

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** September 10, 2018 1:09 PM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Evan Cambridge [mailto:noreply@123formbuilder.io]  
**Sent:** Monday, September 10, 2018 8:33 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Evan Cambridge

1940 Taylor Street

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Project Support Letter

*Project Description: To amend the Zoning Bylaw in order to facilitate the development of a 6 unit townhouse project with at-grade parking.*

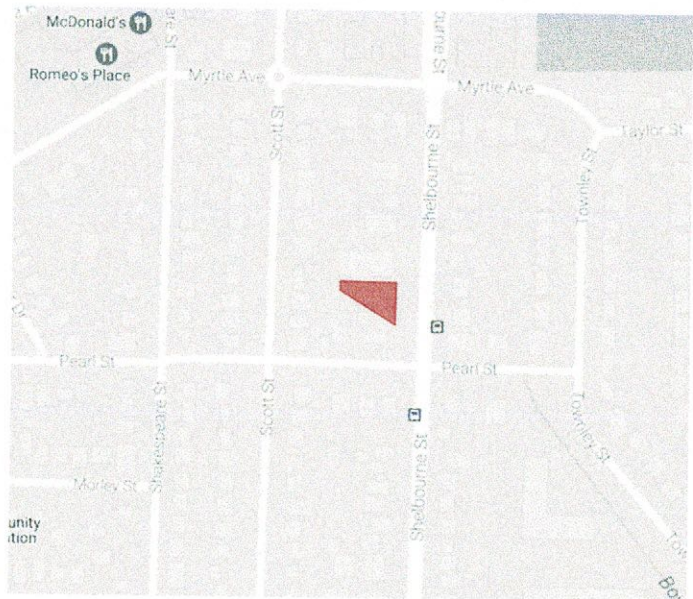
By signing below, we would like to indicate our support for the development proposal located at 2910 Shelbourne Street.

Name: Josh Calder

Address: 2918 - 4 Shelbourne St.

Signature: Josh Calder

we want it  
developed as proposed.



## Project Support Letter

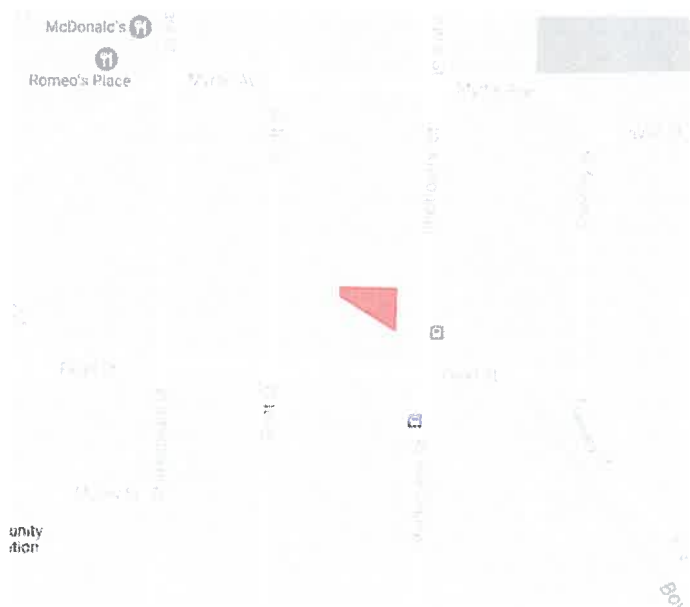
*Project Description: To amend the Zoning Bylaw in order to facilitate the development of a 6 unit townhouse project with at-grade parking.*

By signing below, we would like to indicate our support for the development proposal located at 2910 Shelbourne Street.

Name: Jeff Coghead

Address: 1424 Myrtle Ave

Signature: \_\_\_\_\_

## Project Support Letter

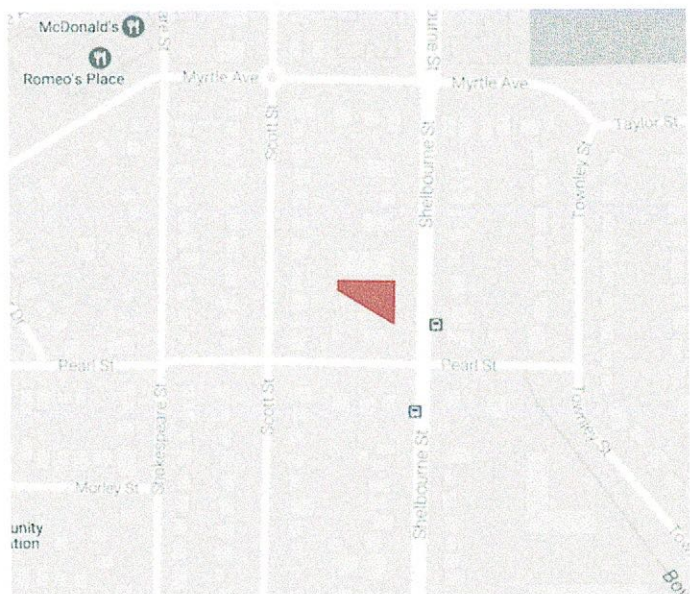
**Project Description:** To amend the Zoning Bylaw in order to facilitate the development of a 6 unit townhouse project with at-grade parking.

By signing below, we would like to indicate our support for the development proposal located at 2910 Shelbourne Street.

Name: Ruth Balesko

Address: 2905 Scott St

Signature: R. Balesko



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

April 24, 2018

**Re: 2910 Shelbourne Street – Setbacks Rationale**

The following clarifications are in response to Council's recent concerns with our proposed development's south and east setbacks, and the project's impact on two adjacent neighbours. Our design team has taken great care to limit overlook from the new development onto these two neighbours, to create a win-win relationship. The original zoning for the subject property assumed boxy architecture, so the number of variances required for our small proposed development are all born out of the triangular site we are working with.

**Drawing and Design Clarifications**

1. Setbacks:  
The listed setback of 1.58m misrepresents the proposed building's setback. 1.58m is just the dimension to a small set of stairs for each unit. The edge of each unit's entry deck at its closest wall is 2.7m from the property line. Note that there are no windows at this setback, they are all recessed back even further. Any movement of the building North would result in Unit #5 not being able to properly back out of their garage space.
2. South Kitchen Windows:  
All windows on the south façade of the proposed development are located in conformance with the setbacks required for similar developments in the area, per R-K zoning, which were then exceeded by pushing the windows even further away from the south property line. At their closest, the sliding doors in the kitchens are between 4.05m and 6.00m to the south lot line, averaging 5.03m. The average should be given consideration and merit, since the site is triangular.
3. South Upper Floor Windows:  
Upper floor bedroom windows face west, away from the south neighbours, and are well set back from the property line. The only window facing south is at the head of staircase, but this is circulation space only (3.38m away from property line). This window could be frosted, if Council requests it.
4. South Decks / Lower Floor:  
The lower decks are purposely small, to prevent them being "living spaces" that might overlook the south neighbours. The decks provide secondary entries off the Shelbourne sidewalk and are individual accesses to each units where kids can come and go, or a BBQ off the kitchen can be set up. The upper roof deck is intended as the primary outdoor space

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D'ARCY JONES ARCHITECTURE INC

309-175 Broadway East  
Vancouver BC V5T 1W2  
[www.darcyjones.com](http://www.darcyjones.com)

for each unit. In addition to this, the lower decks will have solid wood guardrails and raised planters at their leading edges, adding additional opacity and screening

5. Fire Exits:  
The small stairs at the south side of proposed building serve as an important fire exits, required by the BC Building Code.
6. Roof Decks:  
Roof decks have 5'-0" over-height parapet guardrails and deep roof edges with planters, to prevent any overlook into the backyards of the two neighbouring houses.
7. Landscaping:  
Extensive landscaping has been integrated with the window placements, to maximize privacy at the south property line. A new 6'-0" solid cedar fence will be built next to a row of 7'-0" Yew evergreen hedges, along with twelve 20'-0" Trembling Aspen trees. The Aspens will grow to a height of 65'-0" along the entire length of the south property line. Additionally, large raised planters at each unit's lower deck add up to three layers of year-round of additional privacy between the proposed development and the two neighbouring houses.
8. Removed Development Potential:  
The Developer proposed buying the two southern properties, however both are owned by younger individuals who have recently done interior renovations and added a suite, so there is no intention to sell or move at this time. In addition, limiting distances are calculated to the property line, not the adjacent building faces. This means there are no constraints for re-development placed on the neighbouring properties to the south. Through extensive landscaping and architectural design features, our proposed development will in fact enhance and complement any future development to the south.
9. East Property Line / Statutory Right of Way (SROW):  
We respect the feedback about the setback from a future transit corridor, but wish to highlight that our proposed 7.0m SROW contains ample space for a quality landscape buffer. Any future expansion of Shelbourne Street must contemplate interfering with existing London Plane trees which are soldier memorial plantings from World War I, and are considered sacrosanct by the community. In addition, there are many newly constructed buildings along Shelbourne – including the building to the north of our proposed development – that are built into the 7.0m SROW, so any road expansion work will require the costly and complicated deconstruction of private buildings along this arterial route.

Sincerely,



D'Arcy Jones  
Architect AIBC, MRAIC

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D'ARCY JONES ARCHITECTURE INC

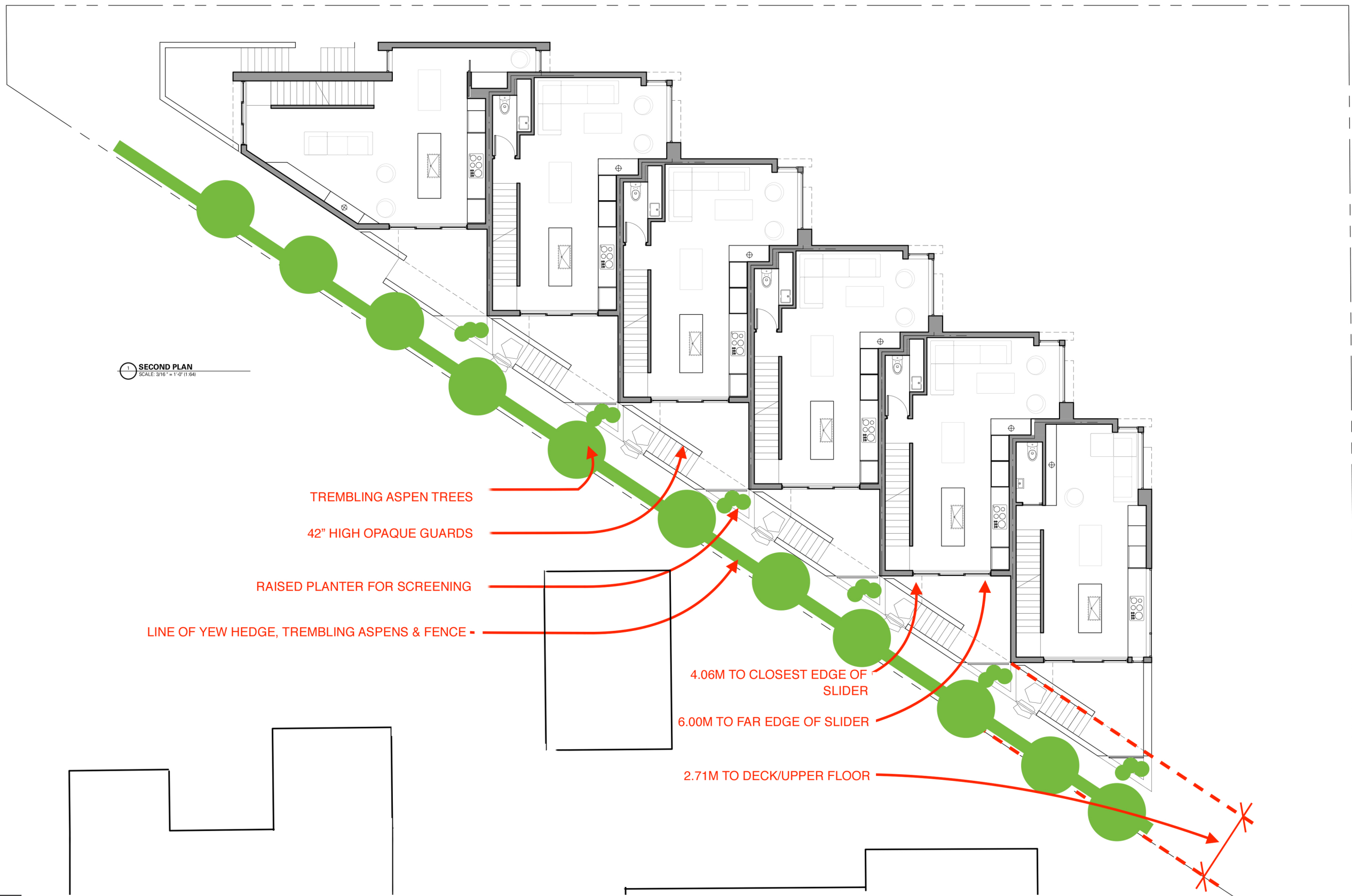
309-175 Broadway East  
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D'ARCY  
JONES  
ARCHIT  
ECTURE

**2910 SHELBOURNE STREET**  
BUILDING SECTION  
LAYERS OF SCREENING TO SOUTH





1 UPPER PLAN  
SCALE: 3/16" = 1'-0" (1:64)

3.38M TO STAIR WINDOW  
5.10M TO BEDROOM WINDOW  
TREMBLINGS ASPENS FROM BELOW  
2.71M TO WALL

\* Setbacks measured perpendicular to face of walls/windows.

D'ARCY  
JONES  
ARCHIT  
ECTURE

**2910 SHELBOURNE STREET**  
THIRD FLOOR PLAN  
LAYERS OF SCREENING TO SOUTH





D'ARCY  
JONES  
ARCHIT  
ECTURE

**2910 SHELBOURNE STREET**  
ROOF PLAN  
LAYERS OF SCREENING TO SOUTH

## Lacey Maxwell

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**From:** Dan Blatchford <noreply@123formbuilder.io>  
**Sent:** May 15, 2018 6:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Dan Blatchford

3950 Rainbow Street

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Lacey Maxwell

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**From:** Sharpe [REDACTED]  
**Sent:** May 16, 2018 12:48 PM  
**To:** Victoria Mayor and Council  
**Subject:** REZ00599 2910 Shelbourne St

Dear Mayor and Councillors:

I notice that an application for rezoning is soon to be presented to you for your consideration. City staff seem to be pointing out to you the number of exceptions/variances being requested by the proponent, but there is one in particular that I believe you cannot ignore.

In order to squeeze as much building onto the property as possible the proponent is not providing any private useable yard space. Instead they want roof decks for each of the townhouses/rowhouses with parapets the same height as a typical fence. "The goal is to allow all rowhouse occupants to have a chance to sit in the sun, eat a summer meal, BBQ, or let children play in the fresh air." (source: letter to Council by proponent)

Really? Children have to play on the roof? All because the proponent won't abide by the zoning bylaw for a maximum of 4 dwelling units per block, and use some of the land for a common private yard.

Sad.

Michael Sharpe  
1592 Earle Place  
Victoria, BC

## Lacey Maxwell

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**From:** Alex Duncan <noreply@123formbuilder.io>  
**Sent:** May 18, 2018 10:02 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Alex Duncan

3860 Ascot Dr

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Monica Dhawan

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**From:** Denis Farling <noreply@123formbuilder.io>  
**Sent:** Tuesday, June 26, 2018 5:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Denis Farling

#110-1655 Begbie Street

Sent from [toAryze.ca](https://toaryze.ca), [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)



## Lucas De Amaral

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**From:** Courtney Wendland <noreply@123formbuilder.io>  
**Sent:** June 28, 2018 3:46 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

**Categories:** Planning

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Courtney Wendland

4-1340 Pandora Avenue

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Lucas De Amaral

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**From:** Jacob Watson <noreply@123formbuilder.io>  
**Sent:** June 28, 2018 3:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

**Categories:** Planning

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Jacob Watson

2969 Cedar Hill Rd

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Chris Young <[noreply@123formbuilder.io](mailto:noreply@123formbuilder.io)>  
**Sent:** August 31, 2018 4:15 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Chris Young

881 Pepin Crescent

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

**Pamela Martin**

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**From:** Marko Juras <noreply@123formbuilder.io>  
**Sent:** September 2, 2018 10:59 AM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Marko Juras

2760 Scott Street, Victoria, BC, V8R4J2

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

**Pamela Martin**

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**From:** Jackson A Leidenfrost <noreply@123formbuilder.io>  
**Sent:** September 4, 2018 3:13 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Jackson A Leidenfrost

Shawnigan Lake

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

**Pamela Martin**

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**From:** Katherine Davies <noreply@123formbuilder.io>  
**Sent:** September 4, 2018 3:13 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Katherine Davies

152 Olive Street, Victoria, BC, V8S 3H3

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)



**Pamela Martin**

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**From:** Molly Vermeulen <noreply@123formbuilder.io>  
**Sent:** September 4, 2018 12:42 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Molly Vermeulen

1510 Edgemont

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

**Pamela Martin**

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**From:** Sam Edney <noreply@123formbuilder.io>  
**Sent:** September 4, 2018 10:55 AM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Sam Edney

105-1765 Oak Bay Avenue

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

**Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** September 6, 2018 8:59 AM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** kurt filan <noreply@123formbuilder.io>  
**Sent:** September 5, 2018 9:33 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

kurt filan

2741 Dewdney ave. victoria bc

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: Agenda Item REZ00599 2910 Shelbourne St for Thursday 6 Sept

-----Original Message-----

From: Ben Isitt (Councillor)  
Sent: September 6, 2018 2:20 PM  
To: Sharpe [REDACTED]; Public Hearings <PublicHearings@victoria.ca>  
Subject: RE: Agenda Item REZ00599 2910 Shelbourne St for Thursday 6 Sept

Hi Mike,

I'm forwarding your message to staff, to ensure all Council members have this input when considering the application.

All the best,

Ben

Ben Isitt  
Victoria City Councillor and CRD Director Email. bisitt@victoria.ca Tel. 250.882.9302

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From: Sharpe [REDACTED]  
Sent: September 5, 2018 11:38 AM  
To: Ben Isitt (Councillor)  
Subject: Agenda Item REZ00599 2910 Shelbourne St for Thursday 6 Sept

The property development application is an agenda item for your meeting tomorrow. I would like to remind you of two important things to think about when deciding on this application.

One is that you have an established City policy for townhouses that the maximum number of townhouse units in one block (row) is four. Why would you consider it acceptable or even necessary to permit a developer to exceed that number by 50%. It simply isn't.

And two, in order to squeeze as much building onto the property as possible Aryze, the proponent, is not providing any private or private common useable yard space. Instead they want roof decks for each of the townhouses/rowhouses with parapets the same height as a typical fence. "The goal is to allow all rowhouse occupants to have a chance to sit in the sun, eat a summer meal, BBQ, or let children play in the fresh air." (source: letter to the City by the proponent). Seriously?

The space of the two extra dwelling units beyond the maximum of four could be used for a private common green space for the children to play and families to congregate.

Sincerely,

Michael Sharpe  
1592 Earle Place  
Victoria

**Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** September 10, 2018 1:08 PM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Byron Burley [mailto:noreply@123formbuilder.io]  
**Sent:** Sunday, September 09, 2018 4:53 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Byron Burley

506-1488 Cook Street, Victoria

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** September 10, 2018 1:08 PM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Gregory Manzon [mailto:noreply@123formbuilder.io]  
**Sent:** Saturday, September 08, 2018 8:08 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Gregory Manzon

915 McClure St

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)



**Pamela Martin**

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**From:** Public Hearings  
**Subject:** RE: 2910 Shelbourne street

-----Original Message-----

From: Kristy November  
Sent: September 10, 2018 4:25 PM  
To: Councillors <[Councillors@victoria.ca](mailto:Councillors@victoria.ca)>  
Subject: 2910 Shelbourne street

To Whom it May Concern,

We support the Aryze company development proposed for 2910 Shelbourne Street in Victoria. The current vacant property on that site has become an ugly eyesore with trash and other unpleasant debris regularly distributed about the lot.

We are particularly impressed by the Aryze company's artistic design for the proposed housing. It is creative and beautifully asymmetrical. It adds so much character to the Oakland's community.

Please vote in favor of the Aryze company proposal so that we can continue to improving our beautiful city.

Sincerely,

Kristy Mayer and Wayne Erck  
2918 Shelbourne Street

Sent from my iPad

From: Kristy November  
Sent: September 10, 2018 4:25 PM  
To: Councillors <[Councillors@victoria.ca](mailto:Councillors@victoria.ca)>  
Subject: 2910 Shelbourne street

To Whom it May Concern,

We support the Aryze company development proposed for 2910 Shelbourne Street in Victoria. The current vacant property on that site has become an ugly eyesore with trash and other unpleasant debris regularly distributed about the lot.

We are particularly impressed by the Aryze company's artistic design for the proposed housing. It is creative and beautifully asymmetrical. It adds so much character to the Oakland's community.

Please vote in favor of the Aryze company proposal so that we can continue to improving our beautiful city.

Sincerely,

Kristy Mayer and Wayne Erck  
2918 Shelbourne Street

Sent from my iPad

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** September 10, 2018 1:08 PM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Norm Edwards [mailto:noreply@123formbuilder.io]  
**Sent:** Sunday, September 09, 2018 10:00 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Norm Edwards

Saltspring Island

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** September 10, 2018 1:08 PM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Sarah Mari [mailto:noreply@123formbuilder.io]  
**Sent:** Saturday, September 08, 2018 8:19 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Sarah Mari

1605 Foul Bay Road

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

**Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** August 28, 2018 12:37 PM  
**To:** Public Hearings  
**Subject:** FW: I want to support the project on 2910 Shelbourne Street

**From:** Fred Veuger [REDACTED]  
**Sent:** Friday, August 24, 2018 7:21 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I want to support the project on 2910 Shelbourne Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2910 Shelbourne Street.

Sincerely,

Fred Veuger

4646 West 2nd Avenue, Vancouver

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)