

Good morning – I am continually disheartened by developers who first knock down or reno-vic the little bit of affordable housing left in Victoria City proper, and then how they push the limits.

I realize development is a way for cities to stay fresh and current, but the continuing dialogue about improving Victoria in the name of ‘affordable housing’ is an overused, hollow tactic. The new units at 429 Vancouver will likely triple the rent, and double the value of the property for the owner. I don’t think the little guy wins here.

Why I am writing today is to oppose 429 Vancouver parking revision request. Growing from 8 to 10 units, which means 14 parking stalls needed, to only having 6 stalls for 10 units, is just not sufficient. I see the original 8 stalls for 10 units as more reasonable (that is still 6 stalls short of the required 14). Where Vancouver and Southgate meet, just beside 429 Vancouver, there is high pedestrian traffic, it is part of the bike corridor, it is a 4-way intersection, and site lines aren’t the best. To add likely more cars to the on street parking there, could be a safety issue.

The people I am seeing moving into new to own, used to own, new to rent, and used to rent units in the Cook Street Village/Fairfield West area, are older people, who yes, like the walkability of the neighbourhood, but who also have a car (maybe a generational thing?). As well, the demographic that will be able to afford the new rental cost at 429 Vancouver, will likely be car owners. A smaller bike shed on the SW corner of the property along with retaining the 8 original parking stalls is closer to meeting the needs of the community as well.

Thank you,

Lisa Hebb

977 Convent Place