
From: Fredrick Kohler
Sent: August 27, 2024 10:45 AM
To: Legislative Services email
Subject: Folder Number:DPV00234 - Development Permit with Variance

To Whom It May Concern,

The parking stalls for the proposed development at 1055 Alston St, with the current proposed variances, will result in woefully inadequate parking at the site. We live around the corner on Raynor Avenue next to Alston and street parking is already in short supply. If approved this area will become inundated with the overflow from the building. We are opposed the the proposal of nearly 60% of the units not having parking.

Thank-you,

Julie Dery and Fred Kohler.

This is a six story modern building where there is only one at four stories nearby: 865 Catherine. That's a special case which didn't come before the neighbourhood or City Council for approval as far as I know. It was done by Provincial Decree as I understand it. 865 Catherine shouldn't be used as a precedent to allow ignoring the Neighbourhood Plan.

We would like to respectfully ask why we're spending tax dollars on Neighbourhood Plans if they're so easy to ignore? We have 2 prime examples in Aryze at 822 Catherine and House of Courage at 865 Catherine. And now a possible third with the M'Akola proposal.

Our biggest concern is where does it end? If M'Akola is allowed to build as proposed it will certainly be used by commercial developers as a precedent to build higher and further out of character for our neighbourhood.

We fully support low income housing, especially for Indigenous people. We would ask City Council to urge M'Akola to explore building smaller and using the substantial savings to develop other properties.

Sincerely,
Charles and Simone Croft
Proud VicWest Residents

From: Carien Kanis
Sent: August 28, 2024 12:35 PM
To: Legislative Services email; Carien Kanis
Subject: Development Permit Application No 00234

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

Please accept this email in response to your public notice dated August 23, 2024, related to the application referenced above, as it pertains to parking.

I strongly believe that 17 parking stalls for 56 residential units (40 1-bedroom & 16 2-bedroom units) is not nearly enough and will cause huge parking problems in our neighbourhood.

Although ideally local residents would use alternative modes of transportation, such as a bike or public transit, most don't. This is the reality.

In our stratas on Central Spur Rd, nearly every household has at minimum 1 vehicle. Some have a second vehicle, and some opt to use alternative transport to work (mostly bicycles).

But MOST households have at least ONE vehicle.

So to ignore this and allow a developer to only offer 17 stalls for anywhere from 56 to 100 actual residents, is just bad math.

There is limited street parking available on Central Spur, Tyee and Alston, to accommodate the extra vehicles already present, especially after the city has put in 2-hour maximums on some blocks.

Please understand that I am in favour of the development as a whole, as additional housing is needed. But sufficient parking must be included in this plan, as not doing so is simply ignoring the reality that most people own at least one vehicle and depend on those vehicles to get to their jobs.

Yours truly,

Catharine Kanis

From: Rosemary Mueller
Sent: August 28, 2024 6:43 PM
To: Legislative Services email
Subject: Development Permit with Variance Application No. 00234

We are neighbours to this project, living at 1060 Alston St.

We do not support varying the requirement of the Zoning Regulation Bylaw as described in the public notice.

Why:

Alston St currently has one on-street residential parking spot in this section (Skinner to Arthur Curry Lane). This parking spot is needed for visitors to the existing houses along the street. Street parking in front of the Vancouver Island Construction Association (1050 Alston St) is heavily used by the Truth Gym (1035 Alston St) members in the evenings and by many members of the community on weekends who wish to walk or bike the Galloping Goose or access the Gorge for kayaking or paddle boarding. It is unrealistic to think that 55 apartments would need only 17 parking spots for them and only 2 spaces for guests.

A question that comes to mind is: how would anyone even move into this building? Where would a moving van park for example, if there are 0 visitor van accessible spots as proposed. Suppose someone was moving and someone needed an appliance delivery on the same day. The entire street would be blocked.

The situation of this proposed building and its driveway is already very problematic. This stretch of Alston St is quite short. It is curved and has a steep gradient.

Even the proposal of 17 cars coming in and out of this driveway daily is ridiculous. There is not space for 17 cars to exit and turn onto Skinner St. There is space for 2 cars here to wait to turn. Note: there is no traffic light at Skinner and Alston St. The turn right, across the oncoming traffic is difficult at most times of the day.

Please note: We live here and see this out the window daily. Alston St is a main access route to the Galloping Goose for cyclists. Things become dangerous when Truth gym club members are trying to park and are pulling U turns in front of our house. These cars trying to park already interfere with residents exiting the Railyards condos since Alston St to Skinner is their most common exit route.

Sincerely,
Rosemary Mueller and Lars Forss
1060 Alston St
Victoria BC V9A 7P6

From: JIM/LINDA MCCONNAN
Sent: August 29, 2024 11:58 AM
To: Legislative Services email
Subject: 1055 Alston Street

Good morning council,

I live at 90 Regatta Landing in the Railyards, one of the most desirable master planned communities in Victoria. The city has an opportunity to do the same thing on the west side of Tyee to blend in with the Railyards. We need some long-term vision.

A change in zoning to allow this proposed development and the resulting changes to parking requirements is unthinkable.

The building itself will appear to be almost 8 stories on the Tyee side creating a huge change in natural lighting and shadowing for the surrounding neighbors.

Please consider the affect this will have on our community.

Cheers Jim Mcconnan
106-90 Regatta Landing

From: becs Oldroyd
Sent: August 29, 2024 2:17 PM
To: Legislative Services email
Subject: Comments on changes to 1055 Alston Street application

Good day,

I'm a owner and resident of 90 Regatta Landing and would like to comment on the development permit with variances application #00234.

I am in support of development for new residential areas especially here when industrial areas can be disruptive to the residents currently living here. So to add more living I am not opposed to at all.

What I am concerned about is parking. Every condo unit and townhouse in the rail Yards has at least one spot even if it's a studio. Street parking in the area is hard to find for any guests or people who might work close by. Adding a large building as this one with only 17 stalls is a bit concerning.

I understand that in bigger buildings downtown, it would be expected that there would be no parking. Downtown there are a lot more parking stalls that are available for rent. I don't know about the other condos in the rail Yards, but we aren't allowed to rent out our spots to anyone outside the building, so if a spot is empty it stays empty. Which means that if a building like this one was built and not everyone had a parking spot. There isn't many areas that people can park their cars if they want to live in this building and don't have a spot designated.

That is currently my only concern and I hope that it can be reviewed.

Thank you,
Rebecca

From: Sean Tiernay
Sent: August 30, 2024 8:26 AM
To: Legislative Services email
Cc: Jeremy Caradonna (Councillor); Marianne Alto (Mayor); 'Harbour Homes II Strata Council'
Subject: Bylaw Amendment No. 24-061 (1055 Alston St.)
Attachments: PN_1055 Alston St_Notice.pdf

Good afternoon.

I'm writing in response to the attached notice and proposed Bylaw Amendment No. 24-061, as a concerned resident of Vic West, specifically a resident of the Railyards development. This email serves as a follow-up to the discussion with Councillor Caradonna on Aug/29/2024.

I would like to preface my comments by confirming I am not apposed to the mixed-use, multi-unit residential building, and in fact support the redevelopment of the quasi-industrial/commercial properties located on the East side of Alston St. My concerns and objections relate specifically to the proposed/requested parking variances, as follows:

- Reduce the residential vehicle parking from 55 stalls to 17 stalls;
- Reduce the visitor vehicle parking from 6 stalls to 2 stalls;
- Reduce the industrial vehicle parking from 8 stalls to 2 stalls, and;
- Reduce the visitor van accessible stall from 1 stall to zero stalls.

It should be noted that Alston St. contains virtually no public on-street parking (given its short length and driveway access points) and one space for a MODO car. Alston St. leads directly into the Railyards community, linking to Regatta Rd. and Tyee. Regatta contains no on-street parking due to its size. All on-street parking is located on Tyee and Central Spur Road.

The current parking situation in the Railyards community is already stretched to capacity. Some Strata Corporations, who have onsite visitor parking are frequently dealing with illegal parking by visitors to other Strata's, as a result of a lack of street parking. The neighbourhood can not support further development without adequate parking be provided by the respective development. While Victoria is a bike/walking friendly city, arguably the best in Canada, most families still have a least one car, if not two. This is reinforced by the current parking situation in the Railyards. Illegal RVs parking on Central Spur and Tyee, taking up multiple spaces, further compounds this problem.

In the subject proposed amendment, not only is the developer looking to reduce the number of spaces, but the proposed reduction in spaces is at an unrealistic quantum. The developer is not around post development to deal with parking issues, the developer will make his profit and be gone, and does not care about what transpires in the neighbourhood post-development.

The community is extremely concerned with the proposed parking amendments and **STRONGLY** recommends council reject this request in favour of adequate parking for a multi-unit residential building. It is concerning that Council appears to have recently hit the "panic button" in light of the housing crisis, and has disregarded common sense, prudent city planning and regard for the neighbourhoods and residents in recent amendment approvals. Please do not allow this to happen with the subject application.

Sincerely,
-Sean-

Séan Tiernay