

**Shaw Webmail****Re: Fwd: 1250 Dallas Road with Final Edits**

**From :** ROMANOFF ANTIQUES [REDACTED]  
**Subject :** Re: Fwd: 1250 Dallas Road with Final Edits  
**To :** Brandi Roth [REDACTED]  
**Cc :** ROMANOFF ANTIQUES [REDACTED]

Wed, Aug 09, 2017 02:05 PM



Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: ROMANOFF ANTIQUES [REDACTED]  
Date: 2017-08-08 8:51 PM (GMT-08:00)  
To: Brandi Roth [REDACTED]  
Subject: Fwd: 1250 Dallas Road with Final Edits

Paul Freeman & Brandi Roth

11 Howe Street

Victoria, BC

V8V 4K2

August 8, 2017

Mayor Lisa Helps and Victoria City Council

City of Victoria

1 Centennial Square,

Victoria, BC

V8W 1P6

Dear Mayor and City Council:

**Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1099) – No. 17-046 for 1250 Dallas Road**

We are long-time residents of our city, and are writing to express our concern about the recent proposal to rezone the land at 1250 Dallas Road from the current R1-B zone, with four allowable condos/suites, to a R1-41 zone to allow a fifth legal condo/suite. We understand that the decision is being considered to enable the new owners of this site to maximize their potential tenant capacity which at the time of their purchase had a fifth illegal suite.

However, we do not believe that the benefits of the fifth suite to this house conversion is necessary and or required to restore the house and maximize the site's potential. The site in question directly faces Dallas Road and corners Howe Street. Our home, at 11 Howe Street, is directly behind this site and is one of two sites that is directly affected by the 1250 Dallas Road site.

We understand that there are arguments to be made for more rental properties in Greater Victoria to ease the current rental shortage, but this site falls into a rare area of our city and the amount of rent which this site would command will be for the high-end luxury market and would have no true impact or relief to our city's current problem. We also understand that the couple, one being a long-time contractor and developer in our city, purchased this site before the current property market surge. This would make the site at this point able to be put on the market for a profit. This site will be able to command, as stated before a premium for rent of the four allowable suites and since the site is already zoned as four condominiums, each individual unit could potentially at any time be placed on the market and command a high market price. The site owners also have stated that they believed that the fifth illegal suite was legal for it existed in the house conversion at the time of purchase. This is not a sound argument, as a real-estate agent was obligated to disclose that this was an illegal non-conforming suite.

We attended the Fairfield Association's public hearing on this site last summer and voiced our concerns regarding noise pollution to our site and vehicle congestion to Howe Street. We were informed at the time that there is a desire to minimize vehicles for the city and that a push to limit vehicle allotment is favoured by the city. We can inform the Mayor and Council that on our street, Howe Street, there is a true problem with vehicle parking. On more than one occasion this year, neighbours have had heated arguments over vehicle space. When 1250 Dallas Road was fully occupied, tenant parking was a constant problem. There is no true way to discourage or remove the right of citizens to own a vehicle, thus it is a reasonable assumption that the addition of a fifth suite would add two potential cars to the probable eight vehicles that would likely exist for a four-suite site. There is no way the property can contain ten vehicles and this truly impacts our site. Noise pollution also increases with the higher amount of potential residence to a site. This truly impacts us, half of our properties left side is 1250 Dallas Road's back yard. The noise from tenants in the past was so bad that we were forced to threaten to contact the police to quiet things down. We enjoy the sounds of the neighbourhood, but with ten individuals gathering near our home the sound can become excessive.

We are all in support of the new owners restoring the house and providing four luxury suites in a house conversion. We believe a happy compromise is important to maintain a strong community and feel our support of the four suites and our encouragement to improve the current structure shows our willingness to find a middle ground. We hope our concerns are respected by the Mayor and Council and that the fifth suite is not granted. We will close with this one other fact - no other site with an existing house of this size in our area has undergone a conversion to suites/condos to five suites. Houses that have had more than four suites have had a higher square footage originally.

We thank you for considering our concerns. We hope that we as a directly affected residence are respected and that our faith in the council to respect home owners opinions is upheld. In a current environment where a significant of home owners in Fairfield feel that the Mayor and Council no longer respect the single-family home we hope this denial of a rezoning will reaffirm to the community that you wish to be balanced and not give in to all contractors demands and multi-unit proposals.

Sincerely,

Paul Freeman & Brandi Roth