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From: Phil Henry [REDACTED]
Sent: July-11-26 2:32 PM
To: Council
Subject: [Spam] Development variance permit 721 Aldebury

Categories: Late Agenda Item, Inputted in to Mail Log

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Mayor and council:

I am writing to council to express my concerns regarding the variance request permit for 721 Aldebury. I have lived adjacent to this property for nearly 60 years and have had a very good relationship with previous owners and/or tenants (One Write Accounting & Prime Engineering). It seems obvious that this property has probably never had the required parking requirements as stated in the by-laws, as they do seem to be a bit onerous.

The applicants rationale report (all 36 pages) is a very professional presentation sure to convince council to approve the variance permit and as staff have already recommended it, I believe council will also.

As I said, it is a very convincing presentation, but I want to point out a few things for council to consider.

First, all the pie charts that were produced regarding travel to work now and in the future by Biologica staff and/or new staff don't really mean anything unless they adhere to their responses. Sometimes people say one thing and do another.

Secondly the Parking Study Report, does not give an accurate accounting of street parking in the area as the property in question (721 Aldebury) and adjacent commercial property (717 Aldebury) have both been vacant or barely in use for the past several months and therefore very few, if any, employee parking was required for these 2 business addresses at the time the survey was conducted. I am also curious as to why the parking consultants report did not include other neighbouring streets, specifically the 800 and 900 blocks of Old Esquimalt Rd. With the increasing densification that has occurred and likely to continue to occur on this street, on street parking for residents and their guests is becoming very scarce. The paragraph under Table 3 of the parking study is especially galling. It indicates there will be "spillover" in " violation of residential restrictions while the situation is resolved". What does SITUATION RESOLVED mean??? Will residential parking rules still be applicable and/or enforced?

As I stated earlier the by-law requirements seem to be a bit harsh but I don't think the shortfall of parking for these commercial properties should fall to residential properties in the neighborhood. Perhaps there is an opportunity with some other commercial properties on Viewfield Rd. with underused parking facilities (eg. Wholesale Club)

Thank you for your consideration. Phil Henry