



## North Jubilee Neighbourhood Association

North Jubilee Neighbourhood  
Association  
1766 Haultain Street  
Victoria, BC V8R 2L2

November 14, 2017

Mayor Lisa Helps and City Councillors  
1 Centennial Square  
Victoria, BC V8W 1P6

RE: DVP No. 00199 – 1750 Haultain Street

Dear Mayor Helps and Victoria City Councillors,



This letter is in response to a CALUC meeting held regarding the above-noted DVP. The applicant is requesting a zoning regulation bylaw variance – a relaxation to the minimum required parking spaces from 5 to 1. The applicant, Ms. Maureen O'Connell, was invited to present her reasons for requesting the variance to the North Jubilee Land Use Association at a meeting on November 7<sup>th</sup>, 2017.

The applicant provided supporting data to members of the CALUC. The applicant's reason for the request to relax the parking restrictions are primarily due to the negative effects of paving over a large percentage of the current play space in order to provide the required number of parking stalls. Ms. O'Connor feels that the need for parking can be offset partially by her proposal's increase to bicycle parking with the added incentive of a bike repair station. It should be noted that the daycare has been operating with its current parking configuration since the early 1980's. Ms. O'Connell also provided a letter of support from her immediate neighbour to the west.

If the variance is not granted the consequence for the community is a decrease in green space. In future, if the permit is denied or the daycare operations cease, the dwellers of the house may desire the asphalt removed with associated negative environmental consequences. The effect for the daycare is a loss of approximately 50% of current play space.

Concerns cited in opposition to the proposal were noise, increase in traffic and parking inconvenience. Close neighbours may be adversely affected by noise during outdoor activity sessions. Daycare staff parking affects neighbours nearest the daycare. The applicant hopes to make use of the length of her driveway to mitigate the parking effect. Increased traffic on Haultain due to frequent drop-offs and pick-ups is a concern and is not necessarily restricted to certain times of day.

Greenspace retention is one of North Jubilee's most desired outcomes. In this case the retention of it outweighs the negative effects of increased street parking nuisance, increased

traffic and noise. North Jubilee encourages young families to the neighbourhood. By allowing a daycare within a residential dwelling, the City is making this home more affordable for this demographic. Taking the previous into account the applicant's request is seen as a net benefit to the neighbourhood. The committee urged the applicant to seek support from the closest neighbours most directly affected by noise and parking.

The North Jubilee Land Use Committee supports the applicant's request for a reduction in the minimum number of parking spaces.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Sheena Bellingham', with a long, sweeping horizontal stroke extending to the right.

Sheena Bellingham  
North Jubilee Land Use Co-Chair