

RECEIVED  
JAN 29 2018

Ms. Lisa Helps, Mayor  
Victoria City Council Members  
Victoria City Hall  
1 Centennial Square

Delivered in person on January 26, 2018

Dear Mayor Lisa Helps and City Council Members:

**RE: 1638 Store Street Development Permit with Variance Application to develop a 6 Storey  
133 Unit Residential Building with Ground Floor Commercial**

For the past number of weeks, I have been gathering signatures of owners and long-term rental residents of the Mermaid Wharf condo building located at 409 Swift Street and adjacent to the proposed development who will be severely affected by the construction of a tall building. Most of the owners on the South (parking lot side) have side signed the petition. Currently, the vacant space is operated as a much-needed parking lot for this area of the city (120 spots).

There are 36 signatures in total, including scans from our building owners who were away at the time. I trust this massive appeal is not be overlooked as you review the application.

I recognize that the architects made their presentation to us in order to minimize the impact of an 8-storey building—and now a 6-storey building. However, only a third party could do that objectively. Clearly, they do not live here and do not seem to pay any attention to actual **lack of privacy, loss of direct sunshine and light**, and added transience—all of which we will be the primary ones to suffer if the project is approved.

Furthermore, and not anecdotally, my consultations with realtors tend to confirm that, due to restricted views (considerably reduced by the Janion already), we may face a decrease of property value of up to 20% on my side of the building. While I understand that the City does not consider private views, I want to point out that we are also concerned about the loss of light that we currently enjoy. The increased darkness will significant impede our quality of life.

You now have the original petition in your hands, I have saved copies, and sent one each to Miko Betanzo and Charlotte Wain by email.

Ultimately, the Council will have to balance revenue against pure quality of life. I trust you will make the right decision.

Sincerely,



Marc Lapprand, owner and resident at Mermaid Wharf  
Cell: [REDACTED]

To: The City Council of Victoria, BC

From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
Dec 28, 2017	Natalie Leduc		414	
28 Dec 2017	SARAH AVINS		418	

Dec 29/2017 TERESA Ryback  #506

Dec 29-2017 DEBIS WOODWARD  #406

Dec 29-2017 Caroline Moore  #405

Dec 29th 2017 Alex Gillman  #400

Dec 29, 2017, DAWN KILLEN  51

Dec 29, 2017 Craig Rice  #32

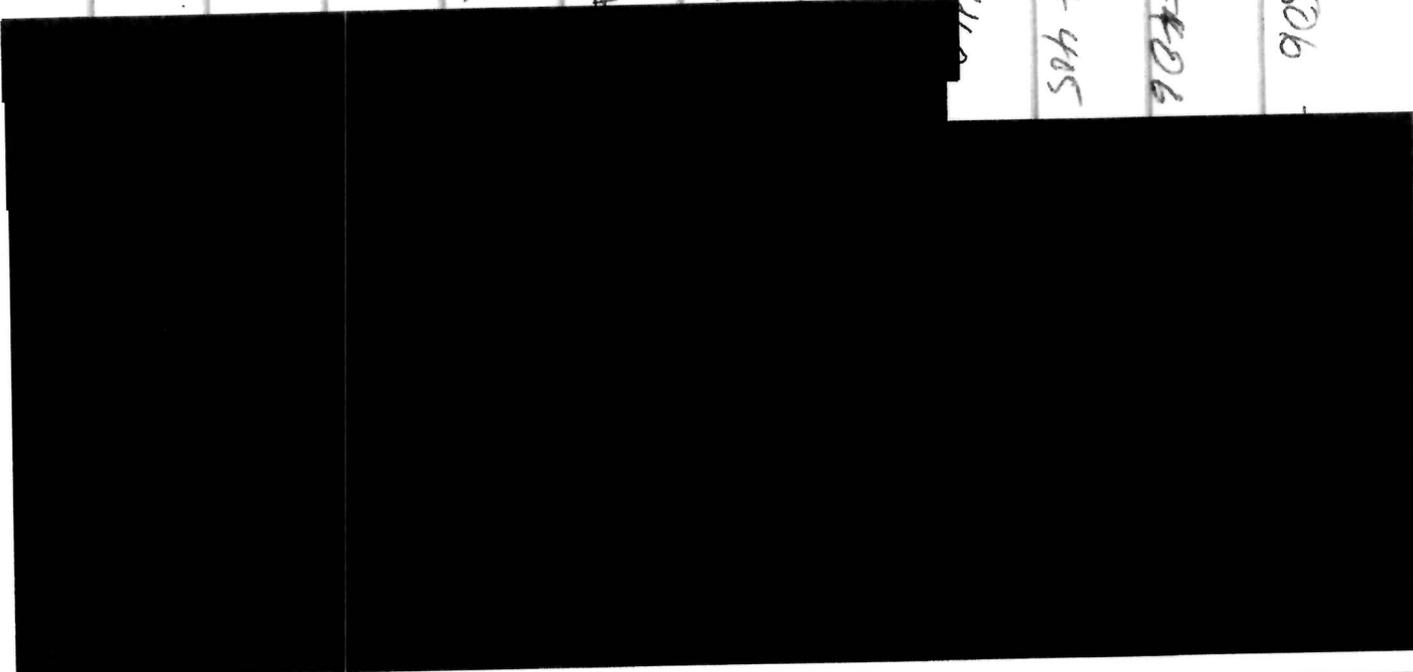
Dec 30, 2017 MEGHAN GLOVER NELSON #

Dec 30, 2017 ISABEL PENALBA  #118

Dec 29, 2017 David Penick  #118

Dec 30, 2017 NEIL GURTON  #114

Dec 30 2017 PAUL JAMISON  #15



Dec. 29/17 Colette Nagy & Togy Stuss

Dec 30, 2017. CARIE STANFORTH. ~~Denver~~

Dec 30, 2017 Haas keypad Unit 414 ~~Alford~~

Dec 30, 2017 Melissa Biberon Unit 413 ~~Alford~~

" C Rovellet Unit 207

JAN 1 2018 DAVID DATHBERG #216

Jan 3 2018 Daniel Trater #420

JAN 3rd 2018 JUDY LARROY #115

JAN 5th Jason Schorf #205

Jan 9th 2018 Natalia Guzman #510

Jan 9th 2018, Josephine Laughlin #312

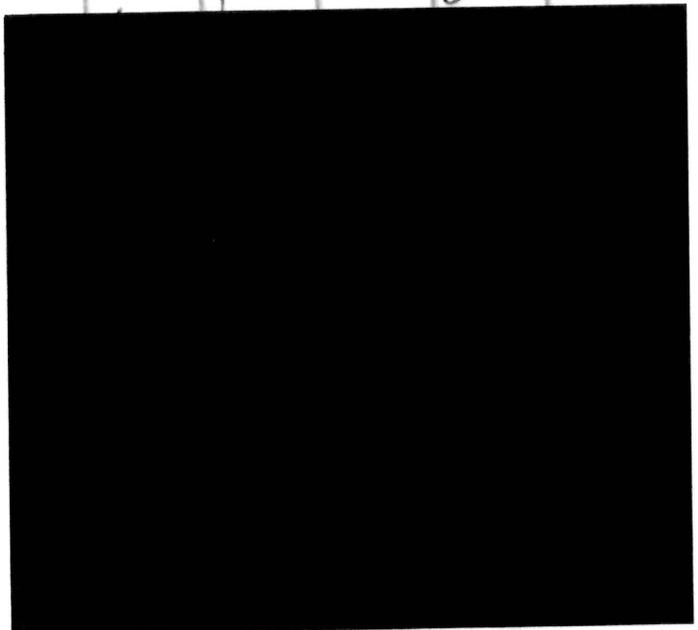
JAN 9/18 BOBBIE CANIN ~~BOBBIE CANIN~~ #518

MAY 9/18 Bruce Rowan ~~Bruce Rowan~~ #519

JUN 10/18 Leigh Pharris ~~Leigh Pharris~~ #510

JAN 12, 18 Charlene Sim ~~Charlene Sim~~ #517

JAN 12, 2018 Alistair Sim ~~Alistair Sim~~ #517



To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

- 1. Loss of privacy
- 2. Loss of daylight and direct sunshine
- 3. Loss of harbour view (almost totally)
- 4. Substantial loss of value of our condominium (up to 20%)
- 5. Loss of quality of life

I ask that the city purchase this lot of consider keeping it as a parking lot <sup>or build the park</sup> <sub>The parking lot will be a revenue stream for the city.</sub>  
We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

If the city decides to accept a building proposal then the building should

be no more than 5 stories high and stepped back from the water. and a pleasant tree lined side walkway along the water - not back for the water.

As concluded:

Name: Lynn Salden  
Date: Jan 1 2018

Signature: Salden

Unit #: 208

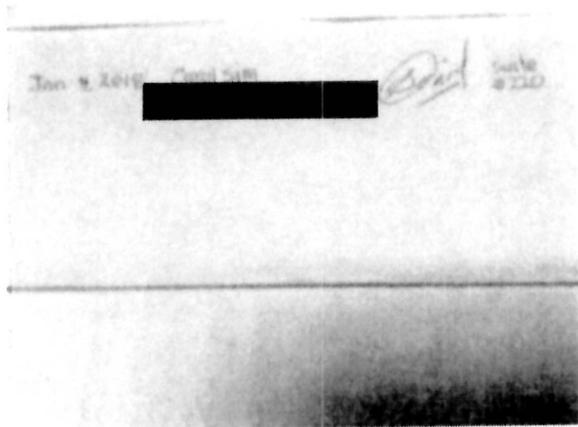
email or phone: [redacted]

I am not at my unit at this time and

ask that you accept my signature on this petition.

I can be reached at [redacted]

Lynn Salden



To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Warf, 409 Swift St, Victoria, BC V8W 1S2

We many residents from Mermaid Warf strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Junction for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.  
Thank you.

Date	Name	Signature
Unit #	email or phone	

Jan 6<sup>th</sup> 2013 # 113-409 Swift St  
[Redacted] Susan Baskin  
I am opposed to a 8 storey development

To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
Jan 10, 2018	Dan Brunger (non-resident owner)		308	

To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Quay, 409 Swift St. Victoria, BC, V8M 1N1

We, many residents from Mermaid Quay, strongly oppose the construction of the new 1000 Store Street proposed by D'Amico Architecture + Urbanism, between Mermaid Quay and following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (largest total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.  
Thank you!

Date \_\_\_\_\_ Name \_\_\_\_\_

*Francine [Redacted]*

To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new 1251  
Stevie Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and  
following reasons

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new bu  
Thank you

Date Name Signature Unit #

Jan 15, 2018 Helen Ann Scott  
[Redacted Signature] [Redacted Unit #]

To: The City Council of Victoria, BC

From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.  
Thank you.

Date

Name

Signature

Unit #

email or phone

Jan 27, 2018

Alex Nicholls



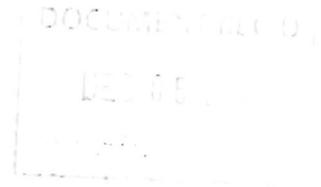
[Redacted]

*Currently away - Submitting via email.*

Ms Lisa Helps, Mayor  
Victoria City Hall  
1 Centennial Square

December 5, 2017,

RE: First the Janion, then what?



Dear Lisa Helps,

I'm writing you about serious concerns with regard to the new building proposal between the Janion and Mermaid Wharf, where I presently live and own a unit on the fourth floor.

I went to the information meeting advertised by our management company last week at Swanns, and stayed enough time to measure the extent of the looming catastrophe in our great neighborhood.

I am puzzled by the true motivation, other than profit for multimillion enterprises, which condones the construction of such bunker style massive concrete building, 8 stories high. The proposed building will not only block almost all view from two entire facades (Janion and Mermaid Wharf), but their own as well (that makes four walls facing each other). What an appeal is this for new buyers, not to mention the complete destruction of privacy, light and direct sun for existing dwellers (on two sides facing south)? Furthermore, all people living on the 5<sup>th</sup> floor of Mermaid Wharf will also lose their privacy on their roof top patios, being closely looked over by two full stories on the south side.

What I find astonishing is the complete lack of imagination and absence of beauty in this proposal. There are so many appealing and viable options, with more greenery and breathing space, with, for instance, a building which might look like a large flight of steps looking to the water, and so on (see picture below as an example). But no, let's go for a uniform block type building, square angles, with as many hen-coops as possible. Who cares about quality of living, or aesthetics? Do we really live in a "world class city" if we favor and give the green light to such monstrosities? Frankly I don't think so.

My letter is also motivated by conversations I have had with neighbors and friends; I am earnestly and respectfully writing you to suggest you and your council take serious consideration to what I like to call an insane project, about which quality of life is obviously the least concern of the developers promoting it. In the mouth of Vancouver based big corporations, "urban revival" is the buzz. I have lived 16 years in Chinatown, and have always found it lovely and lively. These people do not live here, obviously.

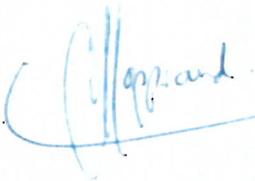
This year I just paid off my mortgage. I now feel like I am being expelled from my place thanks to "urban revival" and lack of vision from greedy developers actively working on degrading the values of our condos, and ultimately our sheer quality of life. With the Janion we lost mountain view, but at least there is breathing space between them and us. With this appalling project nothing much will remain of appeal where I, and many of my neighbors, live. Life will be looking at a dark façade meters away from our balcony (and vice-versa).

I am writing you especially for two reasons:

1. What can I/we do to effectively either block or minimize this poorly thought project?
2. Who should I also specifically write to obtain possible support for this?

Dear Madam, thanks for your help, good advice and for granting this letter serious consideration. Please use freely any part of it if it may help this cause in any way. I will expect an answer from you in some near future.

Kind regards,



Marc Lapprand  
Mermaid Wharf, unit 414.  
409 Swift Street



If developers insist on blocking the view of neighbors, why not build something more appealing:



Is Victoria truly the "Garden City"?

## Lacey Maxwell

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**From:** Lynn Saliken [REDACTED]  
**Sent:** March 14, 2018 3:27 PM  
**To:** Councillors; Miko Betanzo; Ben Isitt (Councillor)  
**Cc:** Lynn Saliken  
**Subject:** proposed building at 1628 Store St

I strongly object to city approving a Development Permit with the Variance application to develop a 7 storey residential building at 1628 Store St and adjacent to Mermaid Wharf.

I also object to the way in which you would allow sloping of the building to what I understand to be a maximum height of 8 stories.

I would agree that a 4 to 5 storey building would be appropriate on that site.

As our representatives you should be asking, demanding, that we protect height restrictions of the city and the "Old Town".

Our city centre is admired because of the way we, you, and our forefathers have, and have had, the foresight to keep the height of buildings low and to protect heritage nature of our city, and the light and skyline for all your residents.

Lynn

Lynn Saliken  
[REDACTED]

**Monica Dhawan**

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**From:** marc lapprand [REDACTED]  
**Sent:** Sunday, May 27, 2018 9:28 AM  
**To:** Lisa Helps (Mayor); Councillors; Miko Betanzo; Caroline Moore  
**Subject:** Proposed Development at 1628 Store Street --Fwd: Follow-up--Re: City of Victoria - building policy  
**Attachments:** City Council Whole Scan Jan 2018.pdf

Dear Mayor Lisa Helps and City Council Members,

In the wake of the email below sent to you by my friend and direct neighbor Caroline Moore, I take the liberty of writing you to remind you that on January 26 of this year I delivered to your office at City Hall a petition against this building proposal, signed by 36 concerned residents of Mermaid Wharf (scan attached).

One of Caroline's most relevant points is that cramming condos in the downtown core area, and allowing buildings to become higher and higher, may in the long run make it a less desirable place to live.

We all like to tell the rest of Canada how Victoria is such a beautiful, dynamic, welcoming City. Let's make our best to keep it that way.

Thanks for your kind and thoughtful consideration.

Respectfully,

Marc Lapprand  
Mermaid Wharf, unit 414

**From:** Caroline Moore [REDACTED] >  
**Subject:** Proposed Development at 1628 Store Street --Fwd:  
**Follow-up--Re:** City of Victoria - building policy  
**Date:** May 24, 2018 at 2:07:22 PM PDT  
**To:** [mayor@victoria.ca](mailto:mayor@victoria.ca), [councillors@victoria.ca](mailto:councillors@victoria.ca)  
**Cc:** Miko Betanzo <[mbetanzo@victoria.ca](mailto:mbetanzo@victoria.ca)>

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Dear Mayor Lisa Helps and Council Members,

I am writing in regard to the proposed condo development at 1628 Store Street—"The Pearl". I am a resident owner of the Mermaid Wharf condo building located at 409 Swift Street. The proposed new condo will replace the existing parking lot situated between the Mermaid Wharf (5 storeys) and The Janion (6 storeys).

While Council is reviewing the Developer's variance application, I would appreciate your consideration of the following:

- Ensuring that the height restrictions are maintained within this Core Historic area as described in the OCP page 41, Section 6 (Referenced below) and the DCAP.

- Assessing the 'shadowing' effect that the new building will have on the owners/residents of Mermaid Wharf and The Janion. Negative effects caused by shadowing can impact quality of life.
- Given the increased gentrification of our area, consider allocating land to build a park for residents and visitors to enjoy. At this time we do not have a park for people and pets.

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In closing, we must protect this Core Historic area that borders on the upper harbour and Chinatown (a heritage conservation area). If Council continues to allow developers to increase the height of new buildings in this heritage area (one storey at a time) in order to achieve density—this area will no longer be considered a desirable place.

In closing, I would also like to thank Miko for providing me with the relevant city policies and plans to review.

Best regards,  
Caroline Moore

405 - 409 Swift Street (Mermaid Wharf)