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**From:** Carlos MacDonald [REDACTED]  
**Sent:** April 22, 2024 11:37 PM  
**To:** Legislative Services email  
**Subject:** Development Permit with Variances Application No. 00183, 480 and 492 Esquimalt Road

Dear Council of the City of Victoria,

Please accept this letter as my input on the above-noted development permit, which is being considered by City Council on April 25, 2024.

I am the owner of 509 and 507 Russell Street, which I have owned since 2003 and 2007, respectively. I reside at 509 Russell Street with my wife and toddler son, with another baby due in May.

I am supportive of this project. The City is in dire need of additional housing; the proposed development is a much better use of the parcels than their recent use as a used car lot and catering company. I take no issue with the increased height or reduced rear yard setback – having recently built a triplex in Victoria, I appreciate that the cost to build is such that it is financially imperative to maximize the square footage of the building. I also support long term bicycle parking to be in a stacked format as the current requirement for the size of bike stalls takes up an inordinate amount of space.

However, I have serious concerns about the requested reduction in the number of vehicle parking spaces. Parking on Russell Street and Dundas Street has been an increasing source of conflict with neighbours; it is currently at its worst in the 20+ years I've been here. I understand the desire of city planners and developers to wrest citizens away from their reliance on motor vehicles. Perhaps, in time, we will get there with car shares, bicycles and transit. We're not there yet, or even close. By way of example, I need a pickup truck for my construction and rental property management side job. My wife works remotely from home most days but is required to travel to Duncan and Langley as part of her work, so she has her own vehicle. One of my tenants is in the construction industry (an important occupation to address our housing shortage) and has a half ton work truck in addition to his personal vehicle. His wife works in Sidney and needs her own vehicle for the commute. These examples are not unique in the neighbourhood. Car shares and electric bicycles are not going to address these circumstances. The transit system will not meet these needs in the foreseeable future either. Reducing the number of required

1. residential parking stalls by 74% (from 95 to 25 stalls),
2. visitor vehicle parking by 60%, and
3. commercial vehicle parking by 55%
4. will only exacerbate tension in the area surrounding the development. It is unreasonable to expect the neighbourhood to assume and absorb the parking needs of the new development.

Sincerely,  
Carlos MacDonald

[REDACTED]

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**From:** Shelly Larson [REDACTED]  
**Sent:** April 22, 2024 7:46 PM  
**To:** Legislative Services email  
**Subject:** Zoning Regulation Amendment No. 1326-No.24-012: 480-492 Esquimalt road  
**Attachments:** Variance letter.pdf

To whom it may concern ,

I am the owner of 419 Russell Street located right up against the subject property. I am a business person and am not apposed to development, or some of the variance requests. However, the proposed reduction of the rear yard setback and the reduction of parking stalls are of concern for the operation of my business and property .

I was out of the country and just recently received a copy of the notice sent to my office by mail and unfortunately did not get an opportunity to review the new massing plans in advance of the deadline .

The original massing plan, approved by the city, allowed for a commercial loading dock adjacent to the rear of my property, allowing me full access to maintain and repair the back of my building .

I am unsure if the change to the rear yard setback of 3 meters to 0.12 meters affect's my rear property line . However, if the proposed variance includes the area behind my property, it would be impossible to repair and maintain my building which is constantly tagged and vandalized?

In addition, parking in the vicinity is already an issue as people randomly park in my gated property making it very uncomfortable. Reducing the required parking stalls by 70, would be a nightmare for the neighbourhood residents as well as the businesses in our community .

Respectfully submitted ,

Sheldon Larson  
Benton and Overbury Ltd.  
419 Russell Street  
Victoria B.C.  
V9A 3X4

Sent from my iPad

[REDACTED]

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**From:** Brendan Kiley [REDACTED]  
**Sent:** April 23, 2024 9:57 AM  
**To:** Legislative Services email  
**Subject:** Proposed changes to 480 & 492 Esquimalt Road

Hello,

I am a homeowner at 502 Russell Street and am concerned about some of the proposed changes to **480 & 492 Esquimalt Road - Development Permit with Variances Application No. 00183**.

Decreasing the parking stalls (residential parking from 95 stalls to 25 stalls, visitor stalls from 10 to 4, and stalls for commercial vehicles from 11 to 5) will have a negative impact on our street and neighbourhood.

There is already just barely enough parking on our street for current residents and it simply cannot accommodate the spill over parking from this development.

I am pro development and am happy to see more multi-family housing go up, but there needs to be adequate parking, however, **decreasing the overall parking from 116 stalls to 34 stalls, or by 71%**, is not adequate.

Please do not approve this part the developers application.

Thank you,  
Brendan Kiley

April 22, 2024

Mr. Rob Bateman, MCIP, RPP  
Senior Process Planner, Development Services  
City of Victoria 1 Centennial Square  
Victoria BC V8W 1P6

Dear Mr. Bateman:

Regarding Zoning Regulation Bylaw, Amendment Bylaw (No. 1326) – No. 24-012

To rezone the lands known as 480 & 492 Esquimalt Road. . . (and) removed from the M-1 Zone . . . and placed in M2-E Zone, Employment Residential District

PID: 032—87-861

Lot A, Section 31, Esquimalt District, Plan EPP132813

Development Permit with Variances Application No. 00183

This is my response, as requested by the City of Victoria in a PUBLIC NOTICE, delivered by mail to my residence at 404 Henry Street, Victoria West BC on April 17<sup>th</sup> 2024. I would appreciate my comments being forwarded to City Council to be included in the agenda for their perusal and consideration of this proposal.

To me, as a resident of the above address since the spring of 1964, the proposal is an outrageous display of arrogance; for one thing, to change the zoning to allow extra height will set a precedence for the future of all small scaled neighbourhoods in Victoria and surrounds.

To enlarge the footprint of this already massive structure will adversely affect the smaller residences to the west and north; it is physical bullying!

The decrease in parking for   a) the residents of this development,  
  b) visitors to the residences and businesses  
  c) for commercial use,

will create an intolerable situation for all of us living alongside the local streets of this area. Already cars are left all day on Dundas and Henry Streets while the owners walk into town. A commendable, healthy habit I suppose, but not for us who must navigate crowded streets.

I think the stacking of bicycles for storage is the only reasonable change in the entire proposal.

As residents of this City of Victoria, we do have a right to light. The paltry sliver of winter sun light allowed between the two sections does not compensate for the winter gloom of overall shadow cast from the current design.

Regarding the finances of this project, I am sure we all can empathise with the plight of the developer, faced with rising costs. This neighbourhood is inhabited with middle class folk who must make difficult decisions every day as to where to put scanty dollars. But we are now being faced with a double burden of an intrusive, overbearing construct which will definitely and adversely affect our feeling of well being.

I can only hope that as neighbours, we will find some recompense amidst all the negativity that must be overcome.

Thank you for listening to me.

Yours sincerely,

Sheila C. Hodgson  
404 Henry Street  
Victoria BC V9A3J4

[REDACTED]

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**From:** Sarah Patterson [REDACTED]  
**Sent:** April 23, 2024 9:46 AM  
**To:** Legislative Services email  
**Subject:** CONCERNS - Zoning Regulation Bylaw, Amendment Bylaw (no.1326) - No.24-012  
PID:032-087-861

City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P8

RE: Public Notice Public Regulation Bylaw, Amendment Bylaw (no.1326)-No.24-012  
PID:032-087-861  
Lot A, Section 31, Esquimalt District, Plan EPP 132813

Dear Mayor, Council and City of Victoria Staff,

We are writing today to voice our concerns about the above-mentioned project, specifically the reduction of on property parking. While we understand the City's desire to reduce cars and encourage green transportation, reducing parking for this project will lead to an increase in parking and vehicles on the surrounding city streets. We do not yet live in a car-free city, and removing parking does not encourage a change in behaviour. It moves the issue from the developer to the neighbours, which is unacceptable.

The neighbourhood directly behind the proposed new build (Russell, Henry, Mary and Dundas Steets) is a very family friendly neighbourhood where children play in the street. Neighbours are respectful and aware that there are likely to be kids on bikes, playing basketball, or playing street hockey. Our fear as we introduce more vehicles to the surrounding streets that we will lose the family friendly, child safe environment that has existed for the 14 years we have been homeowners raising our family. While our children are older, we do still enjoy listening to and watching the next generation of children growing up in a safe environment surrounded by neighbours looking out for them. It is a rare situation to have a neighbourhood community and we would hate to have that environment ruined by a lack of parking.

The neighbourhood at large is upset over this proposed change and has been increasingly active in group chats expressing concerns. My address was not sent this notice, but my neighbours shared it broadly within our community.


The Aryze purchase has not been a good addition to the neighbourhood and has been nothing but a dumping ground, and homeless camp. Neighbours have had to call, email and follow-up with Aryze and the police because of property maintenance concerns and homeless encampments. The neighbourhood rallied together to paint the entire building to stop graffiti, and vandalism when Aryze did nothing. We do not see Aryze as a good community addition. While there is nothing we can do about the ownership, we request the city not accept the proposed reduction of on-property parking, as when there are issues amongst the neighbours about parking concerns, we have no faith Aryze will be an active participant in managing disputes.

Aryze's initial plan was light on parking stalls, and their new proposal is not acceptable. As the city is reviewing proposals for new builds with minimal onsite parking, I would look to the city leadership to find a solution to managing on street parking. Other cities around the world have managed parking demand through a permitting

system which reduces the number of vehicles in a given area. In this situation I am asking the city to reject the reduced parking proposal.

Don't push this problem into the neighbourhood.

Thank you.

Sarah Patterson & Stanko Paleksic  
515 Russell St, Victoria BC, V9A 3X5  


[REDACTED]

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**From:** Sol-A Wang [REDACTED]  
**Sent:** April 23, 2024 11:07 AM  
**To:** Legislative Services email  
**Subject:** About new developing 480&492 Esquimalt Rd

Good morning;

My name is Sol-A and I live at 414 Russell St.

I have some few concerns for this new zoning at 480 & 492 Esquimalt Rd.

When I attended a meeting with Arzye, they mentioned about parking space in new building. They only have limited parking spaces for their residences (about 0.5 per house?). My house is the first house on Russell St. from Esquimalt Rd and it is going to affect a lot to our neighbour. The parking space now is crazy already but when the new building is built, it is going to be the worst. I want more parking spaces in new building so the neighbour is not going to lose our parking spaces. I have three young kids and can't lose our parking space in front of my property.

I hope you could consider my request and make better neighbourhood in our area.

Thank you!

Bistro Chi-Q  
Sol-A