

Dear Mayor and Councillors,

We live in Laurel Point Condominiums (LPC) at 225 Belleville Street and our unit directly faces the proposed new development on the Admiral's Inn property at 257 Belleville Street. We have looked at the development permit application and have the following comments:

1. The size and height of the proposed development is out of all proportion to the lot size and to neighbouring buildings. The redevelopment should not be higher than the roofline of the existing Admiral's Inn building. If redevelopment is to be approved, then a row of townhouses would be more appropriate.

2. The noise and property damage arising from construction of the proposed massive redevelopment would impose unreasonable hardship on residents in our building. The developer should not be allowed to damage either our property or the surrounding parks.

3. None of the surrounding park areas should be used for construction staging. The narrow streets, with corners reducing visibility, that surround the proposed development make them inappropriate for storing construction material and equipment. Where can the construction staging for such a large development safely take place?

4. The construction activities would be extremely disruptive to pedestrian and vehicular traffic. As we struggle to restore the tourism industry in Victoria, do we want to have yet more disruptive construction activity along this important tourism corridor and the David Foster pathway?

5. The "artist's impressions" do not clearly show that the green space to the west of the proposed development is actually the fenced-off property of LPC. We think that the setback from the LPC property line of any redevelopment should be much greater than planned. A bigger setback would reduce the risk of damage to LPC property during construction and during maintenance of the new building after it has been completed. There should be enough space between the new building and the LPC property line to allow good access for scaffolding, ladders, etc and for workmen and heavy equipment to easily move between their building and the property line. The development should not depend upon access from our property. For example, Shoal Point has located heavy equipment in the Fisherman's Wharf parking lot on a regular basis in order to carry out exterior building maintenance. How can exterior maintenance of the proposed high-rise development be carried out without access from LPC property (permission which Strata Council is unlikely to grant)?

6. There is already a problem for drivers turning left out of Cross Street, or crossing over to Quebec Street, which increased traffic from the proposed new building will make worse. It is especially problematic exiting and entering Cross Street when pedestrian and other traffic is

high during cruise season. Even without redevelopment, the City should seriously consider adding traffic lights at the five-way intersection of Cross Street, Pendray Street and Quebec Street. Should there not at least be five-way stop signs at what is already a busy five-way intersection?

Is it possible to be on a distribution list so we can get updates from the City and the developer on the progress of this application and, if approved, on the progress of the project?

Regards,

David and Liliane Cooke
315-225 Belleville Street
Victoria BC V8V4T9

Dear Mayor and Councillors:

My husband and I reside at Laurel Point Condominiums. Our unit (911) is directly across from the top of the proposed building. In fact, as drawn, the top floor may be directly across from our open balcony. The mechanical buildings will most certainly be at our balcony eye level.

We have a number of concerns about the proposed development and permit application. Here are our comments:

1. As drawn, the proportions of the building are exaggerated and do not accurately show the main entrance and exit to OUR building adequately. Our above ground parking seems to have vanished into the parking/entrance in the drawings for the proposed building at 257 Belleville. Surely this is
2. The adjacent green space belongs to our condominium. It was fenced and landscaped in 2019/20. We are in the process of developing it with sitting areas and perhaps a gazebo to accommodate our residents who sit outside, hold discussion groups and socialize. It is also a favourite place for many of our dog owners to run and play with our dogs in a safe and quiet space in the sun

In the drawings, the green space is misrepresented in a couple photos, and is certainly NOT common space between the two buildings.

The other concerning thing about the green space is that in the Shadow Representations in your plans, our green area will be ENTIRELY in the shade all day except for a few weeks in June and July. This will make it cold as well as dark there much of the time.

In short, this green space cannot be encroached upon. It is property of Laurel Point Condos.

3. The access to our building from Belleville via "Cross Street" is small as it is. To siphon residents of another building with up to 57 (!) units and up to 78 parking stalls into this small space ensures massive congestion and difficulties.
4. The overall housing situation in James Bay is not lacking luxury apartments. To use this land for so many high priced, high density suites is a disservice to people who need affordable housing.

We are supportive of development in James Bay. We welcome an improvement to the Admiral's Inn. We think a footprint similar to the existing Admiral's Inn with fewer units on fewer floors would work better with the existing space and surroundings. It is a key location and should be a showpiece on the tourist route of Belleville. Just a bit smaller, please.

Many thanks for your consideration. We are hopeful there will be public meetings on this.

Juhree Zimmerman & Robert Hall

911, 225 Belleville Street, Victoria BC, V8V 4T9

Dear Mayor and Council.....Most developers wish to maximize their profits....I am writing to you to be watchful for the public good...Admirals' Inn is on a sharp corner and if it were to be demolished its replacement should have the same footprint as the present Inn.....I believe that from an architectural viewpoint it should not be too high.....maybe 4 stories. I have heard whispers that the developers would like to use the park, Charles Redfern Park, outside 225 Belleville Street to use while the building takes shape. I think that you should resist such suggestions because the trees have only recently been planted AND such green spaces should be sacrosanct. Thank you for your attention.....Roger Sandford

I went looking for the previous letter I thought I had sent you and could not find it , so I am sending it to you again.

I am concerned that the developers of this site will be bound to maximize their profit and to this end will want to use public space to advance their plans. For example there is not much space.....the Admirals' Inn has not a large footprint so it would be obvious to request from council the use of part of the Charles Redfern Park for storing Building materials.....I would oppose this to protect the young trees planted less than two years ago and I believe that a developer should use their own land and resources for a redevelopment. I am against developers going skywards to maximize profits and when set against the Huntington Hotel across the road a set of townhouses would be a sensible replacement. I recognize that a highrise would be a developers dream but this would not benefit the neighbourhood or the tourist aspect of this site and you are the public's watchdog in this development.....I remain yours respectfully.....Roger Sandford

Dear Mayor and Councillors:

My wife and I live in the building next to the Admiral Inn at 225 Belleville St. This is the Laurel Point Condominiums Building. Although we don't face the Admiral Inn directly we have some serious concerns about this proposal.

The pictures or artists rendering are very misleading. They show a greenspace by the proposed building which one would assume is on their property. That greenspace is on our property ... all of it! We encourage you to visit the site to see this. Last year our strata erected a light metal fence and gate around this space. With that in mind the drawings show the proposed building to be every close to the lot line. A bigger setback would reduce the risk of damage to LPC property during construction and maintenance to the new building.

The Admiral Inn is on a very small property. What would be the percentage of lot coverage by the building in this proposal? Is this within guidelines?

We understand that the developer is seeking to use the small park (Charles Redfern Park) on Quebec St. for staging purposes. We object to having large construction vehicles and piles of construction materials taking over this little park and having to be transported across our driveway.

The entry to the proposed building driveway will be shared by 122 owners at Laurel Point Condominiums and this is the only access for emergency vehicles to our building. It is very difficult to exit unto the roadway as it is, and becomes more so when the cruise ships are in.

Please, we urge you to visit the site to realize the difficulties that are involved in this proposed development.

Sincerely,
Jean & Les Waye
Suite 910, 225 Belleville St.

To Mayor and Council of Victoria

I understand this development is undergoing a current renewal of their previously approved plan. It is also my understanding that the tenor of the plan has changed in order to request a second level of parkade instead of a one level one.

I have many concerns re this proposal as it relates to our condominium, Laurel Point, (LPC), that is located directly next door, as follows:

- The plan does not seem to identify what the building will be used for. Will it be a residential/owner project, a hotel, a time share, a hotel/ownership? This indicates an unfinished plan.
- What does the developer plan to do with the number of displaced Admiral Inn renters? Other development proposals have been forced to accommodate this displacement.
- The building as shown is 8 stories high plus the elevator floor. However, as the floors are scheduled for 11 ft. ceilings, it will be as high as our 11 floor building. Would it be possible to drop the ceiling heights to 10 feet, thus dropping the building by almost one story?
- How do they plan to build on our side yard lot line? How will this be staged? Why are they being allowed almost a zero lot line allowance. This will impact any plans our building may have to build next to it. Can we get zero clearance as well?
- Upon looking at the zero lot line plan, it appears it is a stairway/access point with an interior walkway? Can this be moved? LPC has a wrought iron fence and hedge on our boundary that will not be moved.
- The complex entryway will be shared with our 122 owners via Cross St.. This entry onto Belleville is precarious as it is now. This will be especially true if bike lanes are installed in front and more parking is eliminated.
- Their entry driveway plans – do they allow room for large vehicles such as moving trucks. How would they turn around?
- Cross St. is our building's only emergency access for fire trucks and ambulances. It cannot be obstructed. There is no parking allowed on Cross St.
- Where will their crane be located along with all of the service vehicles required?
- Will one lane of Belleville be blocked during the construction?
- The parkade will require the blasting of our common rock base. What assurances will LPC have to mitigate any damages that may occur? Our brick facing is just that – bricks held together by mortar with no rebar support. Can funds be put into trust for any required repairs? Why do they require so many parking spaces?
- There appears to be extensive shadowing from the height to one lower corner of LPC during most of the year.

In summary, I believe a public debate is required for this project. The project is too large for the small site and should be scaled back somewhat. The step appearance of the plan is pleasing

but please consider some options to scale it back to accommodate some of these considerations.

It would have been appreciated had the Developer notified LPC of the reinstatement of this project as it so severely impacts our neighbourhood for at least two years during the construction phase.

Please consider coming to the site to understand our concerns. Someone would be very happy to meet with you.

Yours truly,

Judy Gaudreau
Laurel Point Owner
503 – 225 Belleville St.
Victoria

Does a community plan mean anything anymore? I take it that one should consider it as a wish-list of neighbours only.

It seems like this developer considers the community plan as a starting point to negotiate from. It is a presumed base level, like the minimum standards of the building code. You may increase from there, but we do not expect you to build any less.

Let's see:

53% overage in F.S.R.

90% overage in site coverage

3 extra stories

3/15 replacement of trees

12.13m reduction of setbacks on two sides

Okay...

What, pray tell, do we as Victorians get for the overly ambitious and generous "gimmies" expected by the developer? What is the value of these overages monetarily. Does it matter?

It is also somewhat confusing to determine what is considered the North or West or... setback, when the streets are shown on an approximately 45° angle. Setbacks should mention the street.

R.J. Feldstein

1-44 Lewis Street

Victoria V8V2E8

Dear Mayor and Councillors:

We live in Laurel Point Condominiums. Our NE-facing unit does not face the huge development being proposed for the Admirals's Inn property. I met with Alan Lowe ten years ago to discuss concerns about this project. These concerns still remain and are magnified with the current reincarnation.

We are greatly concerned that the size and height of this proposal does not reflect either the size of the property or the neighborhood. The footprint of this building leaves no room for a setback from the street or our property. How will access be achieved to both construct and maintain this structure without encroaching on our property and entrance street? The size of the property is more suited to townhouses or a smaller residential building which would provide an eye-pleasing transition from downtown. This site could also be an opportunity to provide some affordable housing in James Bay.

The current proposal will overwhelm Cross St. Currently it is a difficult access to Pendray St (Belleville St) with the curve of the road and many pedestrians, bikes, cars, etc. Adding the number of vehicles suggested is a recipe for disaster. Where will all the tradespeople and commercial vehicles park? There is no room for large trucks or heavy machinery. Emergency vehicles must be able to access Laurel Point at all times.

The blasting for two-level underground parking is a major concern. How will any ensuing damage to Laurel Point Condos be corrected?

The park in front of Laurel Point is not an appropriate site for staging materials and heavy equipment. This is a popular spot for tourists and Victorians alike to relax.

The green space behind the Admirals' Inn belongs to Laurel Point and is used by residents to socialize, exercise pets and play lawn games.

A public meeting concerning this development is most important for the community to be allowed input.

Regards,

Ann M Rempel, BA, EdM and Charles O'Neill
307-225 Belleville St
Victoria, BC

From: Torben Locke [REDACTED]
Sent: March 15, 2021 1:35 PM
To: Chelsea Medd <cmedd@victoria.ca>
Subject: Fwd: Redevelopment of 257 Belleville Street

Sent from my iPad

Begin forwarded message:

From: Torben Locke [REDACTED]
Date: March 12, 2021 at 10:37:21 AM PST
To: mayorandcouncil@victoria.ca
Subject: Redevelopment of 257 Belleville Street

To: Mayor and council of Victoria:

We are residents of Laurel Point Condos, 225 Belleville Street, and are deeply concerned about the plans for the development of 257 Belleville Street. Our concerns the following:

1. The proposed building is too large for such a small lot. It appears there is no set back from our lot lines. With plans for only 35 suites, could it not be scaled down? All other buildings in the area have reasonable spacing between them.
2. What happens to the people who are currently living in Admirals Inn? Has any consideration been made for where they go, or do we just have more people with no place to live?
3. The blasting required to excavate a 2 level underground parking could severely affect our building- does the developer have funds set aside to repair any damage done?
4. Our biggest concern is the traffic coming on to Cross Street- our exit from our underground parking, and the street used for emergency vehicles to access our building. Trying to exit Cross Street on to Belleville Street is bad enough now, and with construction vehicles parked there, it may be impossible to exit at all!

Please consider these plans carefully before passing them. It would be helpful is someone from Council would visit the site prior to your meeting.

Yours truly,
Torben and Christine Locke
#806, 225 Belleville Street,
Victoria, B.C.

1from my iPad

Dear Mayor and Council;

We reside at 245 Belleville Street, part of the 225-247 Belleville Laurel Point Condominium complex and have since 2010. The strata property is immediately adjacent to 257 Belleville (presently the Admiral Inn).

We are aware that there is a development proposal before Council that will lead to several years of disruptive construction and resulting in a large, 8 story, 35 unit luxury condominium structure and the displacement of a significant number of low and moderate income tenants presently resident in the Admiral Inn.

We also believe based on the available plans that the building would be built with almost no offset to our adjacent strata property, no green space, and proposes a 2 level below ground parkade with more than 70 stalls, which will require substantial blasting and will significantly increase traffic at the already busy and dangerous corner of Cross Street/Belleville/Pendray/Quebec. We also are concerned that the project will compromise the use by James Bay residents and visitors of the two immediate popular small public parks.

While welcoming a redevelopment of the property, we believe it is all out of scale and purpose for the neighbourhood and would be hugely disruptive during its multi-year construction.

We hope Council will send the proposal back to the developer for a fundamental reconsideration. We also hope the development will be subject to full public consultation and hearing before it proceeds.

Regards,
Chris and Tatiana Lovelace
245 Belleville Street

I am writing to let you know I absolutely am in opposition to the proposed residential 8 story building that is being considered at 257 Belleville st. I just moved to Victoria about 6 months ago and am loving James Bay. It has a wonderful friendly "cozy" feel to it and this is what has won me over to living here, after residing in Winnipeg for 60 years. If you keep changing this, by adding massive new ugly buildings, before we know it, this charm will be a thing of the past. I just want to register my very loud NO!! to this proposal!

Sincerely,
Sheri Ward

From: Ernie Gross [REDACTED]
Sent: March 13, 2021 1:52 PM
To: Chelsea Medd <cmedd@victoria.ca>
Subject: Redevelopment of Admiral's Inn property at 257 Belleville Street

Dear Chelsea Medd

We live in Laurel Point Condominiums (LPC) at 225 Belleville Street and are writing you regarding the new development on the Admiral's Inn property at 257 Belleville Street. We have looked at the development permit application and building plans, have the following comments.

A- The size and height of the proposed development is out of all properties to the lot size and to neighbouring buildings. The new building should not be higher than the roofline of the existing Admiral's Inn building. **A row of townhouses would be more appropriate** for this property. Also note, the **shadow cast by this development will totally shade the East lawn of our Laurel Point Condo complex.**

B- The **noise and property damage arising from construction** of the proposed massive redevelopment would impose **unreasonable hardship** on residents in our building. The developer should not be allowed to **damage either our property or the surrounding parks.**

C- None of the surrounding park areas should be used for construction staging. The narrow streets with corners reducing visibility, that surround the proposed development make them inappropriate for storing construction material and equipment. If a townhouse complex was built there, the contractor would have enough space on the existing property for their equipment.

D- The construction activities would be extremely disruptive to pedestrian and vehicular traffic. As we **struggle to restore the tourism industry in Victoria**, we do NOT want to have yet more disruptive construction activity along this important tourism corridor and the David Foster pathway!

E- The artist's impressions do not clearly show that the **green space to the west of the proposed development** is **actually the fenced-off property of Laurel Point Condos.** The development should not depend upon access from our property. For example Shoal Point has located heavy equipment in the Fisherman's Wharf parking lot on a regular basis in order to carry out exterior building maintenance. The exterior maintenance of the proposed high rise development could not be carried out without access from LPC property, **permission which the Laurel Point Strata Council is unlikely to grant.**

F- As for the traffic problems from this new building would be a problem for drivers turning left out of Cross Street, or crossing over to Quebec Street, which increased traffic from the proposed new building will make worse. It is especially problematic exiting and entering Cross Street when pedestrian and other traffic is high during cruise season. Even without redevelopment, the City should seriously consider adding traffic lights at the five-way intersection of Cross Street, 2 Pendray Streets and Quebec Street. At the very least there should be five-way stop signs at what is already a busy five-way intersection.

Is it possible to be on a distribution list so we can get updates from the City and the developer on the progress of this application and, if approved, on the progress of the project?

Regards,

Ernie Gross and Carole Franzen
310 - 225 Belleville Street
Victoria, BC V8V 4T9

Attn: Mayor and Council

From: Lynn and Mike McKay, 1101-225 Belleville St. Victoria

Proposed Development at Admiral's Inn site.

We are concerned about this condo development for the following reasons:

- We are new residents at Laurel Point Condominiums and learned of the development proposal by accident. There is no Re-Development Plan posted at the site and Council has not organized a public consultation process.
- The plans show a large, 8 storey building which will actually be higher given the 11 foot ceilings on each floor.
- Belleville Street, Pendray Street and Cross Street all converge at the corner of our building. Traffic congestion and sightlines are already a challenge. Adding construction work with all its attendant chaos will seriously impact the area.
- Blasting from the creation of underground parking levels is problematic. Our brick building could be at risk.
- Traffic access to the proposed building will cause further congestion in an already confined area.

We request, at the very least, that Council schedule public consultations with the entire James Bay neighbourhood before proceeding with any further development plans.

Regards,

Lynn and Mike McKay

OBJECTIONS to Admirals Inn Development, Pendray Street.

The proposed development of the subject site is being done without consideration of the impact on the surrounding area as follows:

1. Degradation of the historic significance of the existing structure relative to the historic buildings on the corner of Pendray St and Belleville St.
2. Increasing the original footprint of Admirals Inn reduces the fire separation between the proposed building and Laurel Point Condominiums (LPC).
3. The construction reduces the light to the apartments on the south end of LPC. With the new structure being so high and construction right up to the lot line, the south facing units of LPC will not receive any sunlight from late October to mid March. This holds true for the LPC court yard, gardens and row housing
4. The proposed construction will reduce the value of the south and east facing LPC apartments by 1 (one) to 2 (two) hundred thousand dollars and make it very difficult to sell a unit.
5. The loss of a view to the present owners, by this proposal being so close to their windows, is unacceptable. Many of the units have the 1970s single pane windows and the noise level from the close proximity of the new development will be unacceptable
6. Elimination of the low rental units in Admirals Inn means the eviction of up to 100 people with no place to go except the streets.
7. Cross Street is not designed to accommodate another 100 vehicles nor the elderly, either walking or using electric scooters. At present, the number of elderly people including those using electric scooters exiting LPC are finding it difficult to cross Pendray St. even with the marked cross walks. This will result in a traffic nightmare when added to the 100+ vehicles presently leaving LPC and will lead to numerous accidents.
8. Garbage Disposal. It is common practice for the Garbage/ Recycling contractor to move the garbage containers with a small vehicle from the basement and park them on the street for up to six hours. The smaller containers are rolled out by hand. The contractor then uses a large side or front- loading truck to empty the containers

Cross Street is a narrow two-lane street with no allowance for parking or garbage container storage.

Laurel Point Condominiums, with a dedicated service entrance, uses, 2 X 5' X 7' roll-out garbage containers, 2 X 5' X 7' roll-out cardboard containers, 6 x 2' x 2' roll-out recycled paper containers, 6 x 2' x 2' roll-out refundable containers, 6 x 2'

x 2' roll-out recycled tin/glass containers and 6 x 2' x 2' roll-out compostable containers,

Laurel Point Condominiums is an exception in that it has a dedicated service road, off of Montreal Street, for garbage pick-up and contractor service vehicles.

With no parking in front of Admirals Inn and no space available on Cross Street, "WHERE DOES THE CONTRACTOR PARK THE CONTAINERS"?

9. No provision is made in the development proposal for short term parking. Pendray Street is not wide enough for short term parking.

The use of indoor visitor parking is fine for those staying for the evening or overnight but not for visitors of short duration, ie. 30 minutes or an hour. The owner is not going to tolerate the need to open the parkade door and direct a visitor to a parking spot for a few minutes or hours of parking. In Laurel Point Condominiums we have a steady stream of visitors including the various Couriers, Food and Mail delivery, vehicles waiting to pick up residents and In-home care specialists.

10. Harbour Towers on Quebec Street, with a dedicated parking lot adjacent to their building, is a good example of the continuing parking problem. Quebec Street with street parking in front of the building is jammed with on street parking, both day and night, causing frustration, delays and double parking as suppliers and contractors try to access the building.

11. No Contractor or delivery service entrance is being provided in this new proposal.

12. Rumour has it that the developer is planning to use Laurel Point Park, situated between Quebec Street and the Laurel Point Condominiums as a staging area for equipment and building supplies during construction. If true, then many of the old growth trees in the park would be destroyed by ground compaction and destruction of the tree roots. This rumour should be quashed prior to any other consideration.

13. Amenities, (cash), are pointed out by the developer as benefits already given to the city as a method of influencing the City Council and Planning Department to authorize this project. Council should remember the millions of dollars paid to the city in the form of taxes by the owners of Laurel Point Condominiums. With the tax is the owner's expectation that City Council will protect the life style of those living in this facility.

14. The rock blasting of a second level parking area will result in substantial damage to the 44-year-old Laurel Point Condominiums. Prior to

commencement the developer must post a bond for damage repairs and carry out a complete photographic survey of all interior and exterior walls in Laurel Point Condominiums. The survey would then be used to justify any claims for damage or used as proof in any lawsuits. A copy of the photographic survey must be provided to the Laurel Point Condominium Council prior to the commencement of any work.

15. The majority of people living in Laurel Point Condominiums are elderly and work within their building is limited to an 8AM to 5PM work day from Monday to Friday. This should be the mandated work hours for the development of Admirals Inn.

It is recommended that the City Council and their Planning Department review this Development Proposal and consider restricting the new construction to a five-story building not to exceed the existing building's foot print.

1. An entrance to the underground parking area off of Pendray St. would reduce the traffic congestion at the corner of Cross/Pendray streets.
2. Use the present parking area off of Cross Street for short term visitor parking, dedicated Service/Contractor parking and a parking area for furniture moving trucks and larger supply-vehicles.
3. The use of the present parking area for the items in paragraph 2 would resolve the problem of fire separation, traffic congestion, noise abatement, and retain the light and view for the residents of Laurel Point Condominiums.

It would appear that the Victoria City Planning Department is more interested in the potential profit margins of the owner/developer than the aesthetic and practicality of this development.

.....
Fred A Neveaux, CD, QJM, Major, Ret'd,
Canadian Military Engineers

To Madame Mayor and all Councillors:

I live at Laurel Point condominiums and face directly onto the Admiralty Inn and have heard about the proposed demolition of the current structure and a proposed high-rise development the plans for which we have studied and the proposal as it stands causes us some major concerns.

Since rental accommodation is very scarce in this City has the developer outlined a plan to rehouse the current residents?

The plans show the exit from the proposed building would be on Cross Street which is essentially a driveway to both buildings and is already a dangerous way out of here with traffic moving in several directions, to say nothing of pedestrians especially in the tourist season. Emergency vehicles need 24-Hour access to both buildings.

When our tourist season resumes thousands of our visitors will arrive by both ferries just a short distance from the Admiralty Inn which right now fits in well with the surrounding buildings and ambiance where a high-rise building would be an eyesore especially when the plans show something which is way beyond the footprint that the current space provides for. The plans could give prospective buyers the impression that the green space which separates The Laurel Point condos from the Admiralty would be available for their use when in fact it belongs to Laurel Point condos and will not compensate for the lack of offset between both buildings.

The necessary blasting to create extensive underground parking could easily endanger the integrity of our building. As it is the noise, movement of heavy vehicles and a crane would all create an atmosphere of ongoing disruption for a minimum of a couple of years.

We like looking at the Admiralty and would have no concerns about its replacement or renovation if its current footprint was maintained.

We are very unhappy that the developer could contemplate using either the Charles Redfern Park or the Peter Pollen Park areas as staging locations for lack of available space elsewhere. We are hoping to hear of an upcoming Public meeting to enable all parties concerned to be heard on this important proposal. Sincerely, Pauline Kenneally

Dear Mayor and Councillors, City Staff and Neighbours,

My husband and I reside at Laurel Point Residences. Proposed plans for the re-development of the site currently known as The Admiral's Inn are once again in circulation.

We have a number of concerns about the proposed development and permit application:

1. Zoning requests by the developer seem exceptional and excessive. The site coverage, set backs and parking in particular seem to crowd the space unreasonably.

2. The green space appears misrepresented. There is no common space between the two buildings. The green space as illustrated is owned and maintained by Laurel Point Residences.

Also, from the Shadow Representations shown in the plans, this green space will be ENTIRELY shaded all day except for a few weeks in June and July. This will make it cold as well as dark much of the time.

3. Driveway access from Cross Street will add to traffic congestion. The access to our building from Belleville Street is currently via Cross Street. This access is narrow and adding additional vehicles from a proposed 78 parking stalls will only add to congestion and impact vehicular, pedestrian and cycling safety.

4. Blasting to create the proposed underground parking garage risks damage to Laurel Point Residences. The structural integrity of our building is paramount and must be ensured.

5. Peter Polen Park appears to be requested by the developer as an equipment staging area. Such a use of public park space is highly inappropriate by a commercial firm.

We are supportive of development in James Bay. We welcome an improvement to the Admiral's Inn. We think a footprint similar to the existing Admiral's Inn with fewer units on fewer floors would work better with the existing space and surroundings. It is a key location and should be a showpiece on the tourist route of Belleville Street while enhancing the livability of the neighbourhood.

We are anticipating public meetings / consultation as the planning for this re-development moves forward. Many thanks for your consideration.

Teri & Wayne Bembridge
#201 - 225 Belleville Street

To Mayor and Council of Victoria

Re: Development of Admiral Inn Property - 257 Belleville St,

We understand this development is undergoing a current renewal of their previously approved plan. We also understand that the plan has changed in a number of ways including a request to add second level of parkade.

We have many concerns with respect to this proposal.

What will become of displaced Admiral Inn renters?

The plan has the building abutting Laurel Point Condominium's (LPC) lot line adjacent to the east lawn. LPC has a wrought iron fence and hedge on that boundary. Presently there is a set back with the Admiral Inn.

How and where will this development be staged? Where will the crane be located along with all of the service vehicles required? How will Belleville be affected during the construction? (It is a major road circling James Bay with a fair amount of traffic.)

The proposed complex's driveway will be shared with LPC's 122 owners via Cross St. and does not appear to allow for large vehicles such as moving trucks. (LPC circle is restricted to allow only cars and small trucks. Moving in and out and large trucks are restricted to LPC's trades entrance on Montreal St.)

This entry onto Belleville is a dangerous intersection where Cross, Quebec, and Pendray Streets converge at a corner with numerous blind spots. This will prove more difficult if bike lanes are installed in front and more parking is eliminated.

Cross St. is LPC's only emergency access for fire trucks and ambulances which must not be obstructed. There is no parking allowed on Cross St.

The parkade will require the blasting of our common rock base. What assurances will LPC have to mitigate any damages that may occur? Our brick facing is just that – bricks held together by mortar with no rebar support. What assurances will be made in case there is damage too LPC?

It appears that the building will be higher than would be necessary for the number of stories which increases the shadowing from the height to one lower corner of LPC during most of the year. Is there an opportunity to lower the height of the building at its tallest point?

We are not opposed to development in James Bay and find the stepped design of the plan to be pleasing. We are concerned that the scope of this project is too large for the small site.

Yours sincerely

Anna & Paul Abra

105 - 225 Belleville Street
Victoria, BC
V8V 4T9

To: Lisa Helps, Mayor, Victoria BC

Dear Madam Mayor,

I am writing to express concerns that my wife and I have regarding the proposed redevelopment project at Admiral Inn. We have lived in Laurel Point Condominium for almost fourteen years and while our unit does not face the proposed development, we are strongly opposed to it in its current form. There are a number of reasons for this:

1. The size and height of the proposed building is out of proportion for the site and for the neighborhood. The lot for the proposed development is too small (if members of council visit the site, they will see what this implies given the grandiose plans in the proposal). Laurel Point and other neighboring condominiums do not interfere with each other, block views, eliminate green space, present radically different looks, or cast shade on other properties. The proposed building does all of this. It would, as the saying goes, stand out like a sore thumb.
2. This proposed building occupies the entirety of the lot. There is no green space as is the case with every other condominium in this area. This does not fit with the neighborhood ambiance. In addition, this leads to a question: how would this building be maintained without seriously encroaching onto Laurel Point property?
3. The shading diagrams show directly that the green space adjacent to the proposed building, *which is part of the Laurel Point property*, will be cut off from sunlight for most of the year. Since this space is used by our residents for a variety of outdoor purposes, this is a serious concern. Whatever building is to replace Admiral Inn ought not be higher four to five stories.
4. The proposed plans include underground parking for 78, with an intended 35 units in the building. Turning left onto Pendray from Cross Street or driving across to Quebec Street is already problematic since Admiral Inn blocks the view of cars coming from the left along Pendray and the proposed building would do this even more. There are already some 200 cars in the Laurel Point parkade and about 100 bicycles. The additional traffic from this new development would create greater danger for cars, pedestrians, and bicycle riders than what already exists. This would be especially dangerous during cruise season when there is substantial pedestrian traffic along this route from Ogden Point to the downtown area.
5. During construction it seems likely that Cross Street would be blocked. How else could the construction proceed? With the footprint of the proposed building there is no space for equipment staging. This would create major problems for Laurel Point residents and visitors since Cross Street is the main entrance to our building, not only for residents and visitors but for taxis, caregivers, mail delivery, ambulances, and police.
6. Where would service vehicles park? Where would garbage collection occur? Unless council is willing to see Pendray blocked or seriously restricted, this could only be on Cross Street. A moving van parked on Cross Street would block the entire street. Personally, if I ever saw this, I would make an immediate complaint to the police.

7. The request to use surrounding park areas for construction staging is abhorrent. In particular this would destroy the small park in front of the Laurel Point property, where old trees would be seriously damaged and new trees planted this year would die.

The current proposal has serious problems. It is essentially the same as that put forward ten years ago and strongly opposed by the James Bay Neighborhood Association, Laurel Point residents, and other residents in the neighborhood. We do not oppose redevelopment of the Admiral Inn property but believe that it needs to be respectful of the neighborhood and preserve neighborhood ambiance. What *would* be appropriate for the site is either a series of townhouses, or a smaller condominium of the same size as Admirals Inn with units priced in the 450,000 to 750,000 range, having sufficient greenspace, and designed to fit with the general "red brick" image of neighboring condominiums along Quebec and Montreal Streets. That sort of building would be fitting for the neighborhood and be a marker for the distinction between our neighborhood and the neighborhood of hotels along Belleville and Quebec streets.

Sincerely yours,

Kinga Biro Voorhees

Burton Voorhees
Professor Emeritus, Athabasca University

Dear Mayor and Council Members:

We live next to the Admiral Inn at 225 Belleville St. Our building is called the Laurel Point Condominiums

We have submitted an earlier letter on this proposal but now realize that we were unaware of some aspects.

(1) The zoning variances being requested are not small ones. The building setbacks, for example, are much smaller than permitted. On the border with our property it is zero!

(2) The number of parking stalls requested is too high. To create 78 stalls on that small property would probably require a lot of blasting. How would this affect the building we live in? What happens if there are damages?

(3) The pictures (or artist rendering) are incorrect in that they show the present "green space" between our building and the proposed building to be their property or half their property. In fact, none of it is their property! It is all our property and it is devious to show it otherwise.

Sincerely,

Les and Jean Waye
910-225 Belleville St.
Victoria BC, V8V 4T9

From: Roland Clift [REDACTED]
Sent: March 16, 2021 9:26 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>
Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <c Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Chelsea Medd <cmedd@victoria.ca>; Ross Kenny <rkenny@victoria.ca>
Subject: Proposed development of 257 Belleville Street, Victoria

I would like to add my observations to the comments you are receiving about the development proposed for the Admiral's Inn site at 257 Belleville Street.

In summary, the development proposed for the Admiral's Inn site is completely inappropriate:

- It would change the character of the neighbourhood around Laurel Point, with likely negative consequences of the kind that are already regretted in Vancouver.
- It would prevent the site from being used for residences that would benefit the people of Victoria.
- It attempts to pack far too much into a small site where vehicle access is already problematic.
- Both construction and occupation would severely disrupt the lives of people living around the site.

More details are set out in the attachment.

It is to be hoped the Council will scrutinise this proposal thoroughly and place the interests of Victorians ahead of the interests of a small group of developers.

Yours

Roland Clift MA (Cantab.), PhD (McGill), CBE, FREng, CEng, FIChemE, FRSA, HonFCIWEM

*Adjunct Professor, University of Victoria and University of British Columbia
Past President of the International Society for Industrial Ecology*

810-225 Belleville Street, Victoria V8V 4T9

Development of 257 Belleville Street, Victoria

Having reviewed the information publicly available concerning the proposed development of the Admiral's Inn site at 257 Belleville Street in Victoria, I have come to the conclusion that the current proposal would do permanent damage to this part of Victoria. I recognise that the site needs development, but not of the scale or type proposed. The notes below set out why I hope the city's Council and planners will have the good sense to reject the proposals in their current form. Although I live in the Laurel Point condominium, adjacent to Admiral's Inn, my own apartment faces in a different direction and would not be directly affected by the proposed building, so my concerns arise from the effect it would have on the local area and Victoria as a whole, and the loss of a possible opportunity to improve the quality of life for some Victorians.

Admiral's Inn provides something notoriously scarce in Victoria: relatively cheap rental accommodation. The proposed building is very much larger but contains about the same number of units. Their size shows that they are designed to attract a very different kind of occupant. The proposal would remove any possibility to use the site for rental accommodation. Smaller buildings with rental units would fit the site and its surroundings in a way that the large edifice proposed does not, and would provide a benefit that Victoria needs.

At a time when BC is trying to deter out-of-province property purchasers, there must be questions over who would want the proposed luxury apartments. It is difficult to see them being attractive to anyone currently living or wanting to live in Victoria. They are likely to appeal to out-of-province, and probably international, buyers who would use them as investments rather than primary residences. This would push Victoria further in the direction that Vancouver has already followed and regretted. The way non-resident investment ownership has blighted areas around False Creek in Vancouver, for example, should be a lesson to Victoria.

Admiral's Inn is part of the sky-line around the harbour, blending well with the Pendray Inn opposite. Replacing it by a building with 8 generous storeys would completely change the attractive prospect that currently greets people arriving by ferry or float plane. It is particularly ironic that the site is adjacent to Pollen Park, named for a respected civic leader who is commemorated because he resisted over-development around the harbour.

The site is small. The proposed building would not only be disproportionately high; it would fill the site almost completely. This would be in sharp contrast to the adjacent Laurel Point condominium, which is a large building but is surrounded by green space. There must be serious doubts over whether the plans have been drawn up with realistic attention to access, services and emergencies:

- Car access seems to be from Cross Street. This is actually just a narrow driveway, and is already congested, particularly during the cruise ship season when there is often a continuous stream of pedestrians inhibiting cars from getting into or out of Cross Street.
- Turning from Cross Street into the new building would be tight. A separate entrance into the site from Belleville Street would be much more viable. It would also provide space for necessary activities including garbage collection – it is difficult to see how that could be managed in the building proposed.
- Emergency vehicles already have difficulty getting access to Laurel Point. Having a further building entrance in Cross Street would make this even worse. A major emergency, such as a fire, in either Laurel Point or the new building would present huge problems unless the two buildings have entrances on different streets. If an emergency were to arise during construction, the results could be horrific. The city has a responsibility to protect its citizens from that kind of disaster.

The number of vehicle parking spaces – around two per apartment – is unnecessary. This appears to be the reason for blasting out two levels below the building itself, which is a significant change to the plans that the city had previously considered. It seems that the parking provision would include spaces for non-residents. There is no need for this: there is already a large parking lot only 100 metres away, bounded by Kingston, Montreal and Quebec Streets. I have never seen it full.

A development on the scale proposed would impact on the neighbouring condominium at Laurel Point, whose owners actually live here and contribute to the local economy, for example by using local shops and restaurants. The fenced space behind the Admiral's Inn, shown on the plans, is a lawn and garden belonging to the residents of Laurel Point. Such a large building would block the light and views for the eastern apartments and town houses at Laurel Point, and would completely overshadow the lawn and garden. At normal times, the garden is much used for outdoor activities, including games such as croquet, bocci and kubb. These activities are particularly important for the health of independent but elderly people who make up a significant proportion of the residents of Laurel Point. An 8-storey building right at the edge of the lawn would kill these activities.

Obviously the impacts on the occupants of Laurel Point would be particularly severe during construction, particularly during blasting – which is part of the reason why the proposal to blast out two subterranean levels must be resisted. Given that the site is completely surrounded, bringing in and parking heavy vehicles and equipment will be difficult. An obvious question is whether the proposers have fully considered how the construction work would be carried out.

I understand that the developers have already made “amenity payments” in the region of \$500,000. This is a fraction of the price of just one of the proposed luxury apartments. In economic terms, it bears no relationship to the “external costs” that the development would impose on the existing population of the area.

In summary, the proposed development on the Admiral's Inn site is completely inappropriate:

- It would change the character of the neighbourhood around Laurel Point, with likely negative consequences of the kind that are already regretted in Vancouver.
- It would prevent the site from being used for residences that would benefit the people of Victoria.
- It attempts to pack far too much into a small site where vehicle access is already problematic.
- Both construction and occupation would severely disrupt the lives of people living around the site.

It is to be hoped the Council will scrutinise this proposal thoroughly and place the interests of Victorians ahead of the interests of a small group of developers.

Roland Clift MA (Cantab.), PhD (McGill), CBE, FREng, CEng, FICChemE, FRSA, HonFCIWEM
Adjunct Professor, University of Victoria and University of British Columbia
Past President of the International Society for Industrial Ecology

810-225 Belleville Street, Victoria V8V 4T9

16 March 2021

March 16, 2021.

Dear Mayor Helps, Councillors, Staff, and Neighbours;

We are writing regarding the proposed development at 257 Belleville Street (the current site of the Admiral Inn).

Due to the request for a new development permit, and a change in the proposed development, we believe a formal public consultation should occur to address the concerns of the residents and voters of the James Bay neighbourhood, who will be impacted by this development.

We purchased our Laurel Point Condominium (LPC) at #604-225 Belleville Street in 2020. Although our suite does not face the development, and our view will not be affected, we have many concerns. In fact, the development is luxury housing for the wealthy and will be displacing low-income tenants; it also neglects to address the urgent need for affordable housing in James Bay.

Our Concerns:

1. Cultural Sensitivity of the Lekwungen Peoples.

- Laurel Point and the surrounding area is an historical site of the Lekwungen Peoples. How does the development aim to identify Indigenous cultural artifacts during their plan to demolish, build, or blast a two-level parking garage on the site?
- Has the developer established a plan with the Lekwungen Peoples to consult with them before and during critical building stages to preserve any potential historical artifacts or concerns?

2. Footprint.

- The footprint of this building leaves no room for a setback from the LPC property line; why is the development allowed almost zero property line allowance?
- How will the development access the construction site without encroaching on LPC property and LPC's entrance when some setbacks are as small as 20 centimetres?
- The small property size is better suited for townhouses, or a low-height residential building.
- The project's pictures of greenspace shown by the developer: "View from Inner Harbour" are misleading; this greenspace belongs to Laurel Point Condominiums and not the development site.

- The project would have a vast negative impact on LPC's greenspace by shading our lawn area 9 months of the year according to their shadow studies. For over 40 years LPC residents and their pets have enjoyed this greenspace and should not be disadvantaged by new development. Many of our residents are elderly and the LPC greenspace is easily accessible for them.
- Why is the proposed development so tall? The proposed height of 8 stories, along with a Parapet and a Mechanical room (which looks like 10 stories overall), is as tall as LPC's 10th floor level and will obstruct the views of LPC residents who face the proposed development. As a result, these LPC residents will consequently suffer diminished enjoyment of their properties, as well as a reduction in their property values as a result of losing their views. Please consider a lower height building.

3. Congestion:

- How many units are there in the development? The Project's plan states there could be between 35 and 57 units. How many units would the city approve?
- A proposed second level of parking would add more vehicles thus creating greater congestion within the James Bay neighbourhood.
- We are concerned about the addition of so many vehicles accessing Cross Street, which will be shared with 121 units at LPC and 7 LPC townhomes.
- It should be noted that Cross Street is more of a driveway. Cross Street is tiny in length, and it is the main access route off of Bellville Street for Laurel Point Condo residents. To add so many additional vehicles is not sustainable for the Laurel Point neighbourhood.
- Cross street is the main access for emergency vehicles. As such, it cannot be blocked at any time during construction.
- The Cross/Belleville intersection is already congested and dangerous - especially when cruise ship passengers by the thousands are walking to and from downtown. At the minimum, a stop light needs to be considered for any new building plan.
- No public parking should be considered for such a small lot, especially since it would require access through the very small Cross Street; the congestion would be a hardship for LPC residents, and others, navigating the 5 way intersection of Cross, Quebec, and Pendray Streets.

4. Should the developer request to use the public waterfront park for staging and heavy equipment, this would be inappropriate and would deny residents and tourists the right to enjoy the public park space. LPC Residents, Victorians, and tourists recently lived through the remediation of Laurel Point and the Peter Pollen Waterfront Park. Another disruption is not welcome, especially during the pandemic.

- Any disturbance to the park and trees should be prohibited.

5. What is the developer's plan for a bond or insurance to protect LPC's buildings, grounds, and infrastructure should any blasting damage the Laurel Point Condos and the

surrounding buildings? The photographs submitted by the developer demonstrate how close their building would be to LPC and our underground parking, which would be vulnerable.

In closing, we would like to emphasize we are supportive of appropriate and responsible residential development in James Bay, including the redevelopment of the Admiral Inn site. However, we oppose the proposed development at 257 Belleville Street due to its size, footprint, and unsuitability for the property.

Thank you for your consideration,

P. Kelly Saunders BA, MA. and Steven Saunders.
Owners: #604-225 Belleville Street
Victoria, BC
V8V 4T9

From: Miriam [REDACTED]

Sent: March 17, 2021 1:28 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>

Cc: Mayor@victoria.ca; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Chelsea Medd <cmedd@victoria.ca>; Ross Kenny <rkenny@victoria.ca>

Subject: Re-development of Admirals Inn

Dear Mayor, Council and Planning Department

I have attached my letter regarding concerns about the re-development of the Admirals Inn.

I am sharing the many concerns I have about this re-development project, especially the setbacks being waived from 24.6 ft on all 4 sides to 0 inches on all 4 sides, and the blasting up against our 1974 walls (our brick walls ARE our exterior wall (with no rebar in the brick). I am certain our brick and mortar walls will be damaged by BLASTING RIGHT AGAINST OUR FOUNDATION WALLS.

Our concerns, thus far, have never been addressed by the developer or the Mayor and Council – instead we are ignored?? Residents here at Laurel Point have not heard anything from the developer in over 10 years, and we only found out 2 weeks+ ago that the developer is moving ahead with the project NOW.

My family has owned a condo here since 1978, and I have lived here since 1995. I don't know how you can help us but if you have any comments or any advice at all about how we can get some help here, please let us know how we can protect our properties.

Thank You for your consideration

Miriam Nelson
812 – 225 Belleville Street
Victoria, B.C. V8V 4T9

March 17th, 2021

Mayor and Council
#1 Centennial Square
Victoria, B. C.

RE: Admirals Inn Redevelopment Proposal

Mayor and Council:

Finding out by accident that the developer of the Admirals Inn property has submitted revised plans to Mayor and Council for approval on April 6th, 2021, I am very, very concerned.

Since 2010, over 10 years ago, residents/owners, who live adjacent to the property have not been kept informed of any of the changes in plans for this development. I have only just learned there is a NEW OWNER? The architect's NEW revised plans show changes to the parking spaces for cars and bicycles; now doubled and includes TWO LEVELS OF UNDERGROUND PARKING. That's not going to work for us, the neighbours nor the neighbourhood!! I can't even see a pathway around their proposed development building footprint??

Laurel Point Strata has parking for 250 cars, 100+ bicycles, plus a lot of other traffic. Besides the 200+ residents coming/going every day, we also have family visitors, guests, couriers, tradesmen, delivery vehicles, plus many mobility scooters, mobility walkers, residents on canes, dog-walkers, caregivers, housekeepers, daily mail deliveries, taxis, handi-dart buses, ambulances and fire trucks - it's always busy traffic here every day!

NOW, is the time for you to make the right decision that is good for the neighbours and the neighbourhood NOT JUST the developer! Believe me, Mayor and Council can make this 'situation' a win-win! We have a lot of new resident owners, and still have many remaining long time owners, who have lived here for many decades - no one here deserves to LOSE quality of life!!!

After more than 10 years, I am hoping Mayor and Council can give back the \$430,000 (in trust?), unspent money the developer promised in 2010, for the approval of variance requests regarding height and setback bylaws. This time around, PLEASE make the right decision and correct the error made by the previous Mayor and Council in 2010, when they decided to approve this proposed over-sized, over-bearing BLOCK prior to the Public Hearing. Yes, that's right within seconds of the residents making their presentation, the mayor announced they had decided to approve the project (that's why the developer had his celebration party prior to the Public Hearing). DISGUSTING! All the Mayor and Council received was a promise of \$500,000 to ruin our experience living here? That's how much property taxes you get from Laurel Point Strata every year. You won't get that from this new building.

Their new building's **West side(8 stories-100 ft)** is up against our building's **East side (4 stories-36 ft)** and just inches away - this is NUTS!!!! Please come to the Admirals Inn, before you make a decision and see for yourself!! You just have to walk into the parking lot of the Admirals Inn, go to the back of the lot where there is a little shed. Go to the NW corner of the shed and look up - look wayyyyyyyy up - this is where the new building will rise 8 stories (100 feet+) up against our 4 stories (36 feet). Further to the drawings presented by the architect: they are NOT TRUE! The schematic drawings make the project look pretty, however, do not base your decision on these out-of-scale and out-of-scope drawings. This is not how the finished building will look at all.

The Blasting planned for the site is the most concerning of all and all of Laurel Point Strata buildings are at risk of damage from blasting. Even though we are built to code, our main building's exterior wall is brick and mortar (no rebar) and therefore far more vulnerable to blasting. I know we cannot withstand blasting against our walls for two underground levels of parkade.

The City receives a lot of property taxes from Laurel Point. That is a lot of taxes you are risking to lose, if we are heavily damaged by the blasting, not to mention the mental and emotional damage to the largely retired population here at Laurel Point Strata and surrounding neighbourhood.

Yours truly,

Miriam Nelson
#812 - 225 Belleville Street

Page 2 of 2

March 17, 2021

Mayor and Members of Victoria Council

We live in the Laurel Point Condominiums (LPC) at 225 Belleville St. right next door to the proposed re-development of the Admiral's Inn property and we have several concerns about the developer's proposal:

1. **Blasting:** The bedrock in this area is very close to the surface and the proposed development will require a significant amount of blasting. We are concerned about damage this may cause to LPC. This damage may be immediately apparent but it might also merely weaken the structure of our building leading to premature problems in the future.
2. **Setbacks:** At first glance the illustrations and renderings in the proposal seem to suggest the developer is leaving a significant amount of open space between LPC and the new development. This is, in fact, misleading. Almost all of the open space shown in their proposal is LPC property. The setbacks proposed by the developer are significantly less than that property is zoned for (as little as eight inches in places).
3. **Shade:** The proposed building is very tall; almost as tall as LPC though it claims to be three stories shorter (8 vs 11). This height, combined with the very small setbacks (see 2. above) means our East lawn would be mostly in the shade of the proposed building. The shade projection images fail to accurately portray the severity of the problem. The point of view chosen for the renderings hides much of the shadow behind the building and the reduced contrast in the Winter renderings blends the shadows into the background. Almost all of the shade at any time of year will be falling on our property significantly reducing the usability of our outdoor space.

We have a number of other concerns as well but we feel any one of the above problems is sufficient for the City to disallow the proposed development.

Thank you for your consideration. We await word on a public hearing which will reveal the depth and breadth of negative reaction to this development from residents of Laurel Point Condominiums.

Deborah Begoray, PhD and John Begoray, PhD

1104, 225 Belleville St.

Dear Mayor, City Councilors, fellow citizens,

The decisions you take on development proposals for our city shape it for decades. We greatly respect the significance of your responsibilities. Often, decisions are difficult and negotiated compromises enable a project to go ahead but only after adjustments in the public interest.

The redevelopment of Admiral's Inn presents several problems.

The building proposed by ADZ Properties Ltd (who remain unidentified, non-resident in Victoria with an unknown record of past work) is decisively too large, the footprint is excessive for the lot available, the setbacks from the Laurel Point Condominiums property line are 20 cms in some parts. Although advertised as 8-story high, its ambition to offer 11 ft ceilings to its \$ million/plus purchasers make it as high as 10 floors; plus rooftop garden and mechanical room. The variances sought now add a second level of underground parking, ie a major, and highly concerning, change of the previous project because of the required additional blasting of the bedrock.

Who is the target audience for the project where the majority of its 35 units are advertised as one bedroom? Is this to be a building for out-of-province wealthy investors who will only be spending limited time in Victoria, leaving the units in prime location empty and dark as is happening in Vancouver? Current low to middle income renters will make way for them. As the Customs House website reveals, many of their high-end luxury units remain unsold in spite of aggressive marketing. Is this redevelopment project what Victoria housing market needs in 2021?

Esthetic judgements are subjective, of course, and the architect, former Victoria Mayor Alan Lowe, is known and respected. But the ultra-modern design affronts the charming, more traditional ambience of James Bay and the Inner Harbour that make it one of the most attractive parts of Victoria for citizens and tourists alike. (Arthur Erickson's brilliant contemporary design for the Inn at Laurel Point is painstakingly adapted to its surrounding natural contours.) Current projects in development elsewhere in the city feature timber frames that are more sympathetic to our natural surroundings.

The plans and pictures are misleading, the emphasized green space is a part of the LPC property.

The Council's deference to a former mayor is natural, but not for such variances or for a concrete project; it would leave a legacy of disregard that will surely be pointed to by future applicants as a precedent.

The current owners of the property deserve the opportunity to develop it - but responsibly. Their contribution is not acquitted by cash gifts to the city. It is to create structure that synthesizes with its surroundings, to house new participants in our diverse neighbourhood community, and not to present speculative real estate for top-market off-shore investors.

After two previous extensions, the redevelopment of Admirals' Inn requires a brand-new development permit. We count on you to be careful with your precious custodial responsibilities and scrutinize the application in every detail keeping the current needs of citizens in our city in mind.

Thank you,

Ambassador Jeremy & Hana Kinsman
712-225 Belleville Street, Victoria

March 18, 2021

Dear Mayor and Council:

re: Proposed Development @ 257 Belleville Street, Victoria

Dear Council:

The developer of this site has reappeared...unfortunately!!

This large and totally unsuitable building is way over the limit for the small size building lot. Why would the Council allow the boundaries to be extended right to the edge of the property line?? And an eight storey building?? How did the developer get permission to get away with this? Why do we have by-laws if they are not heeded??

The design is totally suitable for Las Vegas but totally out of sync with the James Bay neighbourhood...and very much "in your face" for anyone living in the area or even walking along Belleville street..which residents and tourists do in their thousands in a "normal" year.

The sidewalk in front of this proposed building is pitifully and dangerously narrow - forcing pedestrians to step into Belleville street to pass. Where is the bike lane going to go?? Would the developer be made to widen the sidewalk for safety purposes?

An additional level underground for extra parking would mean a lot more blasting and digging in what is a fragile area.

Traffic - vehicle, bike and pedestrian will increase and will be more hazardous. The Belleville/Cross Street crosswalk is already a hazard with cars and bikes not observing the speed limit at that corner.

There are a lot of older residents living in this area.

The "artists" impression drawings include green space which looks like it belongs to the project...it doesn't! It is either public park or private property belonging to the "Laurel Point" condos.

With increased parking there will be a huge increase in local traffic and the entrance/exit to the underground parking is parallel to the parking entrance for "Laurel Point"...!?!?

I ask you to please reconsider this application. I am sure it is not your intention to turn this scenic area of James Bay into a land of highrise buildings...similar to what has happened to the West End of Vancouver..not a pleasant prospect.

\

Don't we want to live in a green space with room to breathe...??

Sincerely,

Gwen Topfer
Unit 612
"Laurel Point"
225 Belleville Street
Victoria

AMB. JEREMY & HANA KINSMAN
712-225 BELLEVILLE STREET
VICTORIA, BRITISH COLUMBIA
V8V 4T9

Mayor Lisa Helps
Victoria City Hall

1 Centennial Square
Victoria, BC V8W 1P6



March 18, 2021

Dear Mayor,

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development elsewhere in the city feature timber frames that are more sympathetic to our natural surroundings.

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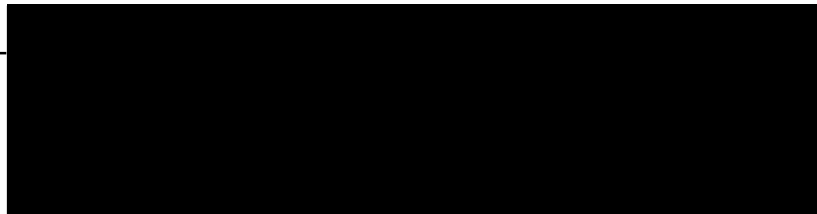
The Council's deference to a former mayor is natural, but not for such variances or for a concrete project; it would leave a legacy of disregard that will surely be pointed to by future applicants as a precedent.

The current owners of the property deserve the opportunity to develop it - but responsibly. Their contribution is not acquitted by cash gifts to the city. It is to create structure that synthesizes with its surroundings, to house new participants in our diverse neighbourhood community, and not to present speculative real estate for top-market off-shore investors.

After two previous extensions, the redevelopment of Admirals' Inn requires a brand-new development permit. We count on you to be careful with your precious custodial responsibilities and scrutinize the application in every detail keeping the current needs of citizens in our city in mind.

Thank you and warm wishes,

Svenny & Hanna Tiasmaa



Dear Mayor, City Councillors and City Staff,

My husband and I reside at the Laurel Point Residences. We are writing to share some of our concerns regarding the current renewal of this previously approved plan as it relates to our condominium complex directly next door.

Firstly; the variances sought to add a second level of underground parking is a major concern in that this will more than likely require additional blasting and may result in damage(s) to our own building. Has there been any thought as to this happening and if so what assurances will there be in place to mitigate on our behalf for the costs of said damages?

Secondly; where and how does the builder, ADZ Properties Ltd., propose to stage the heavy equipment and materials needed during construction? There is very little free space around this property to accommodate a project site let alone move and position the required equipment without encroaching the Charles Redfern Park bordering on Cross Street. This park is often a stopping point for tourists to rest while walking from the Cruise ships to downtown. It is also well used by residents in the area who like to pause below the old trees that give shade on hot sunny days. If this is allowed it is feared that this would most certainly cause a safety hazard to our residents, mostly seniors, pedestrians and bike or vehicle traffic given the blockages to our shared main entrance on Cross Street off of Belleville Street. I would like to note that even after completion of construction the traffic in and out of both properties will cause significant congestion. At present it is a very dangerous endeavour trying to exit Cross Street with a blind spot from Admirals Inn and heavy vehicle, bike and pedestrian traffic during normal tourist seasons.

Just to be clear, this will affect more than just the residents. It is going to impact ambulance, fire, taxis, recycling, garbage trucks, deliveries, service companies and all visitor to the area during construction and after.

Thirdly; given the above, we are naturally concerned about the size and height of this proposed project. It appears from the drawings that the footprint has been designed for a much larger lot size? Given the present perimeters we note that it will be as close as 20cms in some spots to the Laurel Point Condominium property? The green space outlined in the scope of the project is deceiving given the area highlighted as 'green space' belongs to our complex and is highly utilized.

Do not misunderstand, we would very much like to see a new building beside us but one that would favour the surrounding buildings and provide some attractive and pleasing green spaces with the prospect of a safe and secure place to live for those around already living here and for whomever else would share our neighbourhood and city.

With that in mind, we are respectful requesting that you take these concerns and any other concerns that you may receive from other anxious individuals about this project and seriously consider a re-evaluation of this project given many years have transpired allowing for two(2) previous extensions since the original development permit. It must be agreed that this is an important decision that will affect a very relevant section of James Bay and an intrinsic portion of Belleville Street, let alone Victoria itself, where many many people will walk or ride by and hopefully comment: "they did that right"!

A public meeting concerning this development would be welcomed or perhaps a visit to the site by any of you, would be in order, to help realize the importance of our concerns?

Respectfully yours,

Mavis Schaeffer & George Fiwchuk

Re. 257 Belleville Redevelopment

Dear Mayor and City Councillors:

I am writing to express serious concerns that my wife and I have regarding the proposed redevelopment project at 257 Belleville, the Admiral's Inn. We have lived in #505 at Laurel Point Condominium (LPC) for 23 years and while our unit does not directly face the proposed development (excepting the harbour-side tip); we are strongly opposed to it, at least in its current form.

I met with Alan Lowe ten years ago to discuss concerns about this project. These concerns remain and are further magnified with the current iteration's not insignificant changes.

Our concerns follow:

General:

- The proposed development vastly overwhelms the relatively small lot which can only be appreciated by viewing it directly onsite; something we would ask Council to do. The footprint and height of the proposed building is substantially out of proportion for the existing neighborhood. While LPC and the neighboring condominiums and hotels along Montreal Street are eight to eleven standard height stories, there is good separation which minimizes interference with each other, generally preserves views, retains green space and reduces casting of shade on other properties. The proposed building does the opposite. The proposal does not fit the site nor fit in with the immediate surrounding neighborhood. It's like the developer is trying pack 10 pounds of stuff into a 5 pound bag.
- This proposed building occupies virtually the entire lot. There is no green space as is the case with every other condominium in this area, most notably LPC itself. In addition, how would this building be maintained without seriously encroaching onto LPC property and the street given that the setbacks are virtually zero?
- The developer misrepresents by omission and lack of clarity the true height of their proposed building when they say their development is only 8 stories plus the elevator floor. Due to their 11 foot ceilings, the true height is effectively close to our 11 standard stories at 8 feet high. The height is within a few feet of our roof excluding our elevator and equipment structure.
- There appears to be extensive shadowing onto many of the units in the south corner of LPC during most of the year due to the proposed height of the development.
- Their plans do not clearly show our immediately adjacent balconies and windows. Many owners on that side will be at least partially confronted with a building impinging on their sightlines with consequent privacy and overlook concerns.
- A replacement hotel of similar mass/height would be acceptable perhaps allowing a one or two storey increase; however we would not like to see a bar and/or outdoor bistro as we were told could happen 10 years ago. A row of townhouses similar to ours or larger would fit well in our opinion and provide an eye-pleasing transition from downtown. Perhaps something along the lines of the Redfern development.

- If not a replacement hotel or townhouses then we would ask that the developer reduce the height by at least 3 or maybe even 4 of their 11 foot stories without compensation in other areas (i.e. make it smaller but retain the overall, pleasing, stepped shape).
- We are also very concerned that there will likely be an overall devaluation of our property; not only for our unit but the complex in general due to loss of view, impacted sightlines and loss of sunlight. The units directly adjacent to the tower could be devalued by many hundreds of thousands of dollars.
- To be direct, the skyline view or cityscape for tourists and Victoria residents travelling west along Belleville towards the development and even from across the harbour at Ship's Point and the Empress would be negatively impacted in our opinion. We are becoming too similar to False Creek; I know because I lived there before when you could still see the sun and the mountains.
- The plan does not appear to identify what the building use will be. Is it to be a residential/owner project, a hotel, a time share, a hotel/ownership? Not knowing at this stage is disquieting.
- Further, we were told by the architect 10 years ago that they intended to build and sell the condominiums as bare, concrete shells where the new owner would then complete the interior to their desire including interior, non-structural walls, electrical wiring, plumbing, interior frames/doors, appliances, bathrooms, vanities, kitchens, flooring plus anything else necessary to create a home. From our perspective, that meant there would have been ongoing trades' activity and disruption over a lengthy period of time to allow new owners to "fit out" their shells with a significant and almost perpetual impact on the owners at LPC. Even with the overlap with main building construction the architect claimed would occur, the "fitting out" work would effectively be never ending for 2 or 3 years from start of construction with delivery vehicles and trades parking wherever they can or want to which will impact us. Again, parking and access for us is the issue never mind the disruption to our quality of life with the ongoing noise as well. Is the developer still planning on selling the units as bare shells and, if so, how will our concerns be mitigated?
- The developer should find a means to shorten the "fit out" time and to mitigate the impact of ongoing disruption from shells being finished out, some of which could take years because they have to be bought first.
- Finally, the proposal has changed significantly since 2011 when it was approved; it now will require 2 levels of blasting to accommodate more cars which is a material change.

"Appropriation" of LPC Green Space:

- The sunny, green space behind the Admirals' Inn belongs to LPC and is used by residents to socialize, exercise pets and play lawn games etc.
- The developers have appeared to treat our green space and setbacks as if they were theirs in the design to make it look like they have spacious setbacks whereas they are at zero at some points and effectively relying on our green space and setbacks to make their proposal look better. This "appropriation" is disingenuous at best; particularly the "View From Inner Harbour" rendering on page 3 showing an exaggerated, large space of green grass and trees abutting their building – it is all ours. Once the space is removed/deemphasized from the plans, the tower fills the site.
- The other concerning thing about the green space is that the shadow representations in the plans show our green area will be entirely in the shade all day except for a few

weeks in June and July. This will make it cold and dark much of the time. In short, our green space will be effectively killed by the current development proposal unless a more reasonable height is used. Why should LPC be disadvantaged after 45 years by a new tall tower blocking our sunlight? Reducing the height and providing more setback would help greatly.

- We think that the setback from the LPC property line of any redevelopment should be much greater than planned. A bigger setback would reduce the risk of damage to LPC property during construction and during maintenance of the new building after it has been completed. There should be enough space between the new building and the LPC property line to allow good access for scaffolding, ladders, etc and for workmen and heavy equipment to easily move between their building and the property line; further, fire equipment access would be improved. The development should not depend upon access from our property. How can exterior maintenance of the proposed development be carried out without access/permission from LPC?

Access to Laurel Pt. (ie our Home):

- Cross St. is our primary access to our homes. It is not really a street; just a short, narrow “driveway” to access LPC and the small Admiral’s Inn parking lot. Many of our owners are aging-in-place (65% are between 61 and 80 with a further 20% are 81 plus) and have mobility issues requiring the use of walkers and scooters. Accordingly, access via Cross St. cannot be impeded during construction or after completion. We require unimpeded access to our doors for ambulances (which are unfortunately frequent) plus food delivery service and other service related deliveries never mind fire trucks and police; further, our owners rely heavily on taxis due to limited mobility issues which frequently require assistance from the door to the taxi and vice versa. We also need to accommodate parking for many in-home-care specialists using our dedicated visitor parking. As well, our Canada Post and courier delivery is via Cross St. It is a steady flow accessing and departing LPC.
- Our 5 visitor parking spots are critical for our use and without dedicated visitor parking in the development we will likely be forced to monitor/control and even tow vehicles not associated with LPC. The developer saying visitor parking will be available underground will not work. No owner there is going to let a quick visitor into their underground parking when that visitor can just park in one of our spots or worse on Cross St.
- Their entryway will be shared with our 122 owners via Cross St. The entry onto Belleville is already precarious. This will be especially true if bike lanes are installed and more street parking is eliminated.
- Their entry driveway plans do not appear to allow room for large vehicles such as moving trucks and garbage trucks to turn around off Cross St. without using our turning circle which cannot accommodate them either (due to lack of space and weight restrictions) hence our trade entrance off Montreal St.. In fact, large trucks and even buses have got stuck despite signage saying not to enter. For example, there does not appear to be any space allocated on their site for garbage bins brought up from the basement for pickup; “parking” them on Cross St. for a number of hours blocking one lane of Cross St. would not be acceptable given the amount of traffic to just LPC.
- Cross St. is our building’s only emergency access for fire trucks, ambulances and police. It cannot be obstructed. There is no parking allowed on Cross St. and it is too narrow to accommodate vehicles regardless.

Community Enhancement Contributions, Perception of Influence by a Former Mayor and Lack of Consultation:

- The developer is proposing so called “community enhancement contributions”, some of which have already been made. I am concerned that City might actually consider these contributions ahead of ensuring that the proposal first has to fit in and not unduly harm our value and quality of life. Perception is reality; and my perception is that their “contribution” is effectively an “incentive” to get the City to not focus their primary attention on the development. In other words the City gets funding for area improvements they don’t have the budget for; at our expense. Further, my understanding is that the City requires the developer to make these “contributions” as part of their proposal which I find greatly disturbing.
- If the City is going to require the developer to make “community enhancement contributions” then we hope they evaluate them after the development is reviewed in its own right.
- We would ask that Council acknowledge the millions of dollars paid to the City in the form of taxes by the owners of LPC for the past ~ 45 years. With those dollars going to fund the City’s services is it not a reasonable expectation that Council also protect our homes in the broadest sense and the associated, quiet enjoyment of the same.
- We are also concerned that there could have been a perception of conflict of interest 10 years ago, between the City’s development approval process and the former mayor who was (and still is) the architect for the developer.
- As the closest and most directly impacted neighbour by far, with approximately 120 owners, the lack of direct, onsite consultation is plain not right. There has been no consultation on the current proposal and very little meaningful consultation 10 years ago. We know because we were directly involved. Once again the developer is ignoring us. Given the history going back to the black pyramid, we feel we should be entitled to proper consultation.
- In short, it would have been appreciated had the Developer notified LPC of the reinstatement of this project as it so severely impacts our neighborhood and will do so for at least two plus years during the construction phase and for the rest of our lives.

Blasting Concerns:

- From 2011 when we were directly involved (and earlier I am told), the developer failed to recognize or discounted the possible structural impact on our non-reinforced brick facing (ie. mortar joints only, no rebar) resulting from them blasting to excavate for parking. We likely sit on the same hunk of rock so any lateral blasting forces could easily affect us. The architect (Alan Lowe) told me the blasting company would be a “competent contractor and would do everything right” as would the construction contractor (Campbell at the time).
- Now it appears an additional level will need to be excavated to accommodate more parking which means even more blasting and in my opinion this materially changes their development from what was previously approved.
- The blasting is a huge concern for us and others. We need to understand what will be done, how our safety and our building will be protected and what will be the effect on us during the work. I know from personal experience that it will be an intolerable period of extreme noise while they drill the rock, never mind blast and excavate. Owners directly abutting the excavation will be in a noisy, dusty living hell as well as other owners further

away to a lesser extent. I also have concerns about the effect of the blasting on our windows, driveway ramp and basement/parking wall, electrical system and fire sprinklers.

- I know it can be done correctly but that doesn't necessarily mean it will be done correctly. Will the developer indemnify us should any damage occur? Will they post a bond? Will they pay for an independent structural/blasting engineer to review and approve the detailed construction/blasting plans and oversee the work on behalf of LPC with the power to immediately stop blasting if necessary? This should include pre-blasting pictures of our building particularly the at-risk areas. Bottom line, there is no "Undo" if a blast goes sideways and even a minor "oops" could cause catastrophic, expensive damage.
- Further, we understand that the contractor could start construction and specifically drilling work as early as 7:00 am (per the City bylaws) which is totally unreasonable. Somewhere between 8:30 am to 4:30 pm would be more reasonable. Work on the weekends and stat holidays should not be allowed.

Construction Methodology:

- We have not been advised about how the proposed development would be constructed. No overview has been provided whatsoever which is unacceptable regardless of the developer's possible claim that the development has not been approved. At this stage, he and likely the City has to know the basics. The following is a reflection of what we have heard or speculate may be imposed upon us along with our attendant concerns.
- During construction it seems possible that Cross Street could be blocked by the City on behalf of the contractor. This would create unacceptable and insurmountable problems for LPC owners and visitors since Cross St. is the main entrance to our building.
- Closure would affect timely ambulance access to our door for our many aging-in-place owners plus food delivery service and other service related deliveries never mind fire trucks and police; further, our owners rely heavily on taxis due to limited mobility issues.
- The rumoured request by the developer to use surrounding park areas for construction staging is abhorrent. This would essentially destroy the small park in front of the LPC property for several years until it was eventually restored like so many other parks in the City. This park is a popular spot for our owners, many tourists and Victorians alike to relax with huge trees, several recently planted new trees and benches.
- We believe that all or most of the construction should be handled from Belleville/Pendray and not Cross St. and the nearby park. Cross St. must be kept unimpeded for 2 way traffic at all times for our access. Construction/staging should be possible from one City allocated lane of Belleville/Pendray including off-loading to the tower crane. There should be "vigilant" parking/tow away enforcement of Cross St. (perhaps with onsite Commissionaire's at the contractor's expense).
- If the development is to proceed, one side of the existing street parking should be retained if possible and the proposed bike lanes postponed as the construction activities will be extremely disruptive to pedestrian and vehicular traffic. As we struggle to restore the tourism industry in Victoria we should maintain as much flow as possible along this important tourism corridor and the David Foster pathway. Cruise ship and tour buses will need to be accommodated.
- The contractor employee's trade and personal vehicles should be required to park at the contractor's expense on the nearby parking lot so as to not impact our access, our guest parking and the existing street parking.

- There should be ongoing and timely communication to owners from now on.
- A developer/construction liaison person should be assigned to work with our Strata Council so owner's concerns can be raised, discussed and addressed as quickly as possible. This could also be used by the contractor to inform us about upcoming, disruptive work and allow us to have input where possible. As well, it could be used by the contractor for any issues or concerns that might come up from our owner's actions.
- We also need to know how they plan to build on our side yard lot line without accessing it given there is almost a zero lot line allowance. Access via our green space would not be acceptable.

Post Development Construction Traffic Flow:

- I understand the developer; under the City's traffic division's apparent direction is proposing to effectively narrow Pendray Street permanently. Pendray is a major route and tough enough now for us to get out never mind accommodating the existing residential and tourist traffic from/to downtown and connecting Belleville to Quebec and Montreal streets, the Fisherman's Wharf, and the connections to Ogden Point and Dallas Road. A separate bike lane is just plain not required given the low speeds that traffic is bound by and not at the expense of sacrificing the street parking which will be even more needed because of the development and its lack of above ground parking to accommodate their guests. The existing parking will be impacted negatively by their proposal even if the bike lane was not put in. In the end there will not be a sufficient number of guest parking spots available for the new building's owners leading to inevitable use of our 5 above ground guest spots meaning we will have to enforce and tow as there will not be any available, close by street parking. Yes, there is a paid parking lot next door but human nature being what it is; the new owner's guests will go for the closest spot which is ours. Or they will park illegally on Cross Street which is our access.
- The development application has now been changed to include underground parking for 78 cars (more than double what was approved 10 years ago). Turning left onto Belleville from Cross Street, or driving across Belleville to Quebec Street is already problematic since the Admiral's Inn (and the new development) blocks the view of vehicles coming along Belleville. That much additional traffic will create an even greater, unsafe situation for cars, pedestrians, and bicycle riders. This would be especially dangerous during cruise season when there is substantial pedestrian traffic (hundreds) along this route from Ogden Point to the downtown area. Even without redevelopment, the City should seriously consider adding traffic calming or lights at the five-way intersection of Cross St., Pendray St. and Quebec St.

We are generally supportive of development in James Bay and we welcome an improvement to the Admiral's Inn even though it kinda "fits" nicely as is. We think a footprint similar to the existing Admiral's Inn with fewer units on fewer floors than proposed would work better with the existing space and surroundings. The step appearance is very appealing though. The development is a key location and should be a showpiece on the tourist route of Belleville.

We are hopeful there will be further consideration by the City and a public meeting (s) given that a lot has changed from 10 years ago when the development was approved in terms of the City's direction, the growth of tourism etc., the quest for affordable housing and now the developer wishes to make further changes by going deeper into the rock. The fact the

developer could not or did not want to proceed and has left us under a sword of Damocles for the past 10 years and that was not right.

To recapitulate we have the following requests:

- Reconsider the development proposal application given:
 - The proposal is over 10 years old;
 - The lack of action by the developer;
 - Changes in the City's direction towards a greener, more accessible, accommodating city with more affordable housing;
 - A major, material change in the proposal (ie. a 2nd underground level) which exceeds the "minor change" the developer cites to defend his request for a renewal, and
 - A perception of conflict of interest 10 years ago, between the City's development approval process and the former mayor who was (and still is) the architect for the developer.
- Reduce the impact on LPC owner's views, value, quality of life and our greenspace sunlight by scaling back the footprint and height of the proposal as means to mitigate the severe disruption upon the lives of people living at LPC both during construction and occupation.
- Clarify the developer's proposed use of the building and address our concerns about whether the units will be sold finished or as shells (with the attendant worries).
- Ensure owner access to LPC and functionality via Cross St. is not compromised. Continuous access for taxis, ambulances, deliveries, police, above ground guest parking for at-home-care providers etc. must be maintained throughout construction and after.
- Provide details of how the developer plans to accommodate guests, deliveries, garbage removal etc. in the proposal without impacting/using our limited functionality.
- Ensure "community enhancement contributions" are not the primary focus; they are certainly not our primary concern to be honest.
- Ensure our concerns about how the blasting will be carried out are addressed; the potential for great harm that can't be undone is too great not to have serious attention.
- Provide an overview of how construction will proceed focusing on how it will affect us.
- Please do not allow construction staging etc. in the park; it is far important.
- Provide a means for ongoing communication and conflict resolution during construction.

Thank you,

Patrick & Patricia Bryant
#505 – 225 Belleville Street Victoria

March 19, 2021

Dear Mayor and Counselors

Regarding proposed redevelopment of 257 Belleville Street (presently the Admiral Inn)

I am writing on behalf of the Strata Council of the Laurel Point Condominiums (Strata Plan VIS 259), 225-247 Belleville Street. The Strata Council approved the below motion at its meeting of 18/03/2020. We urge City Council's consideration.

Regards,

Chris Lovelace
on behalf of Laurel Point Condominiums Strata Council

1. Move that the Strata Council write on behalf of the Strata Corporation to the City of Victoria: **noting** a) the proposed development of 257 Belleville and the scheduled hearing for April 6 ; b) our immediate proximity to the proposed development and its potential impact on the Strata and its owners; **expressing concern** c) that there has been no consultation with the community since at least 2011 on the proposed scale of the development and its potential impact on the Strata and the neighborhood, during the construction and after its completion; d) with particular concern about the scale (8 stories and comprising the full block, including parking for 78 vehicles in a 2 level below grade parking garage requiring substantial blasing and potentially jeopardizing the Strata property); and e) with traffic safety during and after the construction at the already problematic intersection of Belleville/Pendray/Cross and Quebec streets; the **Strata Council requests of the City** f) that before any approvals or extensions of approvals by the City that public input is sought and a public hearing be held; and g) City Council encourage the developer to revise the proposal to reduce the size and its impact on the neighborhood.

Dear mayor and council members,

I am a resident of Laurel Point Condominium, with a 3 rd. floor south east view on the wing adjacent to the proposed new condo tower. This will limit views from our unit, and reduce the daily sunlight we now receive by almost in half. The result of such a massive structure crammed into a tiny lot will certainly detract from the quaintness Victoria is trying to achieve, especially with an uncertain tourist industry trying to revive.

The proposed 2 level deep parkade is also a real, and significant threat to the foundation, and brick exterior cladding of Laurel Point Condominiums. Construction techniques used 40 years ago were not designed to withstand the severe shock waves from the required blasting to build the proposed parkade. Is the developer willing to assess our current foundation prior to construction, and guarantee, via a recommended bond, damage repairs?

I understand the developer wanting to maximize his return on the project, however there are many ways to achieve this using quality design versus quantity. I would hope Victoria's Planning department doesn't have the "GO BIG OR GO HOME" vision for our city.

Thanking you in advance for your consideration,

I remain,

David MacKay.

Unit 312

Laurel Point Condominium

Dear Mayor and Councillors,

I have reviewed the plans and the development permit application for the Admiral's Inn property, and have several concerns and questions to follow. As a resident of Laurel Point Condominiums and James Bay, I have the following comments.

1)The size and height of the proposed building is disproportionate to the size of the lot. The proposed building would completely fill the property with no green space around it. While neighbouring condo buildings in the area are eight to eleven stories high, they are surrounded by green space, do not interfere with one another in any way, block views or cast unwanted shadows on other properties. This proposed building certainly does not fit in with the ambience of this neighbourhood. The loss of a view to the present owners of Laurel Point, by being so close to some of their windows is unacceptable. If redevelopment is to happen, it should be a building not higher than the existing Inn, or a row of townhouses would be more appropriate.

2)The noise and property damage arising from the construction of this massive building would be unreasonable hardship and stress for the occupants of surrounding buildings. The blasting required for a two level underground parkade is a major concern, and should not be allowed at this location.

3)The staging of construction materials in nearby parks is definitely unacceptable. Public parks are for the use of families in Victoria, and not for use of developers. Where else can this be done, if not on their own property?

4)How will this new building be properly maintained? Where will garbage pickup take place, window washing, delivery service, typical maintenance projects etc, when there is little property left to conduct these activities?

5)Eliminating these low rental accommodations will only add to the growing problem of homeless people in Victoria. Perhaps a development of affordable housing to replace the ones being demolished, would be more appropriate at this time.

6)Car access from Cross Street would be problematic considering that this street is a very narrow "driveway" into Laurel Point. Increasing the traffic flow entering and existing would magnify the already problem of vehicles, bikers, tourists and local pedestrians using this access point.

7) As we endeavour to restore the tourism industry in Victoria, do we need to have a very disruptive and massive construction project along this important tourism corridor and the David Foster walkway? When the cruise ship industry returns, there is substantial pedestrian traffic along this beautiful route from Ogden Point to downtown Victoria.

8) The shading diagrams in the proposed development show that the green space adjacent to

the building, and belonging to Laurel Point, will be in total shade for most of the year. This green space is widely used by residents of Laurel Point Condos and is integral in the well being of its older residents. Please do not take that away from them, and keep the new development at a reasonable height, similar to what is there now.

As outlined above, there are many serious concerns regarding the proposed development at this site. I am not opposed to the redevelopment of Admirals Inn, but only opposed to the size of the building in relation to the size of the small lot at this location. Such redevelopment needs to be respectful of the neighbourhood and to preserve the ambience that has been tastefully developed over the past several years !

A smaller condominium building or a series of townhouses with surrounding important green space would be more fitting for this neighbourhood and more esthetic looking from the street and Inner Harbour.

I would invite you to come over to the area and see for yourself how unfitting this development would be, on this beautifully located piece of property.

Thank you for taking the time to read my concerns.

Sincerely ,

Carolyn MacKay M.R.T.
312-225 Belleville Street,
Victoria, BC V8V4T9

LETTER TO THE MAYOR OF VICTORIA AND CITY COUNCIL

March 20/21

RE Admirals Inn project reactivated

257 BELLEVILLE ST

Project Type:

Rezoning Application

Folder Number:

REZ00283 mayorandcouncil@victoria.ca

To the Mayor of Victoria, City Council, and Development Services:

I write this letter requesting that the City of Victoria give this project a close review and inspection before making any decision on the 257 Belleville Street reapplication.

Time moves on and things do change.

The Admirals Inn/Motel has come to the end of its usefulness.

I do want to see something structurally and visibly durable that Victoria can be proud of.

A number of years ago the Admirals Inn was proposed and accepted by Victoria City Hall, to be replaced by a Project which for the most part is identical to the current Reapplication with the attached documents that have been reintroduced.

I want a chance to talk to the Project at a public meeting.

I and my neighbours want our concerns about some of the planning to be aired and considered.

When the Project first came in front of Council, some of the Community that live in the area brought to the attention of City Hall that there were deficiencies

and easy adjustments that could make the Project better for all. This includes the new Owners and a key city public site/location with large numbers of pedestrians and visitors to our city.

At that time, the Community and interested parties were poorly treated and in some instances ignored.

Mr. Alan Lowe, Ex-Mayor of Victoria is the Architect associated with this project from its inception. He is very skilled as to how to have a Project such as this one, obtain acceptance with City Hall.

I hope that the reputation that the Council for the City of Victoria, has its own vision for Victoria that is not necessarily what the taxpaying citizens want to see, will not prove true with the processing of this Reapplication.

Respectfully Submitted;

Martin Scherzer

247 Belleville Street,

Victoria,

V8V 1X1

Dear Mayor Helps and City Councillors,

I understand that a development proposal is under consideration for the Admiral Inn at 257 Belleville Street.

I am concerned that this proposal involves replacing affordable rental accommodation, which has been provided at the Admiral Inn for over five years, with yet another condo building. There are already many condos under construction in the city, but there continues to be a shortage of affordable apartments available for rent. I ask Council to consider if this development would benefit the residents of Victoria at this time.

Yours sincerely,

Susan Neale

1012 Terrace Ave,
Suite 2
Victoria, BC
V8S 3V3

From: Diana Clift [REDACTED]
Sent: March 22, 2021 8:19 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Chelsea Medd <cmedd@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>
Subject: Proposed development of Admiral Inn site

To: the Mayor and Council, Victoria
The Planning Department, Victoria

I should like to add my voice to the many who have already raised concerns about the proposed development at 257 Belleville Street.

I will keep this brief

1. The type of development. Members of Victoria Council have frequently stated that the city needs more affordable rental housing and more family housing. The proposed development replaces affordable rental units by almost the same number of huge, but mainly one bedroom, luxury units for millionaires and speculators only. The site would be ideal for much needed family town houses
2. The size of development. This vastly exceeds the carrying capacity of the plot in every dimension and is massively greater than the existing zoning standard and the existing building. Excavating an additional parking floor will pose structural risks to Laurel Point Condos and also to heritage buildings such as the Pendray Inn, Nourish Cafe and Huntingdon Manor. The building will dwarf these beautiful old buildings, profoundly altering the iconic Inner Harbour sea front.

The plans show the rear of the building coming within inches of the fenced lawn belonging to Laurel Point Condos. It will be impossible to construct and maintain the building without encroaching on this land and the new development will overshadow it in all senses. This sunny lawn is in constant use by residents and their pets. I am the Social Organiser at Laurel Point Condos and residents played games on the lawn all last year until covid restrictions prevented outside social events. We shall return to playing Croquet, Bocce and Kubb on our beautiful lawn as soon as permitted.

The proposed development will ruin this. The lawn will be in almost permanent shade. It will be cold and our privacy will be gone.

I attach photos of residents playing games in the sun on that lawn last Summer and Fall.

Yours sincerely

Diana Clift MA(Oxon), M.Phil, D.Hyp, MBSCCH
810-225 Belleville Street







[Sent from Yahoo Mail on Android](#)

Dear Mayor and Councillors:

Further to my email of March 10, which I have attached at the end, I have some additional concerns about the proposed redevelopment of 257 Belleville- the Admiral's Inn.

First, I want to express my dismay at the lack of transparency and consistency with this proposal for extension. This property is on a gateway to James Bay and on a very heavily trafficked street, which will be significantly impacted by the construction and the addition of 35+ suites and 78 parking stalls long term.

Surely the City is interested in planning adequately for this transition.

My concerns are

1. Traffic impact. Belleville Street is a very busy street, especially when tourism is at its peak. Access to Cross Street now is difficult to navigate.

The small, partial street entrance, Cross Street, cannot bear traffic in and out of 35+ more dwellings. While it may seem silly, please drive or walk over and TAKE A LOOK at the actual space. The artist's drawings are inaccurate.

Before looking at approving this property for development, please do a proper traffic study on Belleville at Cross Street.

2, Construction period and destruction of adjacent property.

As it is, Admiral's Inn has no set-back from Belleville Street. It is across a path from a park. There is no space to park trucks, cranes, digging machines and other construction vehicles unless the park area with flowers, benches and trees in front of Laurel Point Inn is used. Other areas around are also parkland with trees, benches and lots of foot traffic.

Laurel Point Condos and 257 Belleville sit on the same bedrock. What are the contingency plans to prevent damage to our 47 year old brick building as the drilling and rock moving proceeds?

3. Affordable housing.

My understanding is the City is committed to affordable housing. The proposed property does not indicate any concessions for low cost or subsidized units. Rather, they appear to be high end condos with high price tags.

4. Community Association Land Use Committee.Report of 2010/11.

This consultation must be redone. Much has changed in this 11 year period of time. This project and its location require an up to date CALEC with wide spread input to reflect the current interests of this end of James Bay.

I trust City Planning and the Mayor and Councillors will consider the requests and concerns of neighbours of this project before proceeding.

Many thanks,

Juhree Zimmerman & Robert Hall
BSN, MEd, CPCC, ORSC, MCC

911, 225 Belleville Street, Victoria BC, V8V 4T9

Dear Mayor and Councillors:

My husband and I reside at Laurel Point Condominiums. Our unit (911) is directly across from the top of the proposed building. In fact, as drawn, the top floor may be directly across from our open balcony. The mechanical buildings will most certainly be at our balcony eye level.

We have a number of concerns about the proposed development and permit application. Here are our comments:

1. As drawn, the proportions of the building are exaggerated and do not accurately show the main entrance and exit to OUR building adequately. Our above ground parking seems to have vanished into the parking/entrance in the drawings for the proposed building at 257 Belleville.

2. The adjacent green space belongs to our condominium. It was fenced and landscaped in 2019/20. We are in the process of developing it with sitting areas and perhaps a gazebo to accommodate our residents who sit outside, hold discussion groups and socialize. It is also a favourite place for many of our dog owners to run and play with our dogs in a safe and quiet space in the sun.

In the drawings, the green space is misrepresented in a couple photos, and is certainly NOT common space between the two buildings.

The other concerning thing about the green space is that in the shadow representations of the space, the green area will be ENTIRELY in the shade all day long except for a few weeks in June and July. That will make it cold as well as dark on the lawn.

In short, this green space cannot be encroached upon. It is property of LPC.

3. The access to our building from Belleville via “Cross Street” is small as it is. To siphon residents of another building with up to 57 (!) units and up to 78 parking stalls ensures massive congestion and difficulties.

4. The overall housing situation in James Bay is not lacking luxury apartments. To use this land for so many high priced, high density suites is a disservice to people who need affordable housing.

We are supportive of development in James Bay. We welcome an improvement to the Admiral's Inn. We think a footprint similar to the existing Admiral's Inn with fewer units on fewer floors would work better with the existing space and surroundings. It is a key location and should be a showpiece on the tourist route of Belleville. Just a bit smaller, please.

Many thanks for your consideration.

Juhree Zimmerman & Robert Hall

Dear Mayor and City Council,

Re: Admiral Inn Redevelopment

Municipalities across the country are facing difficult challenges that will have a profound impact on the future of our cities. The pandemic has revealed cracks in our society that are part of the challenge. It is a daunting and difficult job for municipal governments at all levels. However, how these issues are addressed will have a profound impact on the quality of life in this city. It is in that context that I write regarding the proposed development.

The proposed structure is too large for the lot. The setbacks are minimal and the building footprint leaves no room for any natural surroundings. The plan is misleading in that the green space that is indicated is part of Laurel Point. The design, while modern and otherwise attractive, is out of sync with other buildings in the area.

This particular section of James Bay attracts many tourists by its heritage look and feel - from the Empress to the Legislature. When passengers alight from the two ferries on Belleville the first thing they see is buildings set back from the street. If this proposal proceeds they will see a wall of concrete and glass on Pendray street that doesn't align with other buildings in the area. The recent renovation of the Laurel Point Inn is a good example of blending old and new. This proposal does not achieve that.

Traffic is already problematic in the area and the vehicle entrance and exit via Cross Street is dangerous now given the size of the street and the lack of visibility. Bicycle and pedestrian traffic is increasing and municipalities everywhere are trying to reduce vehicle traffic to reduce their carbon footprint. This proposal includes a material change of a second level of parking with up to 78 stalls for 35 units. This factor alone suggests that a closer look at the proposal is warranted.

James Bay, like many areas of the city, has become out of reach in terms of housing for many. The Admiral Inn provided affordable rental accommodation. For whom is this proposed development being built and which housing need is it designed to address? Post pandemic many people who have been working from home will continue to work from home, either full-time or part-time. This year has illustrated the need for living space that accommodates that new reality. It is also clear that outside space is essential for well-being. This development is mostly one bedroom units and appears to be at the higher end of the cost spectrum.

While my unit will not be directly affected by the shading and lack of privacy an entire side of Laurel Point units will be. Their enjoyment of their units' exterior space

and a reduction of light will have a direct impact on them. The proposed building at 8 stories plus roof garden is too close and too high for the space.

This project was first proposed in 2015, then renewed in 2018 and is now a new proposal. Much has changed since 2015 and particularly in the last year. Since this is now a new proposal public consultation on this proposal ought to occur as well as traffic safety studies and the carbon footprint this complex will have.

I write to ask Council and the Planning department to carefully consider the needs of citizens in this area in light of the changed world we now live in , not what might have made sense when the land was

rezoned or this proposal first came to the city's attention in 2015. How this is addressed will have a profound impact on livability and quality of life in James Bay for citizens and tourists alike.

Thank you for your consideration.

Johanne Blenkin, LLB , MLS

311- 225 Belleville St

Dear Ben

The plans for development of the Admiral's Inn site (257 Belleville Street) are to be discussed by the Council next week.

I am approaching you as one of a group of individuals who have deep concerns about the development. I am contacting you personally because you responded when I first wrote about the proposal. This is the matter about which I tried to telephone your office; thank you for getting back to me. At your suggestion, I am copying this email to all members of the Council.

The site was rezoned in 2011 and a development permit was issued but, evidently for financial reasons, the development did not go ahead. The current application is for a new development permit but, if I have understood the process correctly, the Council can either approve them as a resubmission of plans already approved, or refer them to a Design Advisory Panel.

The more we look at the plans, the more obvious it is that they are outdated and inappropriate now. They are completely incompatible with the current priorities for the area; they would remove some low-cost rental units and replace them by high-end condos; and the proposed building would change the nature of the area and the waterfront. They were obviously passed before the Council was aware of the climate crisis. There are other concerns about exacerbating problems with traffic flow.

Moreover, there has been no consultation whatever. In fact, we only found out that the application for a development permit was to be considered through a random conversation. Attempts to get a discussion with anyone in the Planning Department have been unproductive.

Please be clear: we are not trying to prevent any development: we are trying to get proper consultation to ensure that something more appropriate is built, providing the kind of accommodation that the city needs. This is a very prominent site, and what is built here will make a statement about Victoria's ethos and priorities.

I would welcome an opportunity to make a brief presentation to Council about our concerns.

Yours

Roland Clift MA (Cantab.), PhD (McGill), CBE, FREng, CEng, FICChemE, FRSA,
HonFCIWEM

*Adjunct Professor, University of Victoria and University of British Columbia
Past President of the International Society for Industrial Ecology*

Dear Mayor,

On a usually festive weekend but in a dark time, my wife Hana and I want to thank you for your thoughtful leadership.

We moved to Victoria from our previous very different life - I was a Canadian ambassador in Europe for 15 years - and our pleasure to call this city not only "home," but by now also the place we are from, has only deepened. Contrary to some, we consider that Victoria finds all the time new ways to strengthen our bond to our eminently liveable city. Admittedly, we are cyclists, and walkers, and so we are pleased you and your team try to shape an urban environment that nourishes this way of life, while succeeding as an efficient and forward-looking North American city. Of course, right now, the challenges are pretty staggering - homelessness, joblessness, loneliness. Your tenure is certainly no pleasure cruise in consequence. But I am sure it will be well remembered for the very healthy improvements you are making all the time. So, thank you.

I write because of a controversy here in James Bay, on Laurel Point, where the Admirals' Inn is again slated for destruction and replacement by a pretty massive condominium project. Despite a very excessive footprint for the dimensions of the property, the design was approved and permitted in 2011. But real estate conditions were not favourable then to pre-financing luxury condos, or not that one anyway, and it lapsed. Ownership of the property changed. The new owners - identities are obscure - now wish to proceed with the old design whose permit lapsed, without a public hearing, and city planners apparently agree.

Of course, property owners have the right to develop their asset. But the city has the obligation to be very careful about precedents created by how development occurs. Circumstances have changed and civic perspectives have evolved in ten years. Building secondary luxury homes for absentee owners is hardly aligned with the expectations of today's diverse James Bay community.

Former mayor Alan Lowe represents the public face of the project. That to us is a comfort, because we respect Mr. Lowe for his tenure in public life and his professionalism in business. But there is concern that Councillors will accord the project undue deference. Residents of this neighbourhood have written members of the Council to express objections and a fear that scrutiny will be inadequate in consequence.

We dearly hope their communications that the project fails to meet standards in several substantive respects will be weighed very seriously. We especially count on you as Mayor of the Victoria of today, that is being fitted out for tomorrow, to be as thoughtful about the disposition of such a defining waterfront asset as you have been in everything else.

With great respect,

Jeremy and Hana Kinsman
225 Belleville Street, Suite 712
Victoria, BC V8V 4T9

Dear Madam Mayor and Councilor Andrew,

It is clear to me that something will replace Admiral's Inn and in principle I have no problem with that, even though strongly opposing the current proposal for the site at 257 Belleville Street. In my previous letter to you I listed what seemed to me to be the major downside issues with this proposal, so I won't go into that again. Opposition is never sufficient so instead I want to illustrate the kind of appropriate development that could be a win-win for all involved. Everybody I've spoken about this has been enthusiastic. To pursue a more sympathetic and sustainable development will take vision in city planning and on city council but involving the local community could win widespread support.

It is worth pointing out that both Laurel Point Condominiums and Laurel Point Inn have received awards for architectural excellence. That sets a high bar for any development on the Admiral's Inn property.

With that in mind, I'd like to make a suggestion showing how this development could be approached:

1. That Pendray Street between Belleville and Quebec Streets be used as staging for construction and, following on this, be replaced by green space with the traffic that now goes through on Pendray rerouted to Oswego, then Quebec, Kingston, and Superior. In addition to providing an attractive space, this would have the advantage of eliminating the current (and with the new construction, even greater) traffic problems that exist at the Cross Street exit.
2. That the entrance for the new building's underground parking, as well as service vehicles and garbage collection, be located at the end of the building at the turn off from Belleville. This would further reduce traffic at Cross Street.
3. That the new building be limited to four stories with fifth story penthouses, one level of underground parking, and a fourth story setback at the same end of the building, looking towards the Inner Harbor, to provide a terrace area. To persuade the developers of this, the city might sell them the extra two to three meters where the sidewalk is along Pendray, using the proceeds to fund development of the new green space (or otherwise negotiating this with the developer).
4. The footprint of the new building would be approximately 60 by 220 feet along Pendray and (leaving room for guest parking) 65 by 70 feet in the current Admiral Inn parking lot. A rough estimate is that this would provide floor space for 45 units of 1,000 square feet plus two to four fifth story penthouse. I'm attaching rough sketches of what the layout might look like, bearing in mind that I am not an architect, and my artistic skills are not sufficient to give side views with motifs borrowed from the excellent design of Laurel Point Inn.
5. A possibility is that the new building be timber framed, as with the current Midtown project. As well as being ecologically sound, this would be a feature of what people arriving on the Coho or Victoria Clipper would see as an introduction to Victoria, as would cruise ship passengers walking into town.

In my opinion this would be a plus on all sides. Given the current prices of condominiums in Victoria, units in the building could be priced to be relatively affordable (midmarket) while at the same time giving the developers a fair profit. Traffic problems of exiting from Cross street would be eliminated (many cars come from Belleville onto Pendray fast and are hard to see coming for drivers turning out of Cross street). The new green space would be a neighborhood asset and a pleasant attraction on the path for cyclists and pedestrians (including tourists from cruise ships) between the North portion of James Bay and downtown.

I hope you see the value, for the James Bay neighborhood and the City as well, of an approach that considers how the Admiral's Inn site could be developed to use this very prominent location to improve the whole area, not just to exploit the site. I very much hope that the Council will take the opportunity to consider my suggestions, and any others that might come forward, to develop the site in a way that we can all be proud of.

Best regards,

Burton Voorhees
Professor Emeritus
Athabasca University

506 - 225 Belleville

Hello Mr Andrew- further to my previous emails and voicemails, I would like to request a discussion with you about the proposal for extension of a development permit for 257 Belleville Street.

As you are the representative from Council for James Bay, I approached you first. I have also written to the full Council about my concerns.

This request for extension of the permit has been made without any notice to neighbours and is, in fact, a huge misuse of the property now occupied by The Admiral's Inn. It has been re-zoned to allow for over development of the site, with VERY limited access via Belleville Street, a very busy street during tourist season.

The property is situated at one of the first views of Victoria tourists and visitors see. It also sits at the gateway to James Bay. There needs to be public consultation on the current state of this area prior to tending the existing permit.

Please call me at the number below or email me with a time we can have a discussion.

Many thanks, Juhree

Dear Mayor and Council,

I respectfully ask that you demand amendments to the proposal to replace the Admiral Inn with luxury condominiums. The current proposal is deficient in a number of ways I feel will be a detriment to our neighbourhood.

The scale of the project is not in keeping with your recent pronouncements of wanting to provide housing for a mix of incomes. What is proposed is another development of luxury condominiums. Do we not already have enough of those? Where are families with children supposed to live? James Bay is a wonderful neighbourhood in which to raise a family. I look forward to a time when more children will live nearby.

I am most concerned about the footprint of the proposed building which seems not to consider the safety of those going in and out of the building by car. It is already a challenge using Cross Street for those living in and visiting the Laurel Point condos. Now, with this proposal there seems to be an additional driveway next to Cross Street to service this new development which I note has two levels of parking and exits right on a pedestrian crosswalk! How many vehicles daily will be going in and out of those two streets? What will the traffic pattern be during the construction phase?

All of the other condos in our immediate neighbourhood have generous green space with attractive gardens. These neighbouring gardens and public art are enjoyed by neighbours and visitors alike and bring credit to our neighbourhood and Victoria generally. The proposed new development at 257 Belleville appears to propose a few trees on the boulevard. This is just not good enough.

Please insist on a new development plan for this project that is in keeping with our neighbourhood and with the values you espouse.

I look forward to your response.

Sincerely,

Lynn Hunter
#500 - 636 Montreal St.
Victoria, BC V8V4Y1

Dear Mayor Helps and Council.

Re: Admirals Inn site

I have studied the parking entrance to this project and see that it is located in the best location for this site. Cross Street is pretty well a private street and is more than capable of handling the traffic. Nearly everyone using this entrance will be capable of learning the safety standards required for a car to turn near a street entrance.

Waterfront and water view properties are and have always been the most sought after properties and they demand high prices. Those that have worked hard and want to live in this area should not be denied the opportunity of living in this wonderful location. I can understand the concern of the immediate neighbours that are losing their views. When I moved to Victoria about 55 years ago I chose to live in an apartment with sea views. However, on the day that our daughter was born we were evicted and could not find another rental anywhere in James Bay that would accept children. We finally moved back to the James Bay Neighbourhood 40 years later.

This obviously is not a site that has landscape amenities for children. However, there are a great number of parks and waterfront walkways in close proximity. Perhaps the project could pay for playground equipment for the general public to use in nearby parks.

It would be nice when the balconies facing the north place their planting at all levels. These balconies should be designed to handle the weight of larger planting pots. Street-side landscaping has always been one of the pleasant aspects of the existing hotel. I hope the new landscaping reflects the existing.

Construction on this site will be a challenge and will probably take a few years. Hopefully the wheelchair and handicap access around the construction site will be considered in detail.

We look forward to the completion of this project.

Yours truly,

Ben and Carla Levinson
636 Montreal Street

Dear Council:

The proposal for development of the site at 257 Belleville, currently occupied by the Admiral Inn, is coming to Council for a vote on a third extension. This development proposal is 11 years old. It was initially approved by Council in 2010, based on a 2009 design by former mayor Alan Lowe. The Belleville Street neighborhood has changed over the past 11 years. Traffic is heavier & more diverse with buses, cars, pedicabs, horse carriages, bikes and pedestrians. Adding up to 78 new units at the Admiral Inn site will significantly increase traffic congestion on Belleville.

A second proposal is under development for one block from the Admiral Inn at the Car Park lot on Belleville, Montreal & Kingston Streets. Town houses and possibly 100 units above commercial space are proposed. This too will add to congestion on Belleville Street.

Belleville Street has three sharp turns one block apart as it leaves the Huntington House corner to Montreal Street, where it turns a fourth corner. Visibility is poor around these corners. Traffic is much heavier than in 2010.

Please do not approve the extension of the development permit for 257 Belleville. Instead, please order the redevelopment of these two sites together regarding traffic safety concerns and the impact on the neighbourhood.

It is my understanding that Mayor Helps *has never voted against* a development proposal. This is the time to start, for the sake of the residents on Belleville Street, James Bay & the city.

Thank you.

Juhree Zimmerman (she/her)
BSN, MEd, CPCC, ORSC, MCC

911, 225 Belleville Street, Victoria BC, V8V 4T9