

Lacey Maxwell

From: rene weir [REDACTED]
Sent: October 24, 2017 1:57 PM
To: Victoria Mayor and Council
Subject: 71 and 75 Montreal St re zoning application support

Good afternoon Mayor Helps and Councillors,

I am writing to show support for the re-zoning application at 71 and 75 Montreal St. 6 units per lot is very reasonable especially with one parking spot per unit.

We need to encourage new homes for the ongoing housing crisis.

Allison Weir
35 year nearby resident
806 Dereen Place

Lacey Maxwell

From: Frank Finney [REDACTED]
Sent: November 3, 2017 9:40 AM
To: Victoria Mayor and Council
Subject: 71, 75, Montreal St

Please recognize this letter of support for the proposed building of twelve family focused housing units with accompanying parking at 71 and 75 Montreal Street, Victoria.

As a James Bay long time resident I welcome the improvement prospect for this site with its plan for parking.

Sincerely,

Dr. Frank Finney.

#7, 416, Dallas Road.

Sent from my iPad

December 4, 2017

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Lisa Helps & City Councillors,

Hello,

My husband and I are relatively new residents to Victoria and James Bay. Prior to residing here, we have both had a long history with Victoria as visitors, myself since 1955. Beacon Hill Park, Ogden Point, and James Bay were always where we headed to visit first. The ambiance of this neighbourhood is really like nowhere else. It's beautiful. Most people here take such pride in their gardens and their homes. And, there are so many beautifully-preserved heritage homes, many of them listed. What a blessing! Most cities and municipalities have little or no regard for the heritage and our past and what a treasure that is. *If you are in question about whether it is important to keep this neighbourhood in tact as an example of what a heritage neighbourhood should be, please come and walk around it.* And while you are taking in the beauty and the wonderful aromas which waft out of the beautiful gardens; that bloom all year long, take note of the people you are passing. Many live here and are on their way to or from, but many are not. They are like you, just walking here because it is a glorious place to walk. While you are strolling, if you are so inclined, speak to people as you pass them by. I always find that I am greeted with a smile and often there is time for a chat, with a perfect stranger. This is another thing I have long noticed about this neighbourhood—the people are friendly and surprisingly inclusive.

Before we moved into the James Bay neighbourhood, we heard things like, “Oh, you’re going to join the tree-huggers.”, or “Those people in James Bay, all they do is complain.”. Well, now that I actually live in James Bay, I understand why the residents here are not going to just accept change for change sake. Nor should they. We live in the second oldest neighbourhood in North America and in order for this neighbourhood to remain a place where life has moved on with the times while beautifully preserving our past, we cannot sit on our hands. We, here, are extremely close to looking much different. I’m not sure if we have the highest density of individuals living in a given space in this city, but I would be willing to bet that it is close. We actually *don’t* need any more density. There are on-going parking issues—for corroboration you need only check-in with the Parking Ambassadors who must patrol our neighbourhood regularly. We need to preserve the heritage, and I feel it is too close to being in jeopardy. I’m concerned that the building of higher density housing has become ‘precedent-setting’. It is much too easy to add on to existing large properties, or tear down the old and replace with little consideration or thought about what the long term issues to the heritage and surroundings might be.

Responding to what I have read, or listened to, regarding the proposals for 71-75 Montreal Street and also the Starlight/Goodacre site on Huntington Place, I realize it has become too easy for large developers to apply and receive re-zoning or build whatever suits them for maximum return on *their* investment without doing ‘due-diligence’ to find out what the history is of the property they want to obliterate. For the Montreal site it is the “Worker’s Cottages”. For the proposed additions to be made to the Starlight/Goodacre site on Huntington Place, just one of the long-term considerations which needs to be thought of are the number of Heritage Homes in this Conservation Area which still have original rolled and stained glass windows and the damage that blasting and/or heavy equipment in the area for 1—2 years might cause. The foundations and walls of these homes need also to be added the delicate list. The fact that there are still a large number of these homes here with these original windows must be commended and *everyone* has to do their part to ensure that they endure for generations to come.

There are many, many reasons for people to come into the James Bay neighbourhood and they do—in droves. As I’ve already mentioned, it is a beautiful place to walk. However, we are also the home to Emily Carr; all of those homes are in this tiny neighbourhood, as is the James Bay Inn. We have Mile ‘O’, Fisherman’s Wharf & the Fish Store, Legion Branch 127, the walking tour of the Heritage Homes, Active Markets and seasonal activities, Dallas Road Waterfront, Ogden Point and all that encompasses, several Hotels, and noteworthy Restaurants—the list goes on. With all of these available destinations there are bound to be on-going struggles, and I think that James Bay is up to the task of looking after it’s best interests, as long as we are listened to and not just lumped into—‘James Bay always complains’! When you live here you actually understand the difficulties there are to deal with, and yet—tourists and visitors and residents alike are treated with respect and a smile and a chat.

Marilyn Madsen
629 Toronto Street
Victoria, BC V8V 1P5

Pamela Martin

From: Richelle Funk <[REDACTED]>
Sent: May 1, 2018 11:04 AM
To: Public Hearings
Subject: Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1133) No. 18-001

Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1133) No. 18-001

Submitted via: publichearings@victoria.ca

From:

Richelle D. Funk

#6 – 145 Niagara Street

Victoria, B.C.

V8V 1G1

Council,

I am writing to you with my support for the redevelopment of Lots 1 and 2, BECKLEY FARM, VICTORIA CITY, PLAN 5273.

I live directly across from these properties in the strata development commonly known as Harbour Park. My family and I support an increase in the number of strata properties, and generally, greater densification of James Bay. We believe that this will help to:

- Increase Victoria's tax base
- Diversify our neighbourhood.
- Increase the number of families living in James Bay

We would like to put forward a growing concern, however, is the amount of traffic in our immediate area – specifically along Montreal Street.

Montreal Street is already well used, with numerous strata properties and apartment buildings situated on this street, with their parking lots emptying directly to this road. As well, while some of the tourism-related traffic uses Oswego Street,

taxis often use Montreal Street as well. I wonder if this problem has slowly escalated with the increased tourism at Ogden Point.

The main road into our complex parking is via Montreal Street too.

It is increasingly impossible to properly see traffic coming from either the north or south along this street. Car parking is also allowed quite close to our drive way spot.

It is already a challenge to leave our shared parking spot – whether you are in a vehicle or one of the many complex children riding their bike.

Our concern is – with an addition of 20 or more cars on this road daily that an accident will occur.

I strongly feel that some traffic measures are already needed on our road, and I believe our strata council is attempting to engage with city officials to address our inability to easily see oncoming traffic.

If the strata property projects are approved for Lots 1 and 2 – I do believe that their parking should not open onto Montreal Street but rather Niagara St.

There is better visibility on Niagara Street for those additional vehicles and their driveway/laneway to Niagara Street would run parallel to an exist for the Polish Hall.

Thank you for your consideration.

Richelle Funk

Pamela Martin

From: Elaine Stewart <[REDACTED]>
Sent: May 7, 2018 12:19 PM
To: Public Hearings
Subject: proposed development lot 1 Beckley Farm Plan 5273 and Lot 2.

I am opposed to this development. The proposed density is too high, for the land size. We in this area of James Bay are already stressed out by too much traffic, and out of control off street parking.

I do not think that if allowed this development will be family orientated. The units will be too small, and financially out of reach for young families. I do not think that one underground parking stall will prevent the off street parking problem.

The structure itself is visibly unappealing to me and to many others living in the neighbourhood. In closing please advise Mr. Cole, that the correct forum for discussing his proposed development is not outside my front door early on Sunday mornings!

Yours Sincerely,

Elaine Stewart. 55 Dock Street.