

Lacey Maxwell

From: Jonathan Vidalin [REDACTED]
Sent: February 26, 2018 10:58 AM
To: Victoria Mayor and Council
Subject: Letter of Support - Hudson Place 1 Redevelopment

Good day,

I am writing to voice my enthusiastic support for Townline's proposed mixed-use condo development at 777 Herald Street - dubbed Hudson Place 1. I hope that the development permit is approved without delay.

I feel as though this is a reasonable and respectful mixed-use proposal that will positively add to the character of downtown. The developer has done a good job of meeting the city's planning guidelines. This is a classy, elegant, respectful and *exciting* proposal that stands to be the centrepiece of the amazing ongoing redevelopment of the north end of downtown. It's amazing to see so many residents now living in the area thanks to Townline's efforts. This was such a pitiful part of town, previously.

My only complaint is I wish it were taller as our downtown needs more highrise buildings and more variation in height!

It's great to see our growing city continue to grow! I look forward to continuing to see the city promote growth and of course much needed additional housing for our downtown. The only effective way to reduce the supply pressures around housing within the city is, of course, to increase the supply (Econ 101, I know)!

Regards,
Jonathan Vidalin

Lacey Maxwell

From: Aaron Webster [REDACTED]
Sent: February 27, 2018 8:25 PM
To: Victoria Mayor and Council
Subject: Development permit for Hudson Place 1

Hi there,

I am writing to offer my support for passing the development permit for Hudson Place One. I live at 827 North Park Street, and will be very proud to have this building join my neighbourhood.

Thank-you,

Aaron Webster

Lacey Maxwell

From: a9a58008 [REDACTED]
Sent: February 26, 2018 12:35 PM
To: Victoria Mayor and Council
Subject: Email to Mayor and Council re: Hudson Place

Follow Up Flag: Follow up
Flag Status: Completed

To the Mayor and Council:

I understand that Townline, the developer who has singlehandedly revitalized a formerly lifeless portion of downtown Victoria, is seeking a variance to minimally increase the approved height of their latest project known as Hudson Place phase one (777 Herald Street). I understand there is some concern on Council about the variance. As someone who lives just 2 blocks from this development, I want to voice my very strong support for Townline's request.

First of all, 3 meters (that's only 10 feet!) of extra height will be virtually undetectable from what is currently approved for this site. If I am not mistaken this portion of downtown is already designated for tall developments (by local standards anyway). It seems unlikely to me that in the near future anyone else is going to propose something radically out-of-scale with the rest of the area because they understand it would more than likely be met with opposition. Future development will no doubt look to this building for inspiration but there is no reason to believe it will be apishly copied in scale or massing. There have been plenty of tall buildings in the city that were "ground breaking" in their time but which never lead to a deluge of giant structures. This has been the case in Victoria's history and I see no reason to believe it will change now. To suggest that allowing this variance will set a dangerous precedent for future development is simply disingenuous and fear-mongering. Imagine if past councils had been afraid to "set precedent"; we might not have magnificent buildings like the Empress Hotel and the Provincial Legislature today. Sometimes you have to be willing to take a risk (especially when that risk is barely 10 feet in height).

The City of Victoria (CoV) has a very limited land mass which, if my knowledge of local geology/geography is accurate, isn't going to get any bigger. This means one of two things: either the city has to decide it will not allow any more residents to cross over its borders, or it has to accept greater density to accommodate future needs. The zoning limits from 50 years ago simply can no longer be applied. New buildings will either have to go up or go out. Since I doubt anyone wants to see *every square inch* of land with relatively short structures built on it (and this would probably have to include existing green spaces to accommodate growth) then the only reasonable way to increase density in the CoV is to build taller. Does this mean skyscrapers - probably not; but when the city seems to be discouraging even low-rise proposals that are virtually the same height as the neighbouring structures (the recently rejected 1100 block of Burdett proposal comes to mind), one has to wonder what Council thinks increased density *should* look like.

The issue of affordability also appears to be a concern of Council. History has shown there is a very simple and basic formula for keeping the price of *any* product affordable: ensure that supply exceeds demand. If too many restrictions are in place that inhibit quantity then the result will always be upward pressure on prices. It is nearly impossible to legislate affordability. Someone,

somewhere has to cover the costs and those costs cannot be held in check by regressive and overly restrictive regulations.

If Council truly wants to get the best project for the city, concentrate your efforts on making sure the developer delivers not only the tallest building in CoV's history, but the best designed and best built. A building that not only creates much needed additional housing, but also enhances the public realm for non-residents. Insist on a dynamic ground level, appropriate proportions and the highest quality finishes to ensure this building will be a hallmark for generations to come. This is a legacy for which you can be proud.

I trust Council will do the right thing and not hold up a well-planned residential project unnecessarily. Thank you.

John Longhurst

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