

Pamela Martin

From: John Boyle [REDACTED]
Sent: Thursday, May 11, 2017 10:05 AM
To: Public Hearings
Cc: Linda Geddes Boyle
Subject: Re: zoning bylaw amendment (No:1095) No.. 17-034 (701 Belleville St.)

Re: Bylaw rezoning of 701 Belleville Street.

Dear Council,

It is my opinion that to amend this Bylaw and increase the building height from 21.5 m to 45.0 m will set a very dangerous precedent for Victoria. I would imagine that if this is passed the first proposed building that would apply for a height increase would be the Bosa building on the bus depot property.

We seem to be at a crucial crossroad where we have to decide if we wish to keep and protect what makes Victoria special or just become like every other city.

The proposed increase in height would make the new building at 701 Belleville out of scale for the site.

Respectfully submitted,

--

JOHN BOYLE
REALTOR®
Macdonald Realty Ltd.
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Victoria, BC
CANADA V8W 1B1

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Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC

May 7th, 2017

RE: application to rezone 701 Belleville and parking problems in area.

Dear Mayor and Council:

We, the residents of the building known as the Landmark located at 605 Douglas Street, respectfully request that you accept this letter as a petition to The City of Victoria to change the two hour parking on both sides of the 600 block Blanchard Street to 'residential parking' only. We also request that there be an amendment to the parking bylaw to provide for the Landmark residents ability to have 'residential parking' on Academy Close.

The Landmark was constructed after being rezoned in 1997, at which time the Council approved the development that provided only 22 parking stalls for 30 residential units. The majority of these units have 2 or 3 bedrooms, necessitating the requirement of more than one vehicle per unit. This has made parking incredibly difficult for the residents of the building.

The Q formerly known as The Queen Victoria Hotel is situated between the Landmark and the 701 Belleville and was converted to a residential rental building much more recently. The Q also has considerably less parking stalls than units resulting in more demand for parking than they can supply.

Residents of the Landmark and the Q have found some relief renting monthly parking at 701 Belleville - the applicant for the rezoning. The monthly parking at this location has been terminated as of June 1st.

The Glensheil across Douglas from the Landmark also has a problem with parking and can't provide enough for staff as the residents have priority. Currently they have a waiting list of 12.

We are concerned that parking for the proposed building at 701 Belleville will have a similar problem given they are applying for a parking ratio of only at 0.57 stalls per unit inclusive of visitor stalls. Many of these units are 2 bedroom. There is also a commercial component that will further exasperate the parking problems. There is no additional parking on Belleville, Douglas or Blanshard for several blocks in either direction other than in the 600 and 700 block of Blanshard.

We the residents of the Landmark have sought out opportunities for parking in the four surrounding blocks and found them to be either two hour parking, residential only parking, yellow lines or that parking simply doesn't exist. We have also contacted all the buildings within the same radius and found that they have either no additional spaces available for rental or have a long waiting list for any surplus they could rent.

The Landmark fronts both Douglas and Blanchard. The Douglas Street frontage constitutes a bus stop, our parking entrance, and a yellow line. The Blanchard frontage consists entirely of 2 hour parking on both sides of the street.

We have contacted the City Engineering Traffic Department and requested 'residential parking' on Blanchard however we were told that this was not possible. We also requested being able to use 'residential parking' on Academy Close as there appears to be a surplus of parking for the one building on that street. We were told that according to the bylaw, residential parking can only be situated adjacent to the applicant's property. Academy Close is directly across Blanshard from the Landmark.

There are no commercial buildings along the 600 or 700 block of Blanchard or south of Humboldt for that matter and we are confused as to why we are told 'residential parking' could not be permitted.

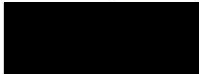
We request that Mayor and Council alleviate our problem by passing a motion to instruct staff to make both sides of the 600 block of Blanchard Street 'residential parking' only and provide the necessary amendments to the bylaw to allow the Landmark residents 'residential parking' on Academy Close.

Respectfully,

A handwritten signature in blue ink, appearing to read 'D. Foord', with a stylized, cursive script.

Doug Foord
For Residents at the Landmark.

605 Douglas Street, Suite 204
Victoria, BC, Canada V8V 2P9



PETITIONERS:

NAME: Kyle Korinetz UNIT: 202

NAME: ~~Andrew~~ Richard UNIT: 101

NAME: Peggy Elliott UNIT: 101

NAME: K Hilgers UNIT: 302

NAME: Billmyles UNIT: 801

NAME: Lurga Pinal UNIT: 604

NAME: Sharon Whalen UNIT: 703

NAME: ~~Robert~~ Jan UNIT: 703

NAME: Lise Bourgon UNIT: 203

NAME: ~~Al~~ Breen UNIT: 103

NAME: J. Mitchell UNIT: 403

NAME: Jan + Anne Groot Wassink UNIT: 503

NAME: FRED LERCH (F) UNIT: 601

NAME: Doug Foard UNIT: 204

NAME: Heidi Krohn UNIT: 204

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

NAME: _____ UNIT: _____

Gerard Sullivan
1128 84th St

101 Belleville

Concerned about the
ground capability of a
high rise in that area,
which used to be under water
(or swamp land) and just
how much Belleville ^{Belleville} Street
can handle, esp. at Douglas.
Should it be a lower rise
and wood construction, with
much less underground
parking? Thank-you



Pamela Martin

From: Patricia Gibb [REDACTED]
Sent: Wednesday, May 10, 2017 4:58 PM
To: Public Hearings
Subject: Rezoning Application No. 00513 and Development Permit Application No. 000460 for 701 Belleville Street
Importance: High

We received your mailed notice dated April 28, 2017 and would like to provide the following input to the May 11, 2017 City Council Meeting.

1. The proposed height of the building is equal to approximately 14 stories. This is extremely high for that location and will result in losing the view corridor through to the Empress and other downtown buildings from Academy Close, and Millennium Park – both popular tourist walking routes, not to mention the impact on both the view and natural light for residents of The Q rental apartments.
2. Given that this housing is intended for seniors' independent and assisted living uses, how will the residents (likely to be disabled and/or elderly) safely get to the street from the upper floors if the elevators are not working for any reason, particularly in a fire or other disaster?
3. The increased density is also very high – more than 3 times the current zoning. This is bound to increase pedestrian and vehicle traffic in an area where crossing safely from St. Ann's to the island where Blanshard meets Belleville, and across Belleville to Cridge Park is already a challenge. Vehicles heading south on Blanshard from Humboldt regularly turn left against the "No Turn" sign from Blanshard where it meets Belleville, sometimes even on the wrong side of the road! There are no marked crosswalks, despite mobility ramps on the sidewalks which indicate that this is a street crossing place. What are the plans for onsite parking other than the current rear parking lot and what are the plans to increase pedestrian safety in the area?
4. What is the reason for reducing required setbacks? The immediate neighbourhood (St. Ann's, Millennium Park, Cridge Park, the CPLBC) have created a wonderful green space through the cultivation and care of trees and other landscaping. To have little opportunity for similar landscaping due to a reduced setback does not align with creating the type of environment needed to reduce climate change. Hardscaping is not an option in this City.

We look forward to learning about an updated proposal for this development site following the May 11th City Council Meeting.

Many thanks for your consideration.

Patricia Gibb
865 Academy Close
Victoria, BC V8V 2X8
Canada
[REDACTED]
[REDACTED]

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