

Pamela Martin

From: Linda Harold [REDACTED]
Sent: September 27, 2018 7:21 AM
To: Public Hearings
Subject: 2732 Doncaster Drive

As stated in an earlier email, I am opposed to rezoning of this property from R1-B zone because of the small lot size and location. I believe that R3-A1 zones should be restricted to Hillside and North Dairy and other major arteries and not infringed on areas of single family residential homes. A duplex would be much more suitable for this lot.

Sincerely,
Linda Harold
Unit #304
1536 Hillside Avenue

I request that you keep my email address confidential.



PHUNG HORWOOD

Real Estate Appraisers and Consultants

August 20, 2018

Mayor Helps and Council
City of Victoria
1 Centennial Square
Victoria, BC
VBW 1P6

Re: Re-Zoning Application 2732 Doncaster Drive, Victoria BC

Dear Mayor Helps and Members of Council,

On behalf of our firm, Phung Horwood Real Estate Appraisers and Consultants, I would like to voice support for the project located at 2732 Doncaster Drive as it is located across the street from our office at 114-1537 Hillside Avenue.

Over the past few years housing has become an increasing challenge to our younger workers. The area surrounding Hillside Mall consists of predominantly single family dwellings. While ideal for family oriented living arrangements, it lacks affordable housing options for demographics such as the young professionals that work in this neighbourhood such as our staff as well as students of the University of Victoria and Camosun College. We employ both demographic groups in our office; therefore are constantly reminded of their housing concerns as they desire to work and live in this area. The increase cost of fuel makes it more desirable as well to find housing and employment within close proximity of one another. By having more rental options, our firm and many other similar local employers can be viewed as more desirable employers and be competitive with larger organizations.

In the last decade factors such as the expansion of Hillside Mall and growth in enrollment of the aforementioned schools has heightened demand for rentals in the area. This heightened demand has not been met with sufficient new supply. This project offers to help alleviate this issue by adding much needed affordable rental homes ideally suited for young individuals.

From our professional point of view these homes offer an innovative approach to building brand new apartment homes, which respect the neighbourhoods character and identity. The proposed developments location, adjacent to Hillside Mall and steps from multiple local transit routes, drastically reduces the need for parking. With the added benefit of a 25-year commitment to keeping these as rental homes they will support the local workforce and student population with affordable homes for years to come. In order to make a meaningful effort to provide affordable homes we must be more creative in our housing strategies. While modest in size this project is an example of such creativity. We strongly support this project and hope it spurs similar developments to the area.

Yours truly,

My Phung, BComm, AACI, P App, CRP
Principal

Pamela Martin

From: Michael Angrove
Sent: September 25, 2018 1:36 PM
To: Public Hearings
Subject: FW: 2732 DONCASTER DRIVE /Follow up

From: Freda A. [REDACTED]
Sent: September 25, 2018 12:51 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: 2732 DONCASTER DRIVE /Follow up

Hi Michael,
To dd to my previous comments, in July
I'd like to request that you block my email address,
& Phone No. (if I gave it to you) in my correspondence,
when you submit my comments, thanks.

To add a comment, I recommend that the designation
might be changed to a Duplex building rather than the
Multi-unit, in keeping with the existing Residential
designation on Doncaster Drive.

Cheers
F. Abersek
#412- 1525 Hillside Ave.
Victoria.
B.C.

Pamela Martin

From: Ed from Nanaimo [REDACTED]
Sent: September 28, 2018 3:07 PM
To: Public Hearings
Subject: 2732 Doncaster Drive , October 4 council meeting

My name is E W Norman and I own #309 - 1525 Hillside Avenue. I was invited, should I wish, to comment on the proposed rezoning and building variances for the referenced property.

To my knowledge, I know nobody involved in this property.

I support the proposed changes to this property because they provide a desired increased density without negatively affecting the neighbourhood.

Ed Norman

Ed Norman