

Christine Havelka

Subject: FW: 222 Dallas Hearing

From: Mike Rodgers [REDACTED]
Sent: Thursday, November 12, 2015 1:02 AM
To: Pam Madoff (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor)
Cc: [REDACTED]
Subject: 222 Dallas Hearing

This is a copy of an email I sent earlier regarding the hearing tonight, which I hope you will be able to read beforehand if the City email is not received. This is being sent to you as I feel you may listen more!

Thanks.

Mike Rodgers

Public Hearing November 12 re 222 Dallas Rd

Unfortunately I am out of town for this hearing.

Overall I am in favour of this relocation but this is subject to my concerns being addressed below. These concerns are as follows:

- 1) Given the increased size of the house footprints, I am concerned about loss of parking - how is this being addressed
- 2) Given the comment above about the parking, I have concerns about the use of the houses for either commercial use (B&B etc) or split into multiple units, and therefore not retaining the original character of the houses (plus the effect this would have on parking).
- 3) I expect the overall height of the building to be the same or lower than the current structures, and no basements are added to increase the height, again keeping the original character - a strong argument put forward for movement of these structures to Dallas.

Given what has been accepted by the local residents, I would expect restrictions to be put in place on the housing (eg: no future conversions to multiple units) usage as a trade off for these variances to be accepted.

One quick question, why is the variance hearing being done so late in the process of this overall project, surely this should have been done when the overall plan for the Superior block was being done - is this not what the architects and planners are paid for. Being done so late in the process, it seems like a rubber stamping exercise.

Regards

Mike Rodgers
41 Dock Street

Christine Havelka

Subject: FW: Public Hearing Nov 12/16 re 222 Dallas Rd

From: Patricia McGuire [REDACTED]

Sent: Wednesday, November 11, 2015 5:03 PM

To: Patricia McGuire

Cc: Lisa Helps (Mayor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Marianne Alto (Councillor)

Subject: Public Hearing Nov 12/16 re 222 Dallas Rd

Dear Mayor and Councillors:

Because I'm unable to attend the public hearing re 222 Dallas, I write re the relocation of two heritage houses due to the Victoria Accord redevelopment.

I am concerned about the PARKING. I understand there will be only **one** onsite parking spot allocated for each of the houses, with access via the laneway off Dock.

There is only Residential parking on the East side of Dock St, where the laneway exits. People regularly ignore or don't even notice this designation and park at will.

There are only houses on the East side of the street, and while most residences have onsite parking, naturally their visitors use the Residential parking spaces. The same will be true for the residents of the heritage houses.

An apartment occupies the West side of the street, with the White Eagle Hall at the north end. The West side of Dock is usually filled with cars all day, mostly belonging to the apartment dwellers. A number of government workers park at the north end, too.

Now that the Breakwater has become much busier, demand for parking has increased on the East side, all the way to the end of the block where I live.

Often, when events occur at the White Eagle Hall, despite its onsite parking lot, the Residential parking side is impacted.

Will suites be permitted in the full basements of these heritage homes? What is there to stop the owner/s from suiting their basements and renting? The result will more pressure for Residential parking on Dock.

What is there to stop the owner/s from running a B&B? The same pressure on Residential parking will be the result.

I don't have onsite parking, and am often impacted by all of the above scenarios.

What I'm looking for is Council to limit the Residential parking pressures on Dock Street, which the relocation of the heritage houses will contribute to. So I ask that you consider and comment on this concern at the Public Hearing.

Thank you.

Pat McGuire
71 Dock Street

Christine Havelka

From: Public Hearings
Subject: FW: Public Hearing Nov 12/16 re 222 Dallas Rd

From: Terry Rodgers [REDACTED] >
Date: November 11, 2015 at 10:03:14 PM PST
To: Patricia McGuire [REDACTED] >, Mike Rodgers [REDACTED] >
Cc: <mayor@victoria.ca>, "Chris Coleman (Councillor)" <ccoleman@victoria.ca>, "Ben Isitt (Councillor)" <bisitt@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, "Pam Madoff ((Councillor))" <pmadoff@victoria.ca>, "Charlayne Thornton-Joe (Councillor)" <cth Thornton-joe@victoria.ca>, <gyoung@victoria.ca>, <malto@victoria.ca>
Subject: Re: Public Hearing Nov 12/16 re 222 Dallas Rd

Dear Mayor and Councillors,

Please accept this letter as my agreement to what Pat McGuire has outlined regarding our concerns about the placement of the two heritage houses at 222 Dallas Road. We are concerned that the lot appears to be too small to accommodate both houses plus parking. I understand that a few days ago the lot was being measured by officials to determine if the heritage house would fit and to check set-backs, etc.

As I also am unable to attend the meeting tomorrow I would like some clarification on parking issues, and if there is a possibility of other uses for the property other than as a prime residence, a B&B, etc.

As Ms. McGuire mentioned, this area is becoming much busier with visits to the Breakwater and to attend other activities at Ogden Point and the parking spaces on Dock Street are often full, especially in the summer months with the cruise traffic.

Thank you for taking these matters into consideration at the Public meeting November 12.

Best regards,
Terry Rodgers
41 Dock Street

On Nov 11, 2015, at 5:03 PM, Patricia McGuire [REDACTED] wrote:

Dear Mayor and Councillors:

Because I'm unable to attend the public hearing re 222 Dallas, I write re the relocation of two heritage houses due to the Victoria Accord redevelopment.

I am concerned about the PARKING. I understand there will be only **one** onsite parking spot allocated for each of the houses, with access via the laneway off Dock.

There is only Residential parking on the East side of Dock St, where the laneway exits. People regularly ignore or don't even notice this designation and park at will.

There are only houses on the East side of the street, and while most residences have onsite parking, naturally their visitors use the Residential parking spaces. The same will be true for the residents of the heritage houses.

An apartment occupies the West side of the street, with the White Eagle Hall at the north end. The West side of Dock is usually filled with cars all day, mostly belonging to the apartment dwellers. A number of government workers park at the north end, too.

Now that the Breakwater has become much busier, demand for parking has increased on the East side, all the way to the end of the block where I live.

Often, when events occur at the White Eagle Hall, despite its onsite parking lot, the Residential parking side is impacted.

Will suites be permitted in the full basements of these heritage homes? What is there to stop the owner/s from suiting their basements and renting? The result will more pressure for Residential parking on Dock.

What is there to stop the owner/s from running a B&B? The same pressure on Residential parking will be the result.

I don't have onsite parking, and am often impacted by all of the above scenarios.

What I'm looking for is Council to limit the Residential parking pressures on Dock Street, which the relocation of the heritage houses will contribute to. So I ask that you consider and comment on this concern at the Public Hearing.

Thank you.
Pat McGuire
71 Dock Street

City of Victoria

Nov. 11 2015

1Centennial Square

Victoria BC V8W 1P6

Dear Public Hearing.:

We are currently out of the area and unable to attend the public Hearing.

We are requesting that our letter be made public during this meeting and considered seriously during this process.

:We own the property at 15 Dock Street.

We believe that our property will be impacted the most by this proposed project.

We purchased this property in 2005 primarily for the wonderful view that has and does exist from our home towards the Sea Wall and Ogden Point

The proposed project will substantially impact our view cone (both vertical and horizontal) to the south west due to the proposed location of the house and garage adjacent to Dock Street. The proposed view cone will further impactThe existing view beyond what is permitted under current zoning. Why would this negative impact on

Our property and it's value be considered or approved. We have been advised by City officials that our Property tax is higher due to it's location and current sightline.

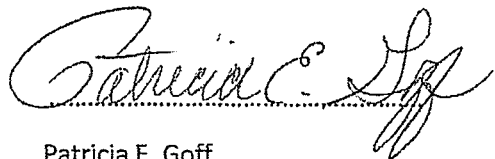
Therefore, based on the above facts, We are requesting that this project be denied as planned or modified in a reasonable manner so not to impact our property in a negative way.

Thank you.

A stylized, dark ink signature of Allan J. Goff, featuring a large, sweeping loop and a horizontal line across the middle.

Allan J. Goff

cc.Legal S.

A cursive, handwritten signature of Patricia E. Goff, with a large, flowing 'P' and 'G'.

Patricia E. Goff

Christine Havelka

From: Carol McLurg [REDACTED] >
Sent: Tuesday, November 10, 2015 11:35 PM
To: Public Hearings
Subject: Application #00206 222 Dallas Road

Dear sir or Madam

I have a concern regarding the property at 222 Dallas Rd I live across the street at the Seaview Apartments 200 Dallas Rd facing Dock Street I enjoy my view of the ocean from my living room, also my bedroom. I can see the ocean from my living room over top of the houses on Dallas Rd through the trees. When I get up in the morning and open my bedroom curtains I can see the ocean and what a nice start to my day.

If you proceed and build a house 10 meters high, we on the fourth floor of the Seaview Apartments will lose our view. I can't imagine a house filling the whole lot, close to Dallas Rd, close to Dock Street and close to the alley and two and a half stories tall. It will fill the whole corner and look out of place with the surrounding homes on Dallas Road and Dock Street. We on the third and fourth floors facing Dock Street will all lose our beautiful ocean view over the roof tops and through the trees.

Yes, we can go out on our balcony and look straight south and see the ocean but it will never be the same if this Application goes through.

Sent from my iPad

Christine Havelka

Subject: FW: Public Hearing Nov 12 on 222 & 226 Dallas Rd

Importance: High

From: Darla Abercrombie [<mailto:>]

Sent: Thursday, Nov 12, 2015 11:35 AM

To: Darla Abercrombie

Cc: Lisa Helps (Mayor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Marianne Alto (Councillor)

Subject: Public Hearing Nov 12 on 222 & 226 Dallas Rd

Importance: High

Dear Mayor and Councillors,

Apologies for the late notice, but I may not be able to make the public hearing tonight, and would like to provide brief comments below:

1. Height variance. Further to my earlier submission to the P&LUC, here is a photo to help show the negative impact on the view from our top deck. I request that the City relax the heritage requirement to have the exact same height as at their original location. The developer has been directed to keep the same historical relationship to grade, but that requirement is hurting our view and the value of our home.



Notes: We took the photo in June and the developer asked the architect to insert the houses for us. I cropped it to show our natural eye view. I understand the positioning has changed since then but the heights remain the same. Also, this photo is like a mirror where the houses loom larger in real life, and especially in winter and early spring when we will no longer be able to see over the breakwater and part of Ogden Point.

2. Parking. Dallas and Dock street parking have become crowded, so each house may need more than one parking spot each.

Thank you,

Darla Abercrombie
29 Dock Street
(2nd house behind 222 & 226 Dallas)