

May 15, 2022

To: Julian West - JULIAN@URBANTHRIVE.CA

Re: CALUC Comments on 633 Belton

The Victoria West Community Association Land Use Committee would like to provide feedback on the plans for 633 Belton. We want to thank you for participating in the community meeting your presentation and explaining your new design for the property. We appreciate your team's participation in answering questions from our community. The Committee would like to share the feedback that it received, please find below a summary of key comments and responses raised during the presentation and via email for your records and ours:

General Comments Regarding the Proposal:

- The applicant is proposing a unique idea of a car-free building, which residents are restricted from parking cars on the street. Due to the unique nature of this arrangement there is general unease regarding the arrangement as it is the committees understanding that an arrangement such as this does not exist within the City of the CRD and there are unknowns regarding the implementation.

Comments supportive of the Proposal:

- The committee and surrounding neighbours appreciate the design that the applicants have put together, which meets the neighbourhood guidelines and will fit in well with the surrounding neighbours.
- There was a significant amount of support throughout the meeting and in feedback received regarding the increase in density. The density that is being proposed in this falls within the "missing middle" conversation that has been happening in Victoria, which many respondents supported.

Comments Opposed to the Proposal:

- This proposal does not fit within the current Vic West Neighborhood Plan, the area that this proposal is located in is the Northwest Sub Area of the Traditional Housing designated areas, per the VW Neighbourhood plan this area was not meant to support developments with as many units located on a single property. This proposal would bring a significant increase in the number of units to a quiet dead-end street. This proposal does not meet the Neighborhood Plan.

- This proposal presents an unique car-free lifestyle and is looking to not allow owners to own cars who live in the proposed multi-unit home. There are still concerns that with no off-street parking stalls provided, this means that current off-street parking will need to absorb all visitor parking. We have heard from Belton street residents that parking on the street is already hard to find and that this proposal will cause a larger on-street parking shortage.

I would like to thank you for including us in this process. We enjoy collaborating with developers to create a vibrant and connected community. We'd also be more than happy to facilitate a more extensive community conversation, should you wish.

Sincerely,

VWCA Land Use Committee Chair

James Aitken

landuse@victoriawest.ca