Q2. Comments (optional)

Sirs: I am a resident of Dunelm Village, adjacent to 450 Dallas Road development proposal. I read with interest about the proposal to replace the lowrise with a larger apartment building. The exterior design looks nice and the green rooftop a bonus. I don't oppose the development of more rental units BUT I have serious concerns about the current plan to have the underground parking enter and exit from Lewis St. ISSUES: 1. At Dunelm Village we have a private lane (Dunelm Wynde) that accesses about half of our townhouse driveways . By proposing to locate the new development's underground parking access and egress at the intersection of Lewis and Dunelm Wynde, there will be considerable vehicular, bike and foot traffic "cutting through" Dunelm Wynde (noting that parking for both towers is planned for the one underground). This 450 Dallas Rd traffic on a private road cannot be allowed. Dunelm Wynde is aging, and has strata corporation utilities underground and along the sides of the Wynde which are easily disrupted. Because it is private, the strata corporation must maintain it. Private means for resident's use only. Trespass traffic was a problem when the traffic from 450 Dallas was once diverted to Lewis (and therefore Dunelm Wynde) previously when Menzies work was underway. Additionally we have families with children who live directly on Dunelm Wynde (for eg. the first 2 units at Lewis and Dunelm Wynde have 2 families with 3 children each) and any increased traffic on Lewis or the Wynde is a safety concern for them and therefore, our community. There are also numerous pets that live in the Dunelm community and increased traffic is a safety concern for them as well. In addition there are families with young children living on Lewis and a playground about 200' from the proposed location of the parkade entrance/exit. RECOMMENDATION: Locate the underground access and egress at Menzies St. behind the current taller tower, i.e. where above ground parking currently exists or off Dallas. The parking traffic currently uses Menzies which can handle capacity better than Lewis Street (as it has in past) and not impact Lewis or our Wynde. 2. Lewis Street is narrow and the intersection at Lewis and Dallas is already very dangerous as oversized vehicles park on Dallas and it is very difficult to see when turning from Lewis onto Dallas. We have previously asked for a better "no parking" set back from Lewis but were told it was a standard set back from a side street. This will become more dangerous with increased residences and vehicle usage. 3. I understand that there's a proposed decrease in the width of Lewis St. This makes little sense to decrease the width of the street while proposing to increase the vehicular traffic! I recognize that development continues to occur throughout the City, and would welcome a new well designed development BUT, traffic must be kept away from Lewis and therefore Dunelm Wynde. I look forward to seeing revised plans for parkade access/egress off of Menzies or Dallas Street. Thank you for considering this input seriously. -- Carey Barnard 13-416 Dallas Rd
Victoria home
Victoria cell

Q3. Your Full Name

Carey Barnard

Q4. Your Street Address

13-416 Dallas Rd

Q5. Your email address (optional)



Respondent No: 23

Login: Registered

Responded At: Jul 24, 2021 15:13:39 pm

Last Seen: Jul 24, 2021 22:06:11 pm

Q1. What is your position on this proposal?

Other (please specify)

See comments

Q2. Comments (optional)

July 24, 2021 To: Mayor Helps and Councillors, City of Victoria From: Dunelm Village Strata Corporation VIS1146 Re: Development Proposal for 450 Dallas Road Dear Mayor Helps and Councillors: On behalf of the owners of Dunelm Village Strata Corporation VIS1146, our Strata Council would like to offer following comments and recommendations regarding Reliance Properties Ltd. proposed development and rezoning application for 450 Dallas Road in James Bay. Dunelm Village is a 33-unit townhouse strata complex, built in 1981 and located at 416 Dallas Road, directly across Lewis Street from the existing Seaview Towers and the site for the proposed new six-storey apartment tower development. Dunelm is home to a mix of retired seniors, working professionals and families with young children; fully 94% of our residents are owners. Our strata covers most of the block bound by Dallas Road, Lewis Street, Luxton Avenue and Boyd Street, with a private road (Dunelm Wynde) running through the middle from Lewis to Boyd. Our Strata Council has reviewed the development proposal's documents on the City's website, and our Council President attended the 14th July 2021 Zoom informational CALUC session hosted by the James Bay Neighbourhood Association. The proposal has also generated significant discussion amongst our resident owners. While the overall design and landscaping proposal is generally an improvement over the existing three-story annex and surrounding fenced areas, we would like to raise two major concerns with the planned development and offer some practical alternatives. Two Serious Issues for Dunelm Residents: The main concerns have to do with the proposed parkade access/exit ramp onto Lewis St. The key issues are: a) Increased Traffic on Lewis: i. Lewis Street is a very pedestrian and bike friendly residential cul-de-sac where most folks walk along the roadway to access their homes, get to the playground on Lewis with their children, walk/bike to the Dallas walkway and beaches and/or walk to the City-signed footpaths to either Luxton Road or Menzies Street. The developers have cited the pedestrian nature of Lewis as an attractor for potential residents to the new tower, which includes three-bedroom units for families. However, forcing an additional 50 plus cars to regularly use this quiet cul-de-sac will only diminish the pedestrian and bike friendly nature of Lewis St. ii. We learned during the CALUC session that the City and developer are planning to narrow Lewis Street by approx. 0.6m (2 ft) so as to create a boulevard with sidewalk to give access to the front yard gardens/patios of the ground floor rental units facing Lewis. Compelling an additional 50 plus vehicles to regularly use what will be an even narrower neighbourhood cul-de-sac will generate unnecessary additional daily traffic with the accompanying safety issues. iii. For all vehicles exiting Lewis St., the sightlines at Dallas have always been an issue, especially looking east along the front of 450 Dallas when vehicles are parked there. The new proposal for street configuration may improve driver visibility somewhat, but we doubt it will be sufficient. iv. Due to the pandemic, the traffic assessment done by Watt Consulting Group (on behalf of the developer) did not have the opportunity to time how long it takes to turn onto Dallas from Lewis during a normal tourist and cruise ship season. All current Dunelm and Lewis residents will tell you that is significantly longer than the 11 seconds cited in the consultant's report. b) Increased Traffic on Dunelm Wynde: i. The proposal currently has the underground parkade's access ramp opening onto Lewis St directly across from Dunelm Wynde, a private road. It is virtually guaranteed that drivers from 450 Dallas will end up using Dunelm's private road (despite our clear signage) for easier access to Niagara St or Dallas Rd. via Boyd St. We say this based on past experience. During the construction of the new sewage pipeline, Menzies was closed for several weeks and a gate was opened in the 450 Dallas fence allowing residents to access the rear parking area of Seaview Towers via Lewis St. On the recent CALUC call, a resident of 450 Dallas stated that during that time of construction, many of his fellow residents would see 3 or 4 cars lined up on Lewis trying to get onto Dallas, and they would instead go through Dunelm Wynde. Our Dunelm owners confirmed this was the case. Dunelm Wynde became a common alternate route back then, and it will not take long for new residents of the expanded 450 Dallas towers to discover the same short-cut. ii. Despite the fact the Wynde is a private road with a 20 km/h speed limit, any increased non-Dunelm traffic poses added risks to safety of our residents and their children and/or grandchildren. Currently, the first Dunelm units on the left and right sides of the Wynde (nearest Lewis St and the proposed parkade ramp) have families living there, each with three young children ranging from 2 to 10 years old. iii. Whenever the

City closes off Dallas for civic events (e.g., the TC Run, bike races, etc.), the only access to/from Lewis St is via Dunelm Wynde. Having the 450 Dallas parkade ramp on Lewis would have another 50+ cars use that detour, tempting more drivers to use Dunelm Wynde as a regular short-cut. Recommended Options to Mitigate These Issues: Numerous James Bay residents attending the CALUC session called on the City and the developer to change the location of the proposed parkade entrance/exit so as to not compromise pedestrian-friendly Lewis Street nor generate traffic trespass issues for Dunelm Wynde. To this end, Dunelm Council recommends that the City ask Reliance Properties to change the location of the proposed underground parkade's access ramp. We offer the following practical, neighbourhood friendly solutions for consideration: 1. Redesign the parkade to enable access from either: a. Menzies Street, a one-way street that is already paved and provides parking access for the existing Seaview Tower at 450 Dallas; or, b. Dallas Road, like several of the other residential towers along the Dallas waterfront have done. 2. As currently planned, the bicycle access to the ground-level secure bike lock-up (enough for 100+ bikes) is via the surface parking off Menzies St. If the parkade vehicle ramp is moved as per above, consider having the bike lock-up access off Lewis St.; this change fits nicely with the current bike and pedestrian friendly nature of Lewis and will provide 450 Dallas residents better access to the bike paths and access transitions the City has created along Dallas Road. Respectfully submitted for your consideration, John Willow, President (On Behalf of Dunelm Village Strata Council VIS1146) Cc: Mike Angrove, CoV Planner Marg Gardiner, President, JBNA Dunelm Village Strata Council Members

Q3. **Your Full Name** John Willow

Q4. **Your Street Address** 18-416 Dallas Rd

Q5. **Your email address (optional)**



Respondent No: 24

Login: Registered

Responded At: Jul 24, 2021 20:21:49 pm

Last Seen: Jul 25, 2021 02:49:24 am

Q1. What is your position on this proposal?

Other (please specify)

Illegal development. Against the Bylaw..Lewis st is a residential zone. With modifications to the traffic flow to Lewis st, the driveway should not exit on Lewis st. The 4 unit condo down west of Dallas st has an exit on to Dallas. The bylaw is implicit that the zoning be a 2 story house facing Lewis st.. Five stories would be better height. Dallas and Lewis st is very dangerous corner, it was subject of community petition at least twice! The sight lines are terrible. We were in life altering accident that pushed car on to path full of pedestrians. The corner needs a crosswalk and help with sight lines on Dallas front area parking. Very dangerous, especially to high turn over rental building with residents and guests coming and going from small area. With cruise ship traffic and horse drawn carriages it is a recipe for injury. We are in support of rent controlled rentals in Victoria, some units could be rent controlled, like the building on Broadway in Vancouver one of the small number of suites for handicapped people that require assistance. My sister lived in one and changed her life for the better in every way, it was based on a percentage of her income. This is a great location to help people with limited access and mobility issues. Lewis st is a unique and special street, some would say magical...it was one of the original wooden streets and has a unique indigenous history.

Q2. Comments (optional)

We have concerns about the traffic flow coming on to Lewis st. The exit for parkade should go on to Dallas or Menzies. Our family had an accident turning on to Lewis St and would not want it to happen to anyone else. We are struggling on Lewis st with parking, we cannot find enough spots for the residents as it is.....we are not allowed to park on Luxton the street one over. The By Law again does stipulate that Lewis st is a residential street with 2 stories max for building.

Q3. Your Full Name

Charlotte Stewart

Q4. Your Street Address

28 LEWIS ST

Q5. Your email address (optional)



Respondent No: 25

Login: Registered

Responded At: Jul 25, 2021 20:51:42 pm

Last Seen: Jul 26, 2021 03:45:16 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am a long term tenant in the annex and will have to move if this development goes ahead. I am retired and on a pension and protected from high rental costs because of being a long term tenant. For me to relocate in Victoria will cause my rental cost to go up significantly and be unaffordable. Will there be any accommodations or assistance for people in my situation?

Q3. **Your Full Name** Sally Meryl McAfee

Q4. **Your Street Address** 31 - 450 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 26

Login: Registered

Responded At: Jul 25, 2021 21:43:05 pm

Last Seen: Jul 26, 2021 04:05:45 am

Q1. What is your position on this proposal?

Other (please specify)

I support the proposal, but only with the modifications described below.

Q2. Comments (optional)

Regarding the development at 450 Dallas Road, I understand and accept that there is a need for additional housing in James Bay, but as a resident of Lewis Street for the past 12 years, I feel there are a few aspects of this proposal that will have a negative effect on the neighbourhood. First, there is a plan to put a sidewalk on the east side of the street, which would require removing the most beautiful tree on the street – this would be a huge loss for us and for the environment. Also, Lewis Street is already rather narrow with parking and a sidewalk on the west side of the street, and putting in another sidewalk would obviously narrow it further. Second, having the additional cars exit from 450 Dallas onto Lewis Street would add to the significant difficulty that we already have to get onto Dallas Road in a vehicle. There is a high volume of traffic on Dallas, especially in the summer months, and with the limited visibility we have to turn left, it can take quite a long time to exit safely using the only route we have. There is already a higher volume of traffic than there normally should be due to the Boyd Street apartment which has parking lot access on Lewis, and cars from Dunhelm Village which can also exit onto Lewis. Finally, putting a higher building on the west side of the 450 Dallas Road property would block the view and the sun down the street. Would it be possible to have a different configuration so that the lower part of the stepped building is against the west fence? Then the parking lot could open out onto Menzies Street, and there would be much less of an adjustment and sacrifice for Lewis Street residents. We truly love our street and its unique character, and would like to retain the ability to keep it as a safe and relatively quiet pedestrian thoroughfare. Thank you for your consideration of these concerns.

Q3. Your Full Name

Judith Hunt

Q4. Your Street Address

67 Lewis Street

Q5. Your email address (optional)



Respondent No: 27

Login: Registered

Responded At: Jul 25, 2021 23:22:20 pm

Last Seen: Jul 26, 2021 04:58:02 am

Q1. What is your position on this proposal?

Other (please specify)

support with qualifications

Q2. Comments (optional)

I appreciate the design allow though it feels too tall and too wide. I have several concerns regarding the impact of this project on Lewis Street. I am specifically concerned about narrowing Lewis and installing a boulevard/sidewalk at Dallas. While I generally agree when the City repurposes development land for public access, in this instance I believe it to be a mistake. Rather than being a benefit to citizens it becomes an asset to the developer. A sidewalk will encourage townhouse residents to pickup and drop off in the no parking area adjacent to the sidewalk, creating confusion and restricting traffic. (I am also concerned that the stairs on the townhouses restrict access for those with mobility issues.) A sidewalk that ends in access to a parking garage will create a false sense of security for pedestrians. Lewis is a pedestrian oriented street, often trafficked by the elderly with walking aids, children learning to ride bicycles, dog walkers, etc. They all appreciate the freedom afforded by the lack of sidewalks. People with mobility issues particularly appreciate the level roadway. The City has created the Simcoe Pedestrian Way, an innovative mix of vehicles and pedestrians at the Five Corners. Lewis Street successfully implemented that model many years ago. Are you aware that the recycle and refuse trucks often back all the way down Lewis from Dallas Road because of difficulty in turning around at the end? Further narrowing their access cannot be a good thing. Installation of an uncontrolled intersection on Lewis between the parking garage and Dunhelm Wynd will create additional traffic safety concerns. Has the recent heat dome not taught us anything about global warming? Can a mature tree be so easily dismissed because of a parking garage or a sidewalk? The tree, a landmark on both Dallas and Lewis, should be retained. I know a fine row of sticks' to replace this mature tree is planned, but in whose lifetime? How long will it take before they make a contribution to the environment?

Q3. Your Full Name

Don Lindsay

Q4. Your Street Address

50 Lewis Street

Q5. Your email address (optional)



Respondent No: 28

Login: Registered

Responded At: Jul 25, 2021 23:24:07 pm

Last Seen: Jul 26, 2021 06:06:07 am

Q1. What is your position on this proposal?

Other (please specify)

Concerned about the proposal as is.

Q2. Comments (optional)

I have a number of concerns based on my understanding of the development proposal, my main ones being the impact of the narrowing of the street due to the proposed sidewalk and the additional flow of traffic from 450 Dallas on to Lewis Street. As you may have surmised, Lewis Street is a very pedestrian and bike friendly street with many locals using the street and the footpath at the end of Lewis Street to go to and fro from their residences in James Bay to Dallas Road or from the neighbourhood to shopping, etc. The street is used daily by day care operators as well as by people with disabilities and mobility aids. The discharge of additional traffic on an already congested intersection (Lewis Street and Dallas Road) will endanger pedestrians and bikers and adversely change the atmosphere of the street and neighbourhood. It will also further impact residents of Lewis Street wishing to exit the street by motor vehicle as there are already times during the day that are difficult due to the traffic flow on Dallas Road. And lastly, I am firmly against the removal of the large tree at the corner of Lewis Street and Dallas road, which I understand is to be removed to make room for the sidewalk (which is not needed or warranted). Please take feedback in consideration and I look forward to seeing the revised development proposal soon. Thank you, Marc Bissley

Q3. Your Full Name

Marc Bissley

Q4. Your Street Address

67 Lewis Street

Q5. Your email address (optional)