

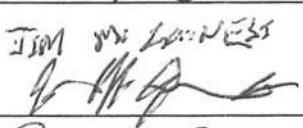
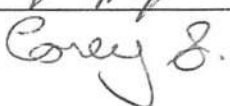
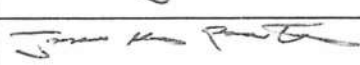
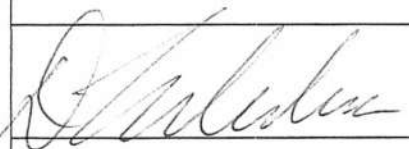
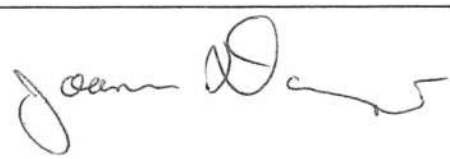
Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC V8W 1P6

April 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
 TIM MCLAUGHLIN	118 MONTREAL ST.	04-04-18
 Corey S.	133 Ladysmith St.	2018 May 5
 John K. P. Smith	200 NIAGARA	2018-04-25
 J. N. Little	206 Niagara.	May 5/18
J. N. Little	206 Niagara	May 5/18.
 Joann D.	83-1508 Saghalie	may 6/18.


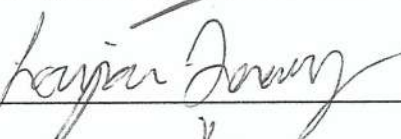

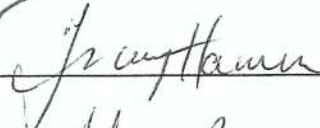

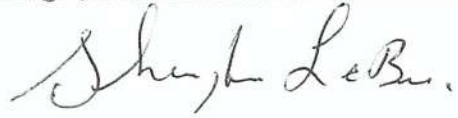
Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC V8W 1P6

April 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
	71 Montreal st	May 5 th 2018
	71 Montreal St	May 5 th 2018
	6-145 Niagara	May 5, 2018
	4-145 Niagara	5 May 2018
	5-145 Niagara	May / 18
	8-48 Montreal	May 5 / 2018


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

March 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
Louis Bullock	#4@50 Montreal St	5 th May 2018
Bonnie Robert	5-50 Montreal St	5 th May, 2018.
Jackeline Conway	3-48 Montreal	5 May, 2018
Logan Abbott	65 montreal	5 May, 2018
Don GIBSON	87 DECK	5 MAY 2018
Robert Thompson 	6-130 Niagara	5 May 2018

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

April 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
B. Humphrey	701-670 Dallas Rd	Apr 11/18
Dr. Ummer	701-670 Dallas Rd	Apr 11/18
JJB	6-48 Montreal St	
Joan Lory	2-175 Niagara	MAY 5 2018
J. Spence	6-50 Montreal	May 5, 2018
Davey Green	#8-50 Montreal	May 5/2018



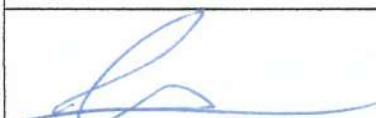

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC V8W 1P6

April 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
	65A MONTREAL ST.	MAY 6, 2018
	2019 Chambers St.	May 6/18
	125 Niagara St.	May 6/18
	123 Niagara St.	May 6/18

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

April 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
Ashod Tuttle 	1092 Colverdale	May. 6. 18
Steffen Jones Steffen Jones	1275 majestic woods.	may. 6/18
Noah Snizek-Wilson 	47 Beck St.	May 6th/18
Ken Meadows 	200 Dallas 	May 6/18
GEOFF BUTLER 	1-30 Montreal Victoria	may 6
Joe Somers 	474 Bay St.	May 6/18

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

April 2018

Re: 71 & 75 Montreal St

Attention Mayor and Councillors:

I am writing to express my support for 12 townhomes being built at the above-mentioned address, each with an underground parking spot.

Name/Signature	Address	Date
Nada Azar	59 Lotus St Victoria BC V8A1R3	May 6, 2018
Ben Whitley	14-130 Dallas Rd	5/6/18
Arthur Green	1-144 Dallas	5/6/18
Alicia Montgomery	8-130 Dallas Rd	May 6/2018
Firdi Turk	12-130 Dallas Rd	May 6/2018
C. S. H.	20-130 Dallas Rd	May 6/18

Lacey Maxwell

From: [REDACTED]
Sent: May 2, 2018 12:11 PM
To: Victoria Mayor and Council
Subject: 71-75 Montreal Street, Victoria, B. C.

Dear Mayor and Councilors:

Regarding: 71-75 Montreal Street, Victoria, B. C.

This email is to let you know I am in support of the above mentioned project for the following reasons:

1. I think it will fit into the neighbourhood well and we need more housing of this nature. Also I understand there is sufficient parking for vehicles and additional for bikes. The location is well suited for this type of development.
2. I believe there the developer has stated these condos will not allow AB&B
3. It is my understanding that they are going to be affordably priced in today's market, if this was to be townhouses or strata duplex it would not be affordable to the majority of buyers.
4. The City/Government is going on about the need for housing and it would seem that this project fits the bill.

I have lived in James Bay for the past 8 years.

Terri Foster
210 Simcoe Street,
Victoria, B. C.

Marilyn Callahan
314 Niagara St.
Victoria B.C.
April 16, 2018

Rezoning Application No. 00519 for 71 & 75 Montreal Street

Dear Councilors:

I write to offer my support for the above named project. I have lived nearby at 314 Niagara St. for 22 years. My children rented one of the houses in question for a short period of time and I walk by the two modest residences daily. I have reviewed the plans with the developer who has reached out to neighbours for their opinion.

1. **Affordability:** The wholesale gentrification of the precinct surrounding the proposed development has occurred in the time I have lived here. Major changes include the demolishing of the many affordable post war bungalows to be replaced by large single-family houses and duplexes. In fact, I bought one of the first such homes on a small lot subdivision. Few starting out can afford such places, now fetching one million or more. The proposed development is planned to make entry-level housing available for those otherwise shut out of the market.
2. **Fit with the existing street.** Montreal St from Niagara to Dallas is an eclectic muddle of housing and parking lots and frankly, this development will noticeably improve the street. In the front, it appears like a small, tidy townhouse development and faces the side of a townhouse development across the street. Next door is a duplex with small windows facing the project and then a huge ugly parking lot. Behind the development is the parking lot of the White Eagle Polish Hall. The only two houses with a view of the development are across the street on Niagara. Existing trees on the boulevard will hide much of the building from their view and the developer has said the building process will not damage these trees.
3. **Fit with neighbourhood:** One unique aspect of this development is its location on a corner with direct access to public space: tennis courts and a large public park across the street with two playgrounds. At the end of the street is a beach and miles of sea walks. There is an elementary school and community centre across the park. While there is little outdoor space in the development itself, the public green spaces and amenities more than compensate.
4. **Innovative city housing:** Densification in inner city residential areas consists predominately of condos or townhouses, all of which have become luxury residences in an area as desirable as James Bay. This project offers something in-between: twelve units on two city lots, varying in size from one to three bedrooms with underground parking. It is low profile, no higher than its next-door neighbour, with front doors facing the street. It could be a model of another kind of development: the "condhouse" or "towndo". It is

worth emphasizing the importance of the underground parking for twelve cars. This is unique to the area for a two-lot development and alleviates neighbourhood concerns about parking.

5. **Owner occupied:** The only proviso I would add to the above is that the City and Developer ensure that short-term rentals are prohibited in the project.

I was talking to a young woman who works at a James Bay spa who bemoaned her recent move to Langford from James Bay because of the birth of her child and the unaffordability and unavailability of suitable housing in Victoria. When I mentioned this development to her, she said that this is precisely the kind of home that she and her husband would love. No more commutes, available child-care, schools and playgrounds, walking to stores and services: she was all over it. I expect many more would be as well.

I am hopeful that James Bay can retain (or regain) its place as a community with a diversity of residents including families, young people starting out and those wishing to retire close to the city centre. For this to occur we need a housing stock that fits many different budgets. I believe this project is an innovative addition to the existing mix of housing, increasingly out of reach of many.

Sincerely,

Marilyn Callahan
22 year resident at 314 Niagara St.

REZONING: 71 + 75 Montreal Street

Attention: Mayor Helps and Victoria Councillors,

For the last 40 years, I have owned **305 Montreal** and **311-313 Montreal**. I know the area and value of the James Bay neighbourhood.

I am writing in support of the abovementioned rezoning for two reasons. This is a fine example of attainable market housing at a neighbourhood scale. (The goal for these units is to make them available for a purchase price that is NO more than a monthly mortgage payment equivalent to rent for a similar unit.) Secondly, the latest revision of the project has one vehicle parking spot for each residential unit.

Please support and encourage this project to move forward and similar ones to swiftly follow.

Regards,

A handwritten signature in cursive script, appearing to read "B. Robbins".

Barry Robbins

Begin forwarded message:

From: Deanne Loubardeas [REDACTED]
Subject: Developmnet
Date: September 10, 2017 at 1:28:20 PM PDT
To: Marilyn Callahan [REDACTED]

Hi marilyn. Please use below as our letter.

Dear council

My partner and I live at 206 Niagara St and are directly across from Leonard Cole's proposed development. We have appreciated his consultation with us since the beginning of the process and feel that he has taken our feedback into consideration. We feel that 12 units with 12 parking spaces is a fair and reasonable usage of these two properties. We like the modern look of his proposal although we also value the heritage of our neighbourhood; there is room for both. The only issue with this process has been on council and planning department side. This development proposal has been through many iterations beginning with the proposal to move 2 existing buildings from Cook Street. When the city failed to accommodate the developer in the moving of those buildings it forced Mr Cole to proceed with new construction development. That the planning department has no limitations on what a developer can propose, even when it is so far beyond the existing community plan has created a whirlwind of resistance from the community. This has wasted everybody's time at the planning department and at the community level, and has bred a high degree of distrust between the neighbourhood and developers. The city has the power to control these situations more effectively and actually honour their desire for community engagement. We wish Mr Cole well at this meeting and look forward to the timely completion of his project. Thank you. Deanne Loubardeas.

More Homes at Niagara

To Mayor Helps and Councillors

The proposal of 6 units per lot is not unreasonable. This project is an example of high-quality attainable infill housing that fits in with my neighbourhood, I so proudly call home. I am very fortunate to be able to call James Bay my neighbourhood as I live close by at 130 Dallas Rd with my 3 year old son and 6 year old daughter. We love this child-friendly neighbourhood!

Not only does this project look tasteful and fitting to the community but also serves as a very overdue dosage of inventory.

Thank you for your time

Jordan Jefferson

A handwritten signature in cursive script that reads "Jordan Jefferson".

09/07/17

Support 12 homes at 71 and 75 Montreal St!

To: Mayor and Councillors April 2018

I write in support of six units per lot for a total of 12 new homes at Montreal and Niagara. (I submitted this letter before and am re-submitting to show my steadfast support.)

This neighbourhood I proudly call home has so much to offer with Ogden Point, scenic Dallas Rd and a nearby community garden.

There is a desirable mix of 1 bedroom, 2 bedroom and 3 bedrooms each available with a dedicated parking stall.

A handwritten signature in cursive script, reading "B. Umphrey".

Betty Umphrey

A proud James Bay resident!

670 Dallas Rd Victoria BC V8V 1B7

Victoria City Hall
1 Centennial Square
Victoria BC
V8W 1P6

Regarding: 71 + 75 Montreal Street

To Mayor Helps and Councillors

The following project has some unique features that I think show the neighbourhood the thoughts and feedback the developer incorporated into this final design of 12 townhomes. Only 6 units per lot, all with front door opening onto the street and 2 front lower units designed to be accessible for those with disabilities.

Please support and encourage this project to move forward and similar ones to swiftly follow.

Respectfully yours



Jamie Oliver

19 DALLAS RD
VICTORIA BC
V8W 5A6

Victoria City Hall
1-Centennial Square
Victoria BC
V8W 1P6

Dear Mayor and Council:

Re: 71-75 Montreal St

My name is Jolene Cayer and I proudly call the municipality of Victoria home as I live at **1412 Walnut St** and I work at a care home in Fairfield.

This project adds to the mix of housing options in James Bay by creating 12 high-quality, neighbourhood scale townhomes that will add to the vitality of the community.

Please move forward with sensible housing solutions.

A handwritten signature in black ink, appearing to read 'Jolene', with a long horizontal flourish extending to the right.

Jolene Cayer

Marilyn Callahan
314 Niagara St.
Victoria B.C.
April 16, 2018

71-75 Montreal St.

Dear Councilors:

I write to offer my support for the above named project. I have lived nearby at 314 Niagara St. for 22 years. My children rented one of the houses in question for a short period of time and I walk by the two modest residences daily. I have reviewed the plans with the developer who has reached out to neighbours for their opinion.

1. **Affordability:** The wholesale gentrification of the precinct surrounding the proposed development has occurred in the time I have lived here. Major changes include the demolishing of the many affordable post war bungalows to be replaced by large single-family houses and duplexes. In fact, I bought one of the first such homes on a small lot subdivision. Few starting out can afford such places, now fetching one million or more. The proposed development is planned to make entry-level housing available for those otherwise shut out of the market.
2. **Fit with the existing street.** Montreal St from Niagara to Dallas is an eclectic muddle of housing and parking lots and frankly, this development will noticeably improve the street. In the front, it appears like a small, tidy townhouse development and faces the side of a townhouse development across the street. Next door is a duplex with small windows facing the project and then a huge ugly parking lot. Behind the development is the parking lot of the White Eagle Polish Hall. The only two houses with a view of the development are across the street on Niagara. Existing trees on the boulevard will hide much of the building from their view and the developer has said the building process will not damage these trees.
3. **Fit with neighbourhood:** One unique aspect of this development is its location on a corner with direct access to public space: tennis courts and a large public park across the street with two playgrounds. At the end of the street is a beach and miles of sea walks. There is an elementary school and community centre across the park. While there is little outdoor space in the development itself, the public green spaces and amenities more than compensate.
4. **Innovative city housing:** Densification in inner city residential areas consists predominately of condos or townhouses, all of which have become luxury residences in an area as desirable as James Bay. This project offers something in-between: twelve units on two city lots, varying in size from one to three bedrooms with underground parking. It is low profile, no higher than its next-door neighbour, with front doors facing the street. It could be a model of another kind of development: the "condhouse" or "towndo". It is worth emphasizing the importance of the underground parking for twelve

cars. This is unique to the area for a two-lot development and alleviates neighbourhood concerns about parking.

5. **Owner occupied:** The only proviso I would add to the above is that the City and Developer ensure that short-term rentals are prohibited in the project.

I was talking to a young woman who works at a James Bay spa who bemoaned her recent move to Langford from James Bay because of the birth of her child and the unaffordability and unavailability of suitable housing in Victoria. When I mentioned this development to her, she said that this is precisely the kind of home that she and her husband would love. No more commutes, available child-care, schools and playgrounds, walking to stores and services: she was all over it. I expect many more would be as well.

I am hopeful that James Bay can retain (or regain) its place as a community with a diversity of residents including families, young people starting out and those wishing to retire close to the city centre. For this to occur we need a housing stock that fits many different budgets. I believe this project is an innovative addition to the existing mix of housing, increasingly out of reach of many.

Sincerely,

Marilyn Callahan

22 year resident at 314 Niagara St.

More Homes in James Bay-Support 71 and 75 Montreal St

To Mayor Helps and Councillors

I proudly own a business in James Bay located at #102-19 Dallas Rd V8V 5A6 and take a keen interest in projects that are building housing for people. This includes potential new customers, my own employees and friendly neighbours.

These 12 townhouses are housing for young and old, families and couples, children and pets. For this, I urge Mayor and Council to vote in favour of moving this project forward.

Thank you for you time.

A handwritten signature in black ink, appearing to read 'Faizel Kathrada', written in a cursive style.

Faizel Kathrada

102-19 DALLAS RD
V8V 5A6

1-Centennial Square
Victoria BC V8W 1P6

Build more housing in James Bay re: 71 and 75 Montreal St

Mayor Helps and Councillors,

I support the proposal of 12 family focused housing at Niagara and Montreal.

Support this project as this proposal offers an innovative opportunity to promote the OCP's housing policies.

The process of approval is demoralizing. When language at City Hall is about creating housing, why such a lengthy delayed approval process?

Warmly,

Gayle Gordon
908 Douglas Street

City of Victoria
Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6
mayorandcouncil@victoria.ca


Re: Rezoning application for 71 & 75 Montreal St

Dear Mayor and Council:

I am writing to show my support for the re-zoning application for the abovementioned address. The proposed 2 storey building will have 6 units per lot for a total of 12 family-focused units with a breakdown of **six** 3 bedrooms, **three** 2 bedrooms and **three** 1 bedrooms with **one underground parking spot for each** should be welcomed to James Bay.

Currently, two shabby post-war bungalows are on the site that will be in need of renewal very soon. Lets choose a project like this; one of high quality that fits in with the neighbourhood.

Thank you for your time.

 Charles Bodman 211-566 Simcoe St

Signature, Name and Address

#211-566 Simcoe St. V8V 1L9
Charles Bodman.

City of Victoria
Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6
mayorandcouncil@victoria.ca

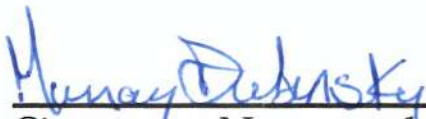
Re: Rezoning application for 71 & 75 Montreal St

Dear Mayor and Council:

I am writing to show my support for the re-zoning application for the abovementioned address. The proposed 2 storey building will have 6 units per lot for a total of 12 family-focused units with a breakdown of **six** 3 bedrooms, **three** 2 bedrooms and **three** 1 bedrooms with **one underground parking spot for each** should be welcomed to James Bay.

Currently, two shabby post-war bungalows are on the site that will be in need of renewal very soon. Lets choose a project like this; one of high quality that fits in with the neighbourhood.

Thank you for your time.



Signature, Name and Address

210-425 Sumner Street
V8V 4T3

Attention Mayor and Council,

I write in steadfast support of the proposed development at 71 and 75 Montreal St. I am a nearby neighbour, living at 101-310 St James St.

Currently, two small post-war houses with no heritage value occupy the subject property. The adjacent area is a mixture of old and recent single family, multi-family, parks and recreation indoor and outdoor space.

This project is high-quality attainable infill housing that should be a welcomed addition to James Bay. It fits in my neighbourhood and long overdue.

For this, I encourage Mayor Helps and Council to vote to advance this application.

Lucas Quast



April 18 / 2017

Niagara and Montreal Development

To Mayor Helps and Councillors

The above-named proposal presents a model for high-quality attainable infill housing that fits in with my neighbourhood, I so proudly call home. With the extremely low vacancy rate in the city of Victoria, it is important to encourage new inventory.

For Victoria to be looked at as a youthful city we need to welcome attainable market housing.

Lets be progressive and not regressive as a city.

Not only does this project look tasteful and fitting to the community but also serves as a very overdue dosage of inventory.

#101-310 St. James St.
V8V 1J8

Lucas
Quast



71 and 75 Montreal St Support Development!

To James Bay Neighbourhood Assn,

Hello, my name is Brent May and I live at 520 Rithet Street V8V 1E2.

I support the construction of this 2-storeys plus a basement design as it is in keeping with the size and scale of traditional James Bay. If new inventory is to be created, lets welcome tasteful and characteristic of the neighbourhood.

Furthermore, this project provides livable dwelling units for purchase that are attainable given current market conditions.

I think it is very important that you as my neighbourhood voice should reflect the opinions and views of all.

Brent May

Brent May

71 and 75 Montreal St Support Development!


To Victoria Mayor and Council,

Hello, my name is Brent May and I live at 520 Rithet Street.

I support the construction of this 2-storeys plus a basement design as it is in keeping with the size and scale of traditional James Bay. If new inventory is to be created, lets welcome tasteful and characteristic of the neighbourhood.

Furthermore, this project provides livable dwelling units for purchase that are attainable given current market conditions.

Regards

BRENT MAY


Apt 105-520 Rithet Street Victoria
BC V8V 1E2

Good afternoon Mayor and Council,

I write in support of the proposed 12 new homes to be built in my neighbourhood of James Bay.

The owner started out with 19 units down to 14 and changed the mix of unit types to include more 2 and 3 bedroom spaces. Since further listening, the number of units has been reduced further to 12, ranging in size from 620sqft to 1100sqft.

Simply put, there are 6 units per lot.

Please encourage our neighbours to support and welcome new faces.

Rhonda Barnes
Rhonda Barnes

520 Rithet Street

Good afternoon Mayor and Council,

I write again in support of the proposed 12 new homes to be built in my neighbourhood of James Bay.

This is my second letter in support of the developer Leonard Cole's project.

As already understood, 12 units is the current proposal (a far cry from the 19 originally on the table.)

Leonard has listened to the neighbourhood and really gone a long way to respond to all of the comments.

Thank you again for your time.

Rhonda Barnes

Rhonda Barnes

Long time resident of James Bay area for 25 years.

From: BOB GLAZIER [REDACTED]
Subject: Fwd: Development - Niagara / Montreal st
Date: 8 May, 2017 5:18:11 PM PDT
To: [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: BOB GLAZIER [REDACTED]
Date: May 8, 2017 at 5:12:37

Subject: Development - Niagara / Montreal st

I am a homeowner residing at 301 St Lawrence st , 3 streets way from the subject property. I completely support the developers plans and application, without any reservation. I have carefully examined the plans, density, concept drawings and particulars of the application, and support it in its entirety without changes. I walk James Bay daily and have come to appreciate the varied housing and density in our community and while one or two of the points made in opposing certain aspects of the project I strongly disagree with the need to vary or change the present plans. This community needs more residents and owner occupied homes. We pay significant taxes, spend our money on local services, from gas to groceries, and the future in my view, for a vibrant and positive community, needs and must have this type of development, with its proposed density, I oppose the Drawbridge viewpoint you so often encounter, and I believe that a quality development , particularly in the corner of James Bay, is beneficial and necessary. Further, while I do not know Mr Cole as a personal friend, I have heard of his projects and seen first hand that he is a dependable, quality builder, with a long and proven track record, not just in greater Victoria, but also in our James Bay.

I urge the City to support the project as submitted

Robert Glazier
301 St Lawrence St
Victoria
V8V1Y3

Sent from my iPhone

City Hall
Victoria BC
V8W 1P6

Re: More Homes at Montreal and Niagara

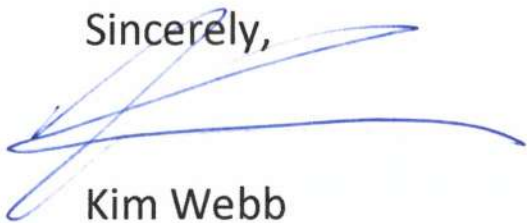
To Mayor Helps and Councillors:

I have worked in Cook St Village for 7 years. Two more businesses have left Cook St Village recently. There has been a noticeable reduction in small businesses.

In James Bay, like Cook St, we need to build new living spaces to keep small businesses thriving.

This project is part of the larger housing solution as a very overdue dosage of inventory.

Sincerely,



Kim Webb
313-1475 Pandora
Victoria BC
V8R 1A6

#1-Centennial Square
Victoria BC
V8W 1P6

Re: 71 + 75 Montreal Street

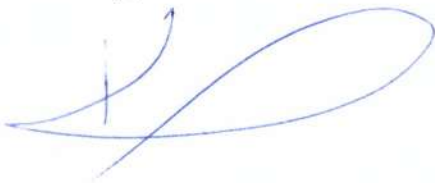
#102-19 Dallas Rd
Victoria BC
V8V 5A6

To Mayor and Council,

I write in support of the rezoning for 12 townhomes at Montreal and Niagara. I work in James Bay and live a short walking distance to my work. I feel very much part of the fabric of the neighbourhood.

The above-mentioned proposal is a tremendous new asset for James Bay in support of families, couples and individuals who are excitedly seeking new homes.

Kindly,

A handwritten signature in blue ink, appearing to be 'K. Dickinson', with a large, stylized loop.

K. Dickinson

Attention Mayor and Council,

Attention: James Bay Neighbourhood Association,

Support 71 and 75 Montreal St Project

I have lived at #20~~7~~310 St James St for a couple of years. The Official Community Plan (OCP) and the James Bay Neighbourhood Plan support small scale infill housing at 71 and 75 Montreal St. Further, the James Bay neighbourhood Plan (1993) does support the creation of housing to accommodate a balance of family and non-family housing development in the community.

The proposed construction of a two-storeys plus a basement building, in keeping with the size and scale of a traditional James By neighbourhood is throughouly supported by the OCP and James Bay neighbourhood plan.

For this instruments to matter and become achievements, please encourage others to support this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lee Robinson', with a long, horizontal, sweeping flourish extending to the right.

Lee Robinson
#20~~7~~310 St James St V8V 1J8

71 + 75 Montreal Street

Good afternoon James Bay Neighbourhood Association,

As you represent James Bay residents who care about their neighbours and their community, I want to share with you my supportive voice to the above-mentioned address for redevelopment.

The JBNA is a link for residents by forwarding community objectives with the James Bay Neighbourhood Plan (1993.) And the James Bay Plan does support the creation of housing to accommodate a balance of family and non-family housing development in the community.

This project is respectful of its neighbours and The James Bay Neighbourhood Plan.

Join me in support.

310 St. James St.
V8V 1J8

Tracey Heig

Unit 210

City of Victoria
Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6
mayorandcouncil@victoria.ca

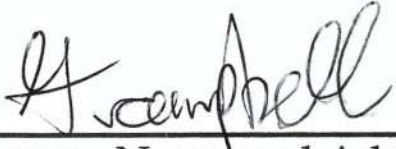
Re: Rezoning application for 71 & 75 Montreal St

Dear Mayor and Council:

I am writing to show my support for the re-zoning application for the abovementioned address. The proposed 2 storey building will have 6 units per lot for a total of 12 family-focused units with a breakdown of **six 3 bedrooms, three 2 bedrooms and three 1 bedrooms with one underground parking spot for each** should be welcomed to James Bay.

Currently, two shabby post-war bungalows are on the site that will be in need of renewal very soon. Lets choose a project like this; one of high quality that fits in with the neighbourhood.

Thank you for your time.

 192 croft st

Signature, Name and Address V8V 2E7

City of Victoria
Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6
mayorandcouncil@victoria.ca

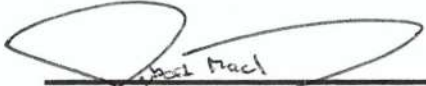
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Thank you for your time.


 Robert MacDonald 18 - 129 Craft St
Signature, Name and Address **JAMES BAY resident!**

Support 12 homes at 71 and 75 Montreal St!

Att: Mayor Helps and Councillors,

I am delighted to show my continued support for the residential development at Montreal and Niagara. This is my second written correspondence for this proposal which enhances the neighbourhood with a well-needed fresh look and above all, meets all OCP requirements.

12 new homes each with a dedicated underground parking spot should be welcomed to my neighbourhood.


Jim Umphrey
#701-670 Dallas Rd
Victoria BC
V8V 1B7

City of Victoria
Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6
mayorandcouncil@victoria.ca

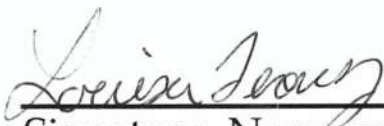
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Thank you for your time.

 , Louisa Feary , 71 Montreal Street-1.
Signature, Name and Address

Noraye Fjeldstad

From: cameron glazier <[REDACTED]>
Sent: Wednesday, May 10, 2017 11:59 AM
To: Victoria Mayor and Council
Subject: Proposed Development at 71 & 75 Montreal Street, James Bay

Hello Mayor & Council,

I am a homeowner with a residence located at apartment 407-420 Parry Street in James Bay. I have recently become aware of the proposed development at 71 & 75 Montreal Street, and wish to write to Mayor & Council to express my support of this proposed development. I have owned my apartment in James Bay since 2008, and enjoy all of the amenities that the James Bay neighborhood has to offer. I often cycle through the streets of James Bay on weekends, and in the summertime I cycle to use the tennis courts at the corner of Niagara and Montreal Street. I am familiar with the post-war houses currently on the proposed development site, as well as the many other post-war era houses on the neighboring streets such as Dock, Pilot and Oswego Street.

I support this project as I am very aware, through friends and family looking for rental units or units to purchase in Victoria and James Bay, that there are near zero vacancy rates, limited rental stock and few new developments in James Bay. This causes great frustration to those wishing to move to the neighborhood. As a resident of James Bay, I can appreciate why it is such a desirable neighborhood for people to want to move to. I fully support this project as it brings increased density to two lots that offer limited liveable space in their current use.

James Bay needs new development to keep it the vibrant community that it is, and I believe this proposed development will not only reduce pressure on the extremely tight housing market but will also add positively to the neighbourhood. As I understand it, the two very small detached dwellings are proposed to be replaced with 14 very liveable units. The varying sizes of the proposed units will allow single people, couples, families and seniors all to occupy the existing site and add to the diversity of the neighborhood.

It is for the above noted reasons, among any others, that I fully support this project and further projects similar to it that will add density and diversity to James Bay.

Sincerely,
Cameron Glazier
Homeowner of 407-420 Parry Street, James Bay, BC.

Sent from Mail for Windows 10

Development Proposal for: 71-75 Montreal Street

City Council Meeting: Thursday, 10 May 2018

Dear Council Members and Attendees,

I apologize that I cannot attend this meeting due to being out of town. Thus I request that my letter be read into the public record. And I also apologize that this letter is a little bit long, but there are some significant problems with this rezoning application.

As the owners of 112 Montreal Street, we will be significantly impacted by the proposed development.

Item 1: We are asked to comment on the application to rezone the property from R-2 to RK-M. What is RK-M? As of this morning, RK-M zoning does not exist on the City of Victoria zoning website. How can we comment on something that does not exist? Thus this application must be stopped until the City of Victoria follows some kind of proper procedure.

Item 2: Under the more general RK zoning, the land size must be 185 square meters per dwelling unit. $185 \text{ square meters} \times 12 \text{ units} = 2220 \text{ square meters of land}$. Is this property that large? I don't think so. Thus this application must be stopped.

Item 3: Under the more general RK zoning, the buildings on the land must not occupy more than 33% of the land area. How is it possible to build 12 units on 33% of the land area? I think impossible. Thus this application must be stopped.

Item 4: Under the more general RK zoning, there must be 1.5 parking spots per dwelling unit on the site (not on the street). $12 \text{ dwelling units} \times 1.5 = 18 \text{ parking spots on the site}$. Is this possible? Seems impossible to me. If not possible, this application must be stopped.

Item 5: This developer has tried numerous times to force an inappropriate development onto this property. He has been stopped each time by community action. This has required considerable time, effort and stress from the community. I think his continuing attempts are an abuse of the development process. I request City Council to consider some kind of "3 strikes and you are out" rule to avoid this undue pressure on the community.

Item 6: The purpose of meetings such as this one tonight are for people to hear both sides of any issue and then to decide based on a full understanding of the issues. This developer has been pushing people to sign a support document in advance without the benefit of having heard both sides of the issue. I think this "divide and conquer" method is highly inappropriate and I think the application should be rejected on that basis. I think that anyone who accidentally signed the petition supporting this development before hearing both sides of the story can now decide to change their vote.

Item 7: The second item with respect to this development proposal scheduled for tonight's meeting is a discussion of the surface finishes and landscaping for the building proposed on this site. How is this possible? Has council already decided that this development is approved? Without the required input of the community? I think having this second item on the agenda is highly prejudicial to a

discussion of the merits of the rezoning application. This application should be rejected until City Council follows some kind of proper procedure.

Item 8: The developer purchased these properties with an existing R2 zoning. He has clearly demonstrated by his repeated attempts to force an inappropriate development onto this site that he does not care about this neighbourhood. He is only interested in his own profits. I see no reason to approve any kind of zoning change simply to fatten his wallet. I vote to keep the R2 zoning intact. Perhaps the next developer will actually care a little bit about our neighbourhood.

Based on all of the points above, this rezoning proposal must be stopped.

Regards,

Peter Brown

112 Montreal Street