

Dear Victoria City Council Members,

In regard to: **“Zoning Regulation Bylaw, Amendment Bylaw (No. 1326)- No. 24-012”**

PID: 032-087-861

Lot A, Section 31, Esquimalt District, Plan EPP132813

We appreciate your letter dated April 12, 2024 advising of yet again another rezoning request by Aryze Developments.

We have lived in this community for over 24 years. Many neighbours in our community have been here much longer. The Dundas St, Russell St, Henry St. and Mary St. residents are a tight knit community. I would like to take this opportunity to respond to each rezoning/variance request made by Aryze Development as they continue to push for more leeway regardless of the impact on the community.

1. Increase the height from six stories to seven stories to accommodate the rooftop amenity access and mechanical room.

Response: If the Bylaw states 6 stories is the “Maximum” allowed height, why did Aryze not take that into consideration when designing the building. If you allow 7 stories, the next building they want to build will be 7 stories with another mechanical room on top and they’ll ask for 8 stories.

We contacted Aryze via email on Jan. 26, 2022 to ask about the height of the building because we noticed structures on top of the 6 stories. They responded via email on March 29, 2022 as follows: “The structures on the rooftop are mechanical rooms and elevator overruns. Yes, they are predominantly contributing to the additional height. The allowed height is 20m as per OCP / NP. We are at 22.97m. 2.4m of this is the mechanical room.”

They knew the bylaws and didn’t care.

We were provided with a shadow study from Aryze. If extra height is added, we will be directly impacted by this request. We bought our single level home over 24 years ago in mind for our retirement and aging years. Please do not allow a developer to force us into the literal shadows for our golden years. We’ve worked too long and hard to quietly allow this to happen to our home.

We do NOT support this request for changing it from 6 stories to 7 stories.

2. Decrease the rear yard setback from 3.0m to 0.12m.

Response: 0.12m is 4.72 inches. There is a property behind this building. This request shows an utter disrespect for the neighbours sharing a property line.

We do NOT support this request to change the set back from 3.0m (9.84 feet) to 0.12m (4.72 inches).

3. Decrease the residential vehicle parking from 95 stalls to 25 stalls.

Response: This request is absolutely troublesome. This is a 73% reduction request and will create havoc on the neighbourhood streets where parking is already an issue. Aryze is assuming that renters don’t drive cars. Actual Example: We have a rental home next door to us - last year 4 wonderful young adults (they really are wonderful) moved into this rental home and brought with them their 4 cars. Our neighbours on the other side of us have renters, they too brought a car.

According to the information I have, the Aryze building will have:

30 X 2 bedroom units = 2 people or more = 60 people

30 x 1 bedroom units = 1 person minimum = 30 people

25 x studio units = 1 person minimum = 25 people

That is a minimum of 115 people living in the building. 25 parking stalls is NOT sufficient.

Aryze wrote in a "Justification Letter":

"Reduced Parking: We are proposing to reduce the underground parking from 1.5 levels to a single level. This change is primarily to ensure that the parking spaces provided are in conjunction with the expected needs and the parking demand for rental buildings in this neighbourhood. This also aligns with the City's overall goals for decreased carbon-based mobility dependence."

Reducing the parking by this amount will do nothing but save in construction costs, adding to their profits. Yet Aryze is trying to convince you they are doing it because they know what's best for this neighbourhood, and are buying into the decreased carbon-based mobility dependence. While carbon reduction is very important, this 73% reduction request is beyond unreasonable. When all the units have been sold or rented and they've made their money, they will not care what negative impact this will have on the community. If they did care, they wouldn't be making such a unreasonable request in the first place. People are still buying cars - electric cars. That alone will reduce the carbon issues. People will always drive their cars.

We respectfully request that the bylaw is upheld and you do NOT allow a reduction of parking stalls.

4. Decrease the visitor vehicle parking from 10 stalls to 4 stalls.

Response: Where will visitors who are visiting the business' or the tenants park? The request is for a 60% reduction in currently required visitor parking stalls. According to the information I have, there are 85 accommodation units in this building along with commercial space. Where will visitors park? How will the overflow parking onto the neighbourhood streets be prevented? Where will the employees working in these commercial spaces park? Again, this request will do nothing but save the developer money and push the problem onto the surrounding residents.

We respectfully request you do NOT allow a reduction in visitor stalls from 10 to 4.

5. Decrease the commercial vehicle parking from 11 stalls to 5 stalls.

Response: Again, the envelope is being pushed to save in construction costs. Please do not roll over on the parking requests. They will do nothing but push the problem to the surrounding streets/homes - pushing the problems onto voting residents of Victoria who have lived and paid their taxes for years. Please consider us.

6. Permit long term bicycle parking to be in a stacked format.

Response: No response required.

In closing, we understand the need for more housing in Victoria and we're all for finding a way to do it, however it should not be at the expense of the existing residents/community. We're finding the negative impacts the community is expected to bear are as a result of cost savings and higher profits for the developer.

There is a big community living behind this building proposal at 480/492 Esquimalt Rd. Our area of Vic West is made up of quiet streets with yards, many of them still having apple trees from the old apple orchards that existed in this neighbourhood years ago. The renderings we've seen from Aryze have the surrounding properties looking like industrial areas. It is far from it.

As long time residents of this community, we thank you for your time and respectfully request you please take into consideration the concerns we've raised and put the existing community/residents before the higher profits to be made by the developer.

With much gratitude,

Monique Turgeon & Dawndra Tolsma
415 Dundas St.
Victoria, BC

[REDACTED]

From: Dan Hickman [REDACTED]
Sent: April 17, 2024 7:24 AM
To: Legislative Services email
Subject: Zoning Bylaw Amendment (No. 1326) - No. 24-012

To Victoria City Council,

Re: Development Permit with Variances Application No. 00183

I have two concerns regarding the proposed variances

1. 73% reduction in parking for the residential parking for this structure.
2. Increase in height from six to seven stories.

My home is at 409 Dundas Street - street parking is now quite dense due to the increase in occupancy at three of the four properties on the 400 block of Dundas*. A reduction in parking for this structure will increase the already congested parking problems on the 400 block of Mary Street as well as the 300 and 400 block of Dundas.

When the original permit was proposed, a shadow study indicated a significant winter shadowing of my residence as well as 415 and 421 Dundas all directly north of the proposed development. I felt that a 4 storey structure was acceptable but six stories is overshadowing. I protest a proposal to increase this to seven stories - So more winter days with no direct sunlight and more parking problems.

*The apartment building at 404 Dundas has off street parking, which is rarely full, with half a dozen vehicles on Dundas street for that residence. My wife and I host three tenants: one with a car. The property at 421 has tenants with at least two cars and 401 Dundas (502 Mary Street) that a tenant has at least one car parked on Dundas.

Please take these items into account when discussing the proposed changes.

Sincerely,
Dan Hickman
409 Dundas Street
[REDACTED]



April 17, 2024

Mayor Marianne Alto and Victoria City Council
1 Centennial Square
Victoria, BC V8W 1P6

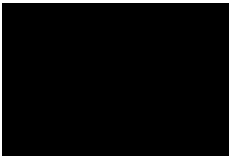
Dear Mayor and Councillors:

On behalf of the Victoria Conservatory of Music, I am pleased to express our support for the rezoning of land known as 854/858 and 880 Pandora Avenue to the R-116 Zone, to permit the proposed project near our property.

We continue to be eager supporters of neighbourhood renewal projects that advance shared civic priorities – not only public safety but also urgent items like housing supply, park space, nightlife, carbon neutrality, and physical accessibility to businesses including vehicle parking. We believe that this project will help advance some of these priorities, and after reviewing plans with the applicants, it has our full support.

As a 60 year-old charity, and the largest music school in western Canada, the Victoria Conservatory is proud to own and operate our city's downtown, multi-venue performing arts centre on this corner, including three live performance halls and more than 50 studios and classrooms. With an emphasis on lifelong learning, we welcome a diverse cross-section of Islanders to Harris Green through year-round programs in music education, performance and wellness. The Conservatory is also home to one of Canada's leading music therapy clinics, serving 1900 clients each week at 900 Johnson Street and around the region.

Thank you for your consideration of this proposal,



Nathan Medd
CEO, Victoria Conservatory of Music

[REDACTED]

From: Vanessa Kiley <[REDACTED]>
Sent: April 17, 2024 1:20 PM
To: Legislative Services email
Subject: Comment- ZRB No. 1326, No. 24-012 (480 & 490 Esquimalt Rd)

Dear Council,

Thank you for reading my comments and concerns regarding the proposed development of 480 & 490 Esquimalt road.

I am excited to see increased density along corridors such as Esquimalt road. It makes sense and is needed for our growing and flourishing community. What concerns me is the dramatic lack of parking. I live at 502 Russell street and our street, along with Henry and Dundas streets are already over max capacity for vehicles. Most of our neighbours (and us) have families and require two vehicles. Everyone on our street only has the parking capacity on their property for one vehicle, so parking on the street is packed after working hours every day. We often have to park some ways away from our home and haul our screaming toddlers because there is nowhere to park near our home. With Aryzes proposed lack of parking this will be even more of an issue.

Decreasing parking from 95 to 25 stalls, visitor parking from 10 to 4 stalls and commercial from 11 to 5 stalls is irresponsible for the council to approve and unfair to the people who live here. I wish we were set up for a 1 car or carless future, but we are not. The reality is that our small street will be crowded and there will be nowhere for us to park.

Please consider the negative impact this will have on our little community and how intensely frustrating it would be for all of us to deal with. I hope there is a solution that includes keeping existing parking or an underground parking amenity.

Vanessa

From: MacDonald, Amy E. [ISLH]
Sent: April 18, 2024 2:00 PM
To: Legislative Services email
Subject: Zoning Bylaw Amendment (No. 1326) - No. 24-012

Importance: High

Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1326)- No. 24-012.
PID: 032-087-861 Lot A, Section 31, Esquimalt District, Plan EPP132813.
Development Permit with Variances Application No. 00183

Dear Members of Victoria City Council,

I live at 418 Russell Street in a wonderful community-focused happy neighbourhood. My family has 2 concerns regarding the proposed variances that continue to be pushed by Aryze.

The first being the "Increase the height from 6 to 7 storeys to accommodate the rooftop amenity access and mechanical room". Aryze had originally proposed a 4 story building with an added rooftop area. They provided a shadow study that seemed within reason but would still create a winter shadow on many of the blocks residents. We do not support the increase in height to 7 stories. Many of the folks that would be dwelling in this proposed bigger winter shadow are retirees and have lived in this neighbourhood for decades. They do not deserve to live their winters in a cold menacing shadow that will 100% engulf them (Dundas St). In 2022, the last time we went through this process, Bylaw stated 6 stories was the "Maximum" allowed height... Aryze blatantly disregarded bylaws as the mechanical room was already over the allowable height. Why put rules in place if they are just bulldozed by Aryze?

Secondly, "Reduction in parking for the residential parking, commercial parking, and visitor parking for this structure". Street parking is already in very high demand and most days a struggle to find basic parking in front of our houses due to the increase in many occupancies along Russell street, Dundas Street, and Mary Street. There are Air B&Bs, multiple apartments, businesses, many houses with

multiple adults, and houses that do not have driveways. There are many elders who live in this neighbourhood who are already unable to park in front of their house due to parking overload. My mom for instance is turning 77 in May and has had to lug her groceries down the hill from her car due to others parking directly in front of the house. For Aryze to propose such limited parking availability for such a high occupancy building, along with businesses below will increase the already congested parking problems for everyone. To propose such a minimal amount of spaces is unreasonable. We were already shocked about the proposed limit of 95 stalls for residents for such a high occupancy apartment. From what I have been presented with, the Aryze building will have 30 2 bedroom units, 30 1 bedroom units, 25 studio units....If at capacity, there will be a minimum of 115 people living in the building. 25 parking stalls will not be adequate for all the occupants and their visitors...who are only provided 5 stalls!? I'm uncertain as to what the reduction in commercial vehicle parking entails, but why would they require more than the residents? If commercial vehicles means the business employees vehicles and patron vehicles, the proposed parking is not adequate. Not providing parking for that many residents is unreasonable and would cause our little neighbourhood to turn into the downtown sector. I understand the big idea is that people will bike/ scooter, but studies in this neighbourhood show that yes people bike but they also have 1-2 vehicles on the street.

Please consider these impending issues when discussing the proposed changes. I have lived in this neighbourhood for 42 years and I am terrified as to what the future holds. Nothing makes me feel more uneasy than knowing that space is in jeopardy and sunlight could be taken away. This neighbourhood is so beautiful and I fear that Aryze will bring it down under their guise of "Purpose-built designs not only increase livability provide better living environments for its residents, but also for the broader community as well". This proposed building project will be a monster to this neighbourhood and we couldn't disagree more with this proposal.

Thank you so much for your consideration,

Sincerely,
Amy MacDonald

418 Russell Street



[REDACTED]

From: Janice James [REDACTED]
Sent: April 19, 2024 9:28 AM
To: Legislative Services email
Subject: Zoning Regulation bylaw (No, 1326) - No 24-012

Good morning. I oppose the variance application No, 00183.

- There is a request to increase from six storeys to seven to accommodate rooftop amenities and access mechanical room. I would think that this vital access is already included in the six storey building, so do not see why the need to increase to seven stories.
- Decreasing the rear yard setback to 0.12m is a considerable change, placing the building very close to the apartment behind.
- Decreasing the parking to 25 stalls is considerable since there is a shortage of street parking available to tenants already.
- Decreasing the commercial parking will leave little space for vehicles to load and unload given that Esquimalt [Rd.is](#) single lane with no easement other than bike lanes which could potentially be blocked by commercial vehicles.
- Stacking bicycle storage would assume that a person can lift the bicycle into place, perhaps not realistic if the bicycle is electric.

Sincerely,
Janice James
303-404 Dundas St.
Victoria, BC
V9A3K2

[REDACTED]