

Pamela Martin

From: Doug Blackley [REDACTED]
Sent: July 26, 2018 10:59 AM
To: Public Hearings
Subject: Urgent: re today's council meeting

Importance: High

Dear sirs

I would like to write a letter in opposition to the what I understand to be the format of the proposed new development at 2813-2887 Quadra Street. My opposition to this stems from the fact that Victoria will not benefit from the densification of residential structures.

Victoria is a destination city: people choose to live here. Life quality in Victoria as whole depends on day by day quality of life; the city is a wonderful mix of single family, low rise/density rentals (such as the existing buildings), and fairly strategically placed medium density condos such as 2757 and 2747. What we (happily) don't have (so far) is a focus on huge areas of side by side monolithic condos.

The existing parking lot for the buildings to be replaced is a case in point. One might say "it's just a parking lot and the new places will have underground parking", but in fact as a lowly parking lot it has a different role to the locals as well. It is an open space; a place where you can see the entire area from and through. It is not a huge wall, such as is proposed. If it was green space it would be a fantastic addition to the local life quality, for example.

Next, higher population density requires more community services and more recreational areas.. I see no mention of these. Will the city be increasing bus service. Will the city be designating more park space for the new residents to share with the old?

I understand that profit for a developer is the motivation for the proposed change. Money talks, and many times the result is that government over time changes from representing local Canadian citizens, into representing corporations as a facilitator to enable further profit for rich organizations. I would like to propose that the City of Victoria consider something different than this in this case. How about having the corporation(s) behind this pay to upgrade life in Victoria for the benefit of everyone, in return for having part of their proposal approved?

Here is my proposal. Replace the existing low rises with two, not three new developments. Have the corporations pay to turn the existing parking lot into a wonderful little "pocket park", one of those great little unexpected green spaces that help make life in a city a whole lot more fun. This will not impose financial hardship on the developers, as there will be no expenses for tearing down an existing structure. The loss of parking is no problem as the two new buildings will have underground parking.

The result: the corporations get 2/3 of what they want, the city gets a new little park for free, and the citizens see "hey a new park" and not "oh no more people"

This would for once be a win-win— they get the profits they want, Victoria gets a new park, and the citizens (including those in the new buildings proposed), get a more pleasant place to live. This would be the choice I think of a government that truly represents all, and not just the needs of “special interest” groups.

Thanks for your consideration

Doug Blackley

Regarding: 3 multi-residential buildings within a few blocks of Quadra.

I am writing to oppose the development of the proposed 3 multi-residential buildings in and around Quadra Street. There are multiple reasons why this plan is unfair. First, I wonder if you will think about the construction noise and fall-out. Would you want the construction of 3 big buildings outside of your home – for months, for years? I don't think so. It is devastating to imagine being held hostage by the construction of all of these buildings. Second, the population shift in a small area will have impact on services and the make-up of the neighbourhood. Third, in terms of property values, there are financial and personal costs. The property value will likely decline for the years it takes to build these buildings. The personal costs are unthinkable: distress, lack of sleep, constant annoyance, unable to work/think/study/ as well as dust to inhale.

We are not dots on a development map. We are actually human beings who have chosen to live in a certain kind of area that is quiet, residential and calm. There is a decent mix of commercial and residential. This is the neighbourhood we paid into to get the lifestyle we sought. This neighbourhood does not include large new multi-residential areas. It would be reasonable to have one new building. That would be in keeping with the flavor of the community that exists on Quadra. That would show consideration of the people already living in the areas. Constructing 3 large multi-level buildings right next to older established buildings means construction noise for years. This is cruel to current residents in the area.

I don't know if those of us asked for input are really having an effect on the development plan but some issues are unclear at this point. Will these be condos or apartments? How many stories? That will have a tremendous impact on the number of issues that are created. What are the answers to these questions? Is this affordable housing? These issues are important and will impact the current neighbourhood and the property values as well – this is not to mention the safety and quality of life in the community. It is not possible to give extensive feedback without having necessary information.

In sum, this plan to build not one, not two, but 3 new multi-residential buildings is too much for one small area to endure. This plan is unfair in its extent of development. This plan is devastating to those who have invested in the area and live in the area and pay taxes in the area: fear of the changes that will come; concern about injecting that many people in a small established community; daily loss of quiet and freedom for years (not everyone works 9 to 5). For example, people on shift work are trying to sleep during construction. Many people have days off work during the week. Some people work at home. Students study at home. There is no way to pretend that this plan is reasonable or has any consideration for the people already living in the area. This is a major corporation taking over a small residential neighborhood. It speaks to the end of decency.

Thank you for asking for my input.

Sincerely,
Sabrina Fox
2757 Quadra St.