

Lacey Maxwell

From: Travis Koivula [REDACTED]
Sent: March 27, 2018 3:39 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 2910 Shelbourne Street Rezoning

Hi,

I was made aware that a proposal to rezone this property is before council. I wanted voice my support. My wife and I live at 1444 Ryan Street. We love our neighbourhood and frequently have friends come over to visit and express how they wish they could live in this area. Anything that comes on the market quickly sells above asking and I think we need more houses to be built. It is also my view that you could go much higher and have more density along Shelbourne and Hillside and preserve the character of the inner streets(don't have as much rezoning on the side streets).

In closing, I am very much in favor of this proposal and hope you approve it.

Thank you,

Travis

Please note investment trades cannot be accepted by email or through voicemail. All trade instructions must be confirmed either in person or by telephone with your advisor.

TRAVIS KOIVULA B.Eng, CFA, CFP, CIM, FCSI, CIWM

Senior Advisor, Financial Planning

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April 6, 2018

Purdey Group // ARYZE Developments
1839 Fairfield Rd
Victoria, BC V8S 1G9

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 2910 Shelbourne Rezoning/DP Application, April 12 Committee of the Whole

Dear Mayor & Council,

Thank you for consideration of our proposed townhouse project at 2910 Shelbourne Street. Oaklands is a fantastic neighbourhood and we have enjoyed working with the Oaklands Community Association and the larger community to refine this project to what it is today.

In addition to the community feedback, we have also worked with the City of Victoria planning staff to refine dozens of aspects of the project. We completely respect staff's position and have nothing but positive things to say about our interactions. Our only feedback is that we believe our design response to the extremely challenging site constraints are not being fully appreciated in the design review process. As shown in the appendix to this letter, the site is a triangle with an existing sewer easement, singular site access location due to the London Plane Tree, and has existing windows/ yards oriented directly into our site by the existing surrounding housing stock. Over and above these restrictions, we have agreed to provide a 7.5m Statutory Right of Way (SRW) along the front of our property in order to facilitate a future multi-modal transit corridor. This SRW area of land represents over 30% of the most developable land of the site as its the longest and widest area that can effectively be used to site a building footprint. With this in mind and at the request of our neighbours, we have taken into consideration surrounding privacy by orienting the building to the street and introducing a courtyard concept for resident enjoyment.

To the best of our ability, we have come up with an elegant solution that provides 'missing middle', family oriented housing to an otherwise overgrown and neglected site. With Oaklands Community Association, neighbour, and Advisory Design Panel support, we ask that you consider referring our application to Public Hearing as proposed which would allow us to present a more detailed discussion outlining the project benefits and design considerations.

Thank you for your time,

Luke Mari
Director of Development
Purdey Group
250-881-6077
LMari@purdeygroup.com

Pearl Block

Site Constraints



Pearl Block

Privacy Measures

North Elevation

- Small windows placed in the townhouse interior circulation space to respect the unit privacy of the neighbouring properties.

South Elevation

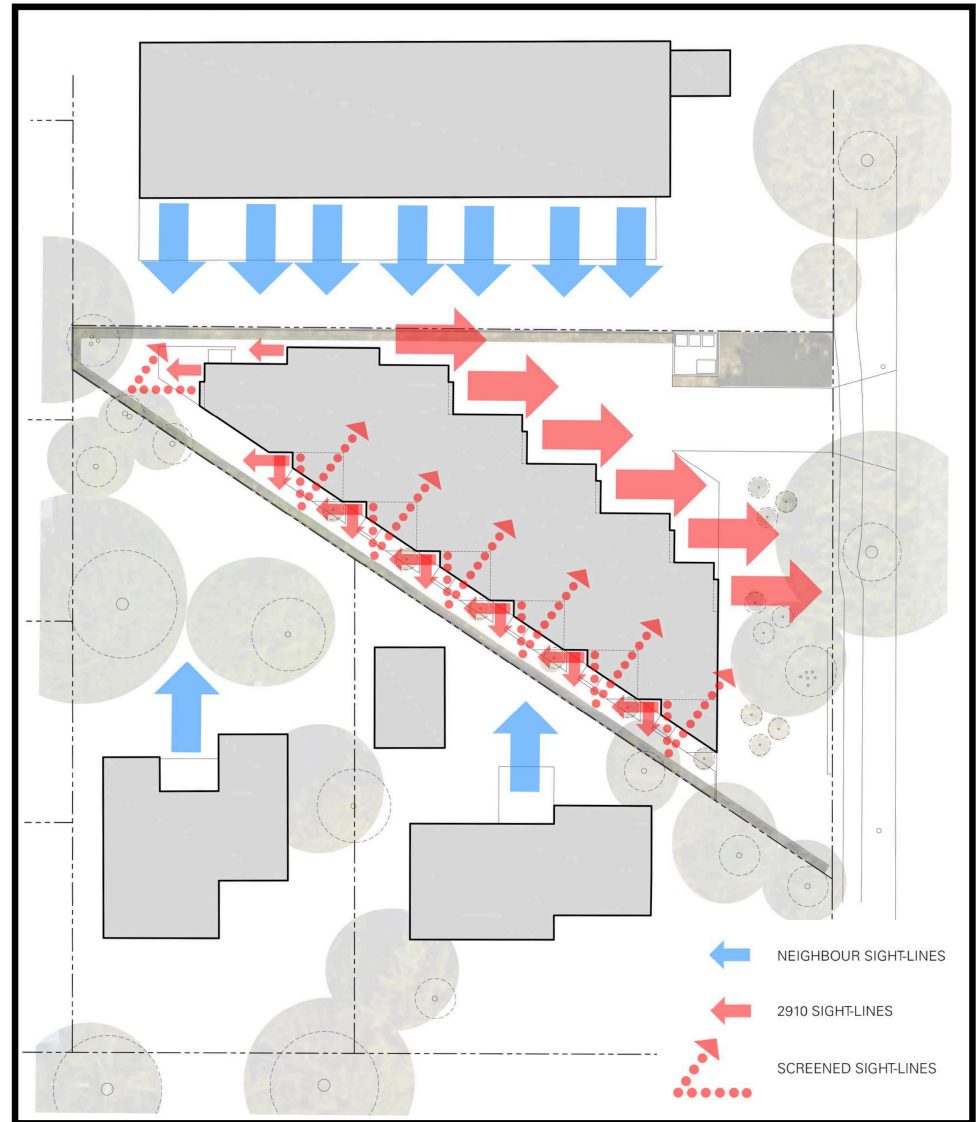
- Windows modestly sized or aimed to the west, to further inhibit overlook into the backyards of the neighbouring houses.
- Lower than normal deck entrances enclosed by solid railings and planters to protect the privacy of single family properties to the south.

East Elevation

- Windows placed 12" deep into exterior walls to increase privacy and discourage angled nightlines between the two properties.

Rooftop Patios

- Roof decks are surrounded by tall parapets to restrict overlook in order to maintain the privacy of the surrounding neighbours while offering the units some private outdoor space.



Pearl Block

Aerial Rendering



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission

Pearl Block

Street Rendering



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission

Lacey Maxwell

From: Beatriz Barcante [REDACTED]
Sent: April 8, 2018 10:33 AM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne Street Rezoning(April 12 Committee of the Whole)

Dear Mayor,
I'm writing this email in support of 2910 Shelbourne st. I agree with his proposal of maintain the more private , street facing design.

Thank you ,

Beatriz Barcante
2923 Shelbourne St

Bea

Lacey Maxwell

From: Dragan Rokic [REDACTED]
Sent: April 8, 2018 12:49 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne St Rezoning (April 12 Committee of the Whole)

RE the above referenced development and proposed plans, the Owners of 2918 Shelbourne St (adjacent lot) would like to maintain more privacy. Overall, the development seems to be a bit pretentious with more density that the 2910 triangular lot can support without proper offsets from property boundaries. Reduction in density would be welcome. Best regards,

Dragan Rokic
Strata Council
2918 Shelbourne St
[REDACTED]

Mayor and Council
City of Victoria
1 Centennial Square Victoria, BC V8W 1P6

Re: 2910 Shelbourne

Dear Mayor & Council,


I am writing you today because I feel it's very important to emphasize the importance of the proposed development at 2910 Shelbourne Street, also known as Pearl Block that ARYZE Developments is working on.

As the founder of a thoughtfully curated modern architecture publication here in Victoria, [Modern Home](http://www.victoria.modernhomemag.ca) (www.victoria.modernhomemag.ca), I see a lot of modern architecture that's missing a heart. By transforming site challenges into opportunities and showcasing an emerging canadian architect in the process, the Pearl Block has heart. Partnering with this kind of talent, also brings with it a refined and very intentional design process.

Let's face it, Pearl Block is breaking new ground architecturally and may not fit within the typical City policy and planning guidelines. This is a prime example of infill development where an otherwise awkward and abandoned lot is given a new life.

The building's shape is unique and a bit odd, because it's responding to the long list of constraints while also taking into consideration the needs of neighboring properties and the City of Victoria's planning department. The project's architecture is modern, but it's the kind of modernism that could later be considered timeless and iconic. [D'Arcy Jones](http://www.darcyjones.com/projects/) (www.darcyjones.com/projects/) is a highly acclaimed Canadian architect with great promise and this will be one of his first projects in Victoria. This is an opportunity to showcase important Canadian talent and support what it means to listen and respond to an awkward piece of land.

Thank you for your time,

Jody Beck
Owner, Modern Home


Lacey Maxwell

From: norm [REDACTED]
Sent: April 9, 2018 10:09 AM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne Street

Dear Mayor & Council

I write in support of the Aryze Developments proposal for 2910 Shelbourne Street.

The architects and developers are two of the best teams working on the coast and have a vision that should be supported 100%. Future generations are fortunate to have them working today.

Their track record is extraordinary in a landscape of ordinary. Too many bland cookie-cutter buildings were approved in the 60's & 70's that lack any sort of architectural merit.

Think outside the "box".

Kind regards

Norm Edwards
Publisher
Ship to Shore Magazine

Lacey Maxwell

From: Elizabeth Milder [REDACTED]
Sent: April 9, 2018 8:43 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne: Committee of the Whole April 12

Dear Council,

My partner and I own the property at 1430 Ryan Street, just up the hill from Oaklands Elementary.

I am writing to express our support of the application as proposed.

We are happy to see something being done with this property. The empty lot has been sitting collecting garbage for years. An eyesore in an otherwise handsome neighbourhood.

Moreover, we firmly believe that offering housing here will benefit the community. Not just in consideration of the housing crisis here in the city. From what we have seen of the buildings completed by Aryze, they are both high quality and tastefully built, melding with the surrounding architecture.

This particular project, having seeing the plans and renderings on instagram, is well, awesome. I can't think of a more apt word to describe it. The ingenuity in adapting a building design to fit to such an awkward space should be celebrated.

Sincerely,

Elizabeth Milder and Cole Skelly

Sent from my iPhone

Lacey Maxwell

From: Graeme Campbell [REDACTED]
Sent: April 10, 2018 8:25 AM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne Street Rezoning (April 12 Committee of the Whole)

Dear Mayor and Council,

I would like to write in support of the developer's proposal as current designed for the future development of 2910 Shelbourne.

As a neighbour across the street (2923 Shelbourne), while the proposed changes suggested by the planning staff wouldn't have a direct impact on me, I can empathize with the neighbours of 2910 in the impact that it will have on them. I certainly wouldn't want a closer, larger building next to me with large windows overlooking my property and home.

I hope that the planning department is able to work with the developer, and the affected neighbours, to ensure that the balance of privacy, and city requirements, can be met.

Graeme Campbell
4-2923 Shelbourne Street

Lacey Maxwell

From: Heint, Matthew [REDACTED]
Sent: April 10, 2018 12:15 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourn

Myself and family live on Walnut st being a working class family we need more projects like the Pearl in the neighbourhood. Please support. Thank you Matthew Heint

Lacey Maxwell

From: Atarah Humphreys [REDACTED]
Sent: April 11, 2018 3:26 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne St

Dear Mayor and Council,

I am writing to support the development of 2910 Shelbourne St by Aryze Developments. The design fits the location and site perfectly, offers quality homes with well thought out density. I have worked with Aryze on several projects, and they take pride in their work, the people they hire, and following proper protocol. I hope this project gets approved as it will be an asset to the area and provide much needed housing in Victoria.

Best wishes,

Atarah Humphreys

Lacey Maxwell

From: Diana Millar [REDACTED]
Sent: April 12, 2018 8:55 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne - I Support!

Please approve this application by Aryze for 2910 Shelbourne St.

Considering the [REDACTED] that many developers are building in my neighbourhood, I strongly support Aryze development plan for 2910 Shelbourne St. We need more developments like this - not the bring in a old house and build it up & then watch it fall apart within a year [REDACTED] that has been going on in this neighbourhood over the last few years. Please stop giving permits to developers that have no vision and are making hundreds of thousands of dollars from poor families that are just trying to buy a house in Victoria that is still under a million dollars.

Diana Millar
2717 Scott St. Victoria BC

To: The Mayor and City Council

Re: 2910 Shelbourne Street Rezoning

As an owner of a townhouse unit in Bowker Creek Estates located at 2923 Shelbourne Street, which is directly across the street from the proposed townhouses at 2910 Shelbourne Street, I have reviewed the outside plan for these new townhouses and would like to provide some input.

I do not feel that the more modern look of this complex fits with the other housing on this section of Shelbourne Street such as our complex that has a more heritage flavour. However, I assume that at this stage of the development the City has approved this design.

Orienting these townhouses towards the street as outlined in the plans, similar to the orientation of Bowker Creek Estates, provides an attractive streetscape and creates a neighbourhood feeling. The vegetation at the front of the complex reflects Victoria's natural beauty and enhances Shelbourne Street.

I also strongly feel that with any new development, the privacy of existing homes should be paramount, and therefore I support the current plans that do not include north facing windows and have the buildings located closer to the south property line.

I would welcome feedback from the City planners explaining how their requested changes will enhance the streetscape and encourage privacy for the existing townhouse complex beside 2910 Shelbourne Street.

Thank you,
Janet Fox