

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Email to Mayor and Council Re parking for Speed/Frances development

From: Beverley Wright
Sent: Monday, May 16, 2016 12:09 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re parking for Speed/Frances development

Dear Lisa Helps and Victoria City Council members,

Although I support in general the idea of an attractive multi-unit housing building between Speed and Frances Avenues, especially one with commercial offerings, I have specific concerns about what the developer wants to provide in terms of parking.

Both Speed and Frances are narrow streets, particular Speed Ave. Currently there is parking on both sides of Speed, with room for only one vehicle to move cautiously between the parked cars, so often it's necessary to wait at the dead end until the way is clear to get back out to Douglas. Therefore, I understand and agree with the desire of the Traffic Division to eliminate parking on the south side of Speed.

However, the parking that will then be available 'does not compute'. The developer of our building, at 630 Speed, was allowed to "short" parking spaces because there was a car share vehicle provided. It was later removed because it was not used, so now we have only two visitor parking stalls. All other visitors and extra vehicles associated with the existing multi-unit dwellings have to park on the street. Right now there are several small houses on the south side, and most have driveways where they park their vehicles. It looks like the 8 proposed condo units facing Speed will not have driveways, so owners will likely choose to park on Speed Ave. as well. Essentially, the available street parking will be halved and the need will be more than doubled.

In talking with Brian Sikstrom I learned that the developer wants to provide only .9 parking spaces per housing unit, rather than the 1.4 usually required. I hope council will NOT approve this request, unless there is great flexibility in the 65 commercial spaces being provided. In other words, I hope that visitors and, if necessary, owners with extra vehicles, will be permitted to park in the commercial spaces for several hours if need be.

I also hope that the developer will be required to provide a large bike storage room (something that the developer of Mayfair Walk did not provide).

Both adequate parking and bike storage for the residential units are essential for a healthy and happy feeling of neighbourhood. (Of course, this could be achieved by making the buildings lower in height, allowing in more sunshine as well as creating fewer residential units. This would be another good solution.)

Sincerely
Beverley Wright



PROPERTIES LTD.

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June 9, 2016

VIA EMAIL: publichearings@victoria.ca

Mayor and Council
City of Victoria
c/o #1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Members of Council:

RE: Letter in Support of Speed and Frances Avenue Mixed Use Development Project

I am the President of Devon Properties Ltd. ("Devon"). By way of background, Devon has been in management and sales of apartments for over thirty-five years. We manage approximately 4,500 rental units in Greater Victoria.

We at Devon are supportive of the Speed and Frances Avenue mixed use development project. Buildings like this provide much needed accommodation for the City of Victoria.

Devon currently manages Midtown Mews located at 493 Burnside Road East, Victoria, BC. The 24 unit building was renovated approximately five years ago and has been fully occupied the entire time. The demand for rentals in that area is high and adding 176 residential units would be a great addition to the community.

Devon is aware there are numerous multifamily projects being considered in Saanich and the surrounding areas such as Uptown and Mayfair Mall as well as nearby retailers will greatly benefit from a stronger residential base. This area needs to balance out the type of land uses.

A larger rental population in this area would lead to heavier usage of transit in the Douglas Street corridor. The area itself will add to the popularity of renting in this development.

Devon feels strongly this is a great project. The proposed development is in the right location for this neighborhood and we feel would be a tremendous benefit to the City.

Regards,

DEVON PROPERTIES LTD.

Dave Craig
President

DC/cm