

Devon Cownden

From: Development Services email inquiries
Sent: Friday, July 20, 2018 10:02 AM
To: Devon Cownden
Subject: RE: Community meeting 1025-1031 Johnson street (Mazda dealer)

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

From: Ed O'Brien [mailto:]
Sent: Thursday, July 19, 2018 4:05 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Community meeting 1025-1031 Johnson street (Mazda dealer)

Please explain what the changes to this site means. (Community meeting to consider development for the property at 1025-1031 Johnson street and 1050 Yates) I received a notice to attend a meeting that I will not be able to attend. It is the summer time and to call a meeting just before a long weekend is not fair for the community to attend as the attendance would be low. I am concerned as to the number of new buildings going up like trees around my community. We have lots of wonderful skyline views closing off from my residence due to the high rises now being built. What is the parking impact for this building, traffic coming out of this building, asking for higher space , is it 12 more storeys or 18! Do we really need another sky riser! we have no more grocery shopping places other than the market on Yates. I am challenged to walk to a place where I can buy groceries as we have more residences and not enough markets to provide food close by. We have limited green space in Harris Green. This zoning change doesn't get my vote. As a near resident I need to know exactly what is going to happen to this space. I also understand the other car dealerships are only leasing their space it is a matter of time for another proposal for a high rise!

Kendall O'Brien
5-1119 View Street
Sent from my iPad

Monica Dhawan

From: David Ryland <[REDACTED]>
Sent: Friday, July 20, 2018 1:16 PM
To: Victoria Mayor and Council
Cc: landuse@victoriadra.ca
Subject: Proposed development for the property at 1025-1031 Johnson St and 1050 Cook Street

To whom it may concern:

I must submit my extreme objection to the above land use proposal. As a resident of 1026 John St for the past 20 years, I and my family have been subjected to a near non-stop assault on our senses daily with the many developments that have been going up in and around our block. Now this is apparently to continue with the building of a fire hall and ambulance station directly across the street. This will mean not only continued disturbance from the construction, but then the unrelenting noise of emergency vehicle sirens for the entire rest of the time we continue to live in our home (and not only during the daytime but also now all night long, when construction is mercifully ceased).

I cannot help but feel that we are part of some kind of sinister social experiment in which people who choose to live downtown are subjected to an endless cacophony of noise and disruption just to see how long it will take to break us. Unfortunately for us, we are only renters and have been fortunate to have a landlord who has kept our rent low over the years, a lucky thing since we only have moderate incomes. We probably will not be able to afford to escape a future in which we never again get a good night's sleep.

The current location of the fire hall seems a much more reasonable location - across from a large school yard and with only minimal residential units around. I have no idea what the motivation is to build such a facility literally in the middle of a bunch of residential high rises, but I can certainly tell that the motivation was not the well-being of current residents.

I sincerely urge you to re-consider this proposal.

David Ryland

Devon Cownden

From: Barry Watchorn <[REDACTED]>
Sent: Tuesday, July 24, 2018 10:26 AM
To: Development Services email inquiries
Cc: landuse@victoriadra.ca
Subject: Application: 1025-1031 JOHNSON STREET AND 1050 YATES STREET.

Unfortunately, we will not be able to attend the upcoming meeting on July 31, hence this email.

We are responding to the COMMUNITY MEETING NOTICE PROPOSED DEVELOPMENT letter. On the face of the Notice letter, we are opposed to the project, because of a number of points;

- Without further research, there is no indication of the number of parking stalls per building or per suite. It is our firm belief that there should be at least one parking stall, below ground per suite. Maybe 110% of the number of suites. Parking lots are become scarce as sites are being built on. Some condos have limited parking with the idea that bikes are the current mode of transportation.
- The building height being proposed of 12 to 18 stories, smells of "as many as we can get". The 10-story current zoning should be up held.
- Going forward we feel that the variances should be limited and of more merit. What is the sense of having a plan if it is not adhered to?

Sincerely,

Barry and Kerry Watchorn
1502, 1020 View Street,
Victoria.

Katie Lauriston

From: Lucas De Amaral
Sent: Friday, October 05, 2018 1:15 PM
To: Development Services email inquiries
Subject: FW: Jawl Proposal and developments in Harris Green neighbourhood

For your records.

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

From: Pat <[REDACTED]>
Sent: September 4, 2018 2:48 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Cc: Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; jlovejoy@victoria.ca; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Jawl Proposal and developments in Harris Green neighbourhood

Dear Mayor Helps,
and Councillors, Alto, Coleman, Isitt, Loveday, Lucas, Madloff, Thornton Joe, Young

I am writing to express my objections to the developments proposed on the Mazda property and the implications of that development on nearby locations.

We chose Regents Park because of the parklike environment there, because London Drugs is across the street when we need a bottle of Tylenol when our spouse is sick ; Yates Market is so close to grab an item we ran out of or what do we want for lunch when company arrives unexpectedly from out of town, Cobbs Bread for coffeecake with the neighbour who is housebound or Bosleys for our dogs treats and Bin 4 when friends visit from out of town. We chose Regents Park for those reasons and so much more.

In the last 4 years there have been 12 developments within 5 block radius of our building. And I may have missed some! How many people have been added to that small area? Several thousand? And 3 more building proposed; 15x2 and a 17 story building on the Mazda property, how many people will live there?

I'm also aware that the property framed by Quadra to Vancouver and Yates to View has been purchased by the same group that just purchased the Chrysler property facing Cook Street. What will happen to London Drugs and Yates Market and the small businesses that employ so many? Where will people have to go on their bikes to get their prescriptions filled or pick up groceries from if Yates Market is gone. (Yes I'm well aware of Save On Foods). I saw you Madam Mayor at Yates Market the other day when I was there grabbing some things for dinner; I decided not to ask you if you shopped there often. Or ask you if you didn't love the atmosphere of neighbours bumping into others in a small neighbourhood store.

In preparing to write this letter I was interested in the neighbourhoods each member of council lived in. It's interesting none of you live in this area, oh a couple aren't far but none of you right here. How would you like the prospect of perhaps 5 or 8 more high rise buildings and ALL the people and all the cars and the lack of green space and lack of convenient neighbourhood shopping? I understand the desire of Fernwood to-keep their small neighbourhood atmosphere. I understand previous councils decision to allocate a boundary for low rise buildings and taller structures. But with the building that went up on Pandora and Cook built right to the property line against the building on Johnson

and Cook, what can we expect with the Jawl proposal? And implications for the Chrysler lot and the space occupied by London Drugs and Yates Market? Do you want to sit on your deck and watch your neighbour eat their supper, or scratch themselves because your decks are so close? I sure don't!

Where do you draw the line on developments in Victoria? The atmosphere of a small city, a jewel in the rest of our countries eyes, a city that so many desire to live in, is rapidly disappearing. We are open for business and development; But perhaps it's time to share some of that with other neighbourhoods. Please tell me how you, in your neighbourhood would love to have 3 15-17story buildings surround you and your home? I don't think you would like it.

We don't either!

I'm really cranky about the Jawl development and implications for the London Drug and Chrysler properties, and I want to know each on on Council hears what I'm saying, because everyone I know in this building are just as upset as I am.

I look forward to your responses.

Sincerely
Patricia Hultman
1020 View Street

Sent from my iPad

Monica Dhawan

From: Ryan Nicoll <[REDACTED]>
Sent: Sunday, December 30, 2018 7:53 PM
To: Victoria Mayor and Council
Subject: Harris Green resident in support of 1025 Johnson street proposal (Mazda dealership site)

Hello Mayor and Council,

I've lived on the 1000 block of Johnson in a 2 bedroom apartment for just over 10 years. Now my wife and I have a 2 year old toddler (this makes life very busy and it seems also impossible to get out to CALUC meetings and so I am very thankful I can send in an email to you!). I saw the letter from the DRA in response to the proposal (online copy link [here](#)) and I wanted to write in with my thoughts on the matter. I think there are a few valid concerns but many I don't fully agree with.

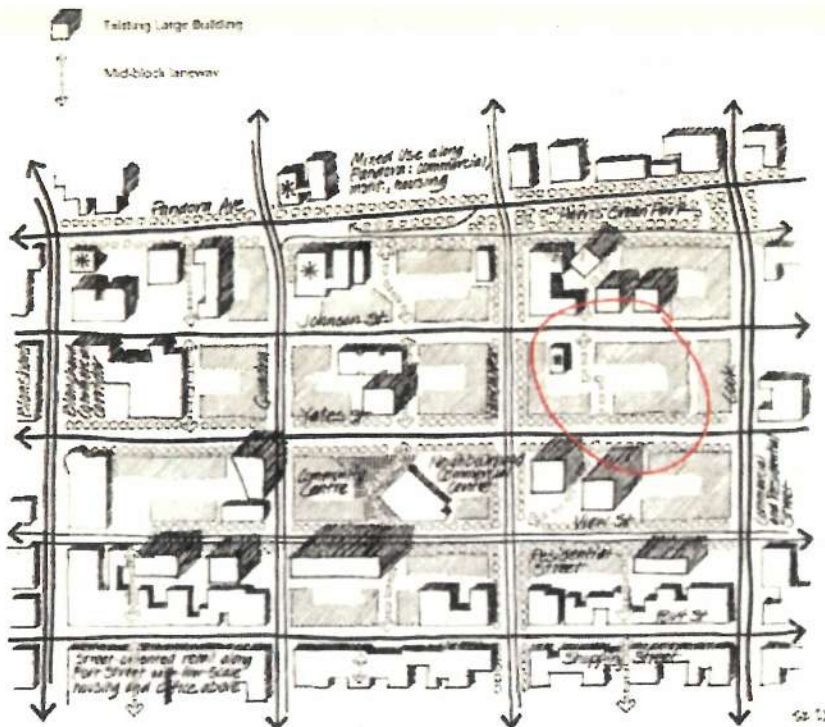
I am heartily in support of the proposal for 1025 Johnson street, firehall and all. In our apartment, we are exposed to traffic noise from yates and johnson and hear the fire engines all the time. It's what we expect living downtown. It is not really a problem now and I don't expect it to be when a firehall moves in on our block. We all, toddler included, sleep through fire engines all night long. On another note, there's lots of noise pollution from the Mazda dealership. Their PA system makes outdoor announcements all day long (on weekends too!) that we can hear from our apartment. I'm merely pointing out that the existing facility is not perfectly silent.

Where do I take my son to play? Franklin green (mason street) playground mostly but also the courthouse playground. But guess what? We have a blast walking all around the city, up and down stairs and ramps on the front of the buildings on our street and around town (like at the Atrium building) too. I don't think a playground is necessarily needed in the building itself as they tend to be too limited and not as useful as a larger more central one. (For that matter why not add a new large playground on Harris Green Lawn itself? (:) Otherwise, I think raising kids in a dense downtown area is fantastic as-is (and you don't need a playground in the building). But a large enough courtyard could be a lot of fun and used for many different purposes other than playing, too. Actually, I think a better courtyard space is far more useful than a green space at a street corner.

Here's a picture of the courtyard behind the Museum downtown with several food trucks. It's a great use of a courtyard. Can the building sit be designed so that food trucks can get in there? It offers a wonderful reason for people in the area to check out the space. Right now, in the area, a lonely Taco Justice food truck sits in the parking lot behind Wellburn's. It's not quite critical mass to draw people in.

Speaking of drawing people in, what better way to do this than connect the mid-block walkway to the Regents Park Tower walkway? (google street view link of what I am talking about [here](#)). I can see the lawn from where I live. Almost nobody ever uses that path or the lawn. I believe this is because the walkway goes nowhere - there's no reason to use it. It is also not clear if that is private property or not because of how it is designed and integrated into Regents Park (there are no shops along the path or anything indicating it's open to the public). With the Jukebox building with 200+ units finishing behind Regents Park, a mid-block walkway across yates would draw a lot of traffic to food trucks and coffee shops in this development's potentially bustling courtyard. The crosswalk right at the end of the walkway would help invite pedestrians to use the walkway through Regents Park (probably to the ire of some of the residents of course...).

Actually, it seems in the 1997 Harris Green Charette that a mid-block walkway through here and across Johnson was also planned - what a great idea and a fantastic opportunity to increase economic activity in the region. Here's a snapshot from the charette where I have added the red circle around the mid-block cross walk on yates street. As a pedestrian, I use the mid-block crosswalks on yates and view (by London Drugs) and it definitely saves time when I head downtown.



Apologies if this email is somewhat rambling. To summarize: density brings people and a vibrant city. Make it easy for people to walk around and give more opportunities for small businesses to thrive. A bit of noise is natural and expected downtown. Children don't need playgrounds in a building (but we could use another larger central one somewhere soon...). I'm sure there a few design tweaks in the proposal that would make it better but generally, I am very excited to see such a big improvement to the car lot site at that location.

Best regards,

-Ryan