

Pamela Martin

From: Ted Carvery [REDACTED]
Sent: Thursday, December 08, 2016 2:33 PM
To: Public Hearings
Cc: tedcarvery@yahoo.com
Subject: Variance @ 711 Suffolk St.

Dear Mayor and Council,

For the record I consider my public comment to be this e-mail and I would like my concerns to be submitted this evening regarding a proposed variance @ 711 Suffolk Street for the purpose of installing a secondary suite. I am the property owner @ 720 Suffolk St. It should be clearly noted that I am not against the legalization of illegal suites nor the addition of legal suites to homes. I understand that the City of Victoria has seen fit to increase housing density to our area of Vic West. (Increased tax base)

I believe that the City is failing to consider congestion in regards to parking in Vic West. Given there is no requirement to provide parking for secondary suites it stands to reason another potential vehicle on Suffolk St. To note; Suffolk St is bordered by Bowsby Pl and Dalton St. There is no parking of any kind permitted on Bowsby and it has no sidewalks. Dalton St and Suffolk St have basically become a park and ride and I believe this is in part due to the proximity to the city and near by bus routes on Esquimalt St and parking issues downtown. Given no parking on Bowsby renters from this street park on Suffolk St. Suffolk St is also used by non residents from Esquimalt St such as Seagate apts. Suffolk is only half the size of a City block if that. On average there are two vehicles per household on Suffolk St. I have noted the property at 711 has 4 vehicles so the proposed suite may add to the congestion .

I had understood that there were two suites at the 711 property however I was corrected by Mr Alec Johnson who stated that those suites were "decommissioned" In October of 2016 yet the application for variance was requested in August of 2016. If I may add I found Mr.Johnson most polite and helpful as well as the City receptionist who provided the e-mail address so that I may respond to the issue. To note; Suffolk St is at the tail end of Vic West and tends to be rarely patrolled by parking officers and enforcement would appear to be complaint driven. (Record will show) RVs and Commercial Vehicles parked on Residential Streets overnight. Dalton and Suffolk St have become non resident parking lots. It should also be considered aside from the illegal suites on Suffolk that there is already a density in the form of a quadplex a new duplex and most recently a new legal Secondary suite and an Air B&B that I am uncertain if it is licensed but also adds to parking congestion . What I am requesting is that the City seriously reconsider my previous requests for Residential Parking Only, for Suffolk St. Previous attempts were futile and frustrating as 100% of owners had to sign the petition. Illegal Suite owners refused to sign and their not signing is self evident. This process is flawed and should be revised. Example suggested; those who refuse to sign should provide a logical reasonable explanation for not wanting residential parking. it is my belief that many Illegal secondary suite owners are tax avoiders in how it pertains to rental incomes let alone bylaw infractions. Billions of tax dollars are lost in BC alone from this practice The City should not be turning a blind eye so to speak because of housing issues. Stop using that excuse for not enforcing bylaws as this enables folks in my opinion to thumbing the Law.

If the City is allowing the proposed variance which appears to be par for the course as it pertains to Suffolk St. and the record can show this. Again please consider Residential only parking for Suffolk St. this is not the only solution but it will mediate the current and further parking congestion on Suffolk St. To add; we now have young families who have moved to Suffolk St yet we have no stop sign on the corner of Suffolk St. and Dalton St. as well as no speed signs. For whatever reason many people

seem to use Suffolk St as a shortcut ? but tend to speed through. Perhaps speed bumps if no signs.. Thank you.

St

Respectfully submitted by Ted Carvery of 720 Suffolk

Dated December 8, 2016 at 15:30 pm.