

Pamela Martin

From: aaren madden [REDACTED]
Sent: Tuesday, May 02, 2017 4:50 PM
To: Public Hearings
Cc: warren walsh
Subject: re: 968 Walker St & 722 Pine ST

Hello,

Below is a letter outlining concerns regarding the proposal for 968 Walker and 722 Pine Streets, which goes to public hearing Thursday May 11. Please do not disclose our email address.

Re: Small Lot Rezoning Application of 968 Walker St and 722 Pine Streets

We are writing to express opposition to the proposed subdivision and rezoning of 968 Walker and 722 Pines Streets. There are several issues with the properties and proposal that are not addressed by the rezoning and subdivision of the aforementioned properties.

The properties are currently rented to a non-profit society for housing recovering addicts. Many of the individuals who have lived here have been very hardworking and been good neighbours. However, the Gibsons, as the owners, bear ultimate responsibility. These properties can be described as rundown and derelict. These properties have also enabled the criminal behaviour of some past tenants. The current state of repair and market value of the properties are the responsibility of the owners, and currently are being maintained at a bare minimum.

The proposal presented is deficient in several aspects. The primary issue is that the Gibsons do not intend to build on this property but rather sell the subdivided lot. Therefore, the elevation and landscaping plans supplied cannot be used by us for the evaluation of the proposal. If the proposal proceeds, the neighbors would have no assurances of the future building and design.

Walker St is a short, narrow street and is a primary access to the Pioneer Housing Co-op. Its length is less than 80m, yet it is access to over 25 properties. The on-street parking is crowded and there are no sidewalks so people walk and children play along the street. The addition of another property would further add to this congestion.

Finally, this proposal has been presented to neighbors as an improvement to the street and our properties. However, the baseline circumstances which precipitate the need for improvement are a result of the Gibsons' lack of responsibility for their properties. They propose to impinge further on the enjoyment and value of the neighborhood solely for their monetary gain. This proposal does not benefit Walker St; it will throw the street's future appearance into uncertainty and further increase roadway congestion. The improvements to the existing buildings should be completed before any discussion of subdivision of the properties is entertained.

Sincerely,

Aaren Madden & Warren Walsh
973 Walker St

Pamela Martin

From: Public Hearings
To: Diane L. Hill
Subject: RE: Proposed changes to 968 Walker and 722 Pine

From: Diane L. Hill [REDACTED]
Sent: Tuesday, May 02, 2017 9:16 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Fwd: Proposed changes to 968 Walker and 722 Pine

We are against the proposed changes to 968 Walker and 722 Pine St. which would compound the problems with these 2 halfway houses.

Diane L. Hill