

Alice Pitman
1505 Haultain Street
Victoria B.C.
V8R 2K1

Council Chambers
Victoria City Hall
1 Centennial Square
Victoria B.C.
V8W 1P6

September 15, 2017

To Whom it May Concern:

RE: Development Variance Permit Application No. 00191

Haultain Street is a quiet residential area, especially in the evening. 1505 Haultain Street is right next to 1501. There is already limited street parking in the area and a restaurant without sufficient parking to accommodate its patrons would increase the foot traffic and noise levels surrounding our property, directly affecting us.

The conversation of patrons traveling to and from the restaurant, in the parking lot, the closing and opening of car doors, will all be heard right outside my bedroom window. My property is a corner lot and unlike the residences on the other side of the street, all of my bedrooms are within 18ft of a sidewalk. We are often awoken in the middle of the night, even in the winter, from people who are having a conversation and walking past our property. Our property is very well constructed, therefore no additional improvements can be made to reduce outside noise levels. I have lived at 1505 Haultain Street for over 32 years, and I will be 70 in January 2018. I hope to not have to cope with this kind of change at this point in my life.

We enjoy the activity outside during the daytime hours. We don't mind revelers making noise several times a year for special occasions. However, the increased noise every evening will be very disruptive, especially in the evenings when we are trying to enjoy some peace and quiet and sleep.

I ask that you please consider this. Would you approve of such a change to your neighborhood if it impacted your well being, your sleep and your daily routine all year? We do not have any coping mechanisms to alleviate the stress this change can bring on. Moving is not an option that we are willing to entertain, nor should we have to. We therefore oppose the proposed changes to 1501 Haultain Street.

Thank you for taking into consideration my thoughts on not approving the proposed change to 1501 Haultain Street. RE: Reduced parking

Sincerely,



Alice Pitman
1505 Haultain Street Resident

Adam Güt
1514 Haultain Street
Victoria, B.C.
V8R 2K2

September 18, 2017

City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Development Variance Permit Application No. 00191

This is in regards to the variance permit at 1501 Haultain Street and the request for an exemption to Zoning Regulation Bylaw, Schedule C – Off-Street Parking, reduction of the required parking spaces from twelve (12) to five (5). The documents submitted to the City of Victoria, 2017-07-13 – Plans – Revisions – Bubbled, show a maximum capacity of eighteen (18) seats, bar service for an additional seven (7), plus staff. Staffing for this size is estimated between two (2) and four (4) employees. This totals twenty-nine (29) at full occupancy.

The 1400 and 1500 block of Haultain already suffers from parking congestion from the business and residential users located at the intersection of Haultain and Belmont, commonly referred to as Haultain Corners. Most of the commercial space is on ground level and residential rental units are above. Parking for these residential units is street parking. The Haultain corridor is a prized alternative route for non-vehicle traffic. This corridor struggles with road width issues from street parking, cycling traffic, vehicle traffic, and a bus route.

North Side of Haultain: 1500-1522 Haultain, Six (6) Parking Spots

The parking on the north side of the 1500 block of Haultain contains enough space for three (3) vehicles in unrestricted spaces and three (3) more vehicles in one (1) hour MON – SAT spots for a total of six (6) parking spots. The three (3) unrestricted spaces are filled by the residents at 1522, 1520, and 1518 Haultain. The one (1) hour MON – SAT spots are regularly at capacity from the patrons of 1500 and 1510 Haultain. These spots are also filled after hours by the residents above the business at 1500 and 1510. This has caused issues in the past with double parking and driveways being blocked when convenient spots are unavailable. Currently there is not enough space on the north side of the street to allow for all the parking traffic utilizing residencies and businesses. Residential parking overflows on to the south side of the street in front of 1505 Haultain.

South Side of Haultain: 1501-1503 Haultain, Five (5) Parking Spots

The parking on the south side of the 1500 block of Haultain contains enough spaces for five (5) vehicles. These spots are currently unrestricted is regularly filled as well by the existing patrons of 1501 and 1503 Haultain including overflow from the residents and patrons on the north side of the street. This usually leaves two (2) open parking spots on the south side of the 1500 block of Haultain.

Predicted Parking Requirements

Using conservative metrics on a full restaurant, the parking requirements would require nine (9) parking spots in the surrounding area. See Parking Table 1: Conservative Use.

If all patrons and employees were to seek parking to fill the restaurant to capacity, this would require twenty (20) to twenty-five (25) parking spots within the local area. See Parking Table 2: Extreme Use.

Currently the residential zone does not have enough parking spots for an influx of this magnitude in either conservative or extreme parking requirements.

The lack of parking options in the area cannot accommodate an additional five (5) to thirty (30) vehicles. Currently there are eleven (11) spots in the 1500 block of Haultain with six (6) on the north side and five (5) on the south side.

The past week I have observed parking availability in the 1500 block of Haultain at approximately 7 p.m. On average, 1501 Haultain had two (2) vehicles in their parking lot, 1503 Haultain had two (2) vehicles in their parking lot, the six (6) spaces on the north side were at capacity, and the south side had three (3) of six (6) available. This leaves two (2) spots available in the combined 1501 and 1503 parking lots and three (3) spots on the south side of Haultain. This would place an undue parking burden on the residents of the area for a potential influx of five (5) to twenty (20) vehicles would be attempting to fill five (5) parking spots in the block.

Alternative Arrangements

Arguments have been made that there are enough spots using the existing locations at Koffi in the 1400 block of Haultain and the adjacent 1503 Haultain but this is lacking in availability. 1503 Haultain, at best, can offer up three (3) spots if the current business maintains its current operating schedule and allows the restaurant full access to its parking lot. The 1400 block of Haultain could potentially offer up another three (3) to five (5) at Koffi and a couple of street parking options but this is a separate block from the proposed restaurant and should not be counted as a full parking option. If anything changes with any of the business at Haultain corners with expanded operating hours, the parking options could vanish entirely for the residents and commercial businesses in the area.

Alternative transport via city buses is not readily available to supply restaurant patrons and alleviate parking issues. The 22 - Hillside Mall/Victoria General bus does not provide frequent service and terminates early in the evening. The closest bus high availability bus routes are in the Shelbourne corridor. Cycling options are present at this location but due to the nature of the establishment should not be recommended or deemed appropriate for a “wine bar.”

Reference Tables

Parking Table 1: Conservative Use

User Group	Users	Vehicles
Staff	Chef	1
	Server	1
	Bartender	1
	Owner	1
Patrons	1-4	1
	5-8	1
	9-12	1
	13-16	1
	17-20	1
Total Vehicles		9

Parking Table 2: Extreme Use

User Group	Users	Vehicles
Staff	Chef	1
	Server	1
	Bartender	1
	Owner	1
Patrons	1-20	20
Total Vehicles		24