

Devon Cownden

From: Kris Hennig [REDACTED]
Sent: Tuesday, February 19, 2019 2:04 PM
To: Development Services email inquiries
Subject: ATTN: Public opinion on Rezoning Application No. 00610

Feb 19/2019

ATTN: Public opinion on Rezoning Application No. 00610 and Development Permit with Variances Application No. 00088 for 505, 517, 519, and 521 Quadra Street and 931 Convent Place

Dear City Council

I sincerely hope city council does not approve the above development.

Reasons:

#1 Area zoned for 4 not 6 story

The new city plan, sent to residents by mail, indicated that the area involved is zoned for the maximum height of 4 stories. Higher population densities, larger / taller buildings, are allotted closer to downtown. Though relatively close the Beacon Hill/Fairfield area is very different than the downtown core. We are a distinct neighborhood. I would like you to consider the impact a building of this size would have.

Understandably increased density is the vision of Victoria however there needs to be a balance; community diversity. One of the reasons Victoria is such a wonderful city to live in is you have distinct neighborhoods that vary. We have seen rapid development of the downtown core & James Bay. These areas have become very dense. I am not opposed to this however find the areas claustrophobic compared to Beacon Hill/ Fairfield. By allowing this development the feeling of space will be lost. You set a precedent to future developers. The result; loss of neighborhood distinctness, the area just an extension of the downtown core. At this time horse & carriages pass by with both locals & tourists. I wonder if this will continue when the streets are walled in.

#2 We need more rental housing but housing that people can afford.

There is a housing crisis in Victoria. The city has made great efforts in housing the homeless and disadvantaged. There has been a rapid increase in condo development. What is lacking is the development/availability of moderately priced rentals. I cannot understand how the city thinks that this development will help anyone in a moderate income level. Not to be disrespectful but the fact that the developer has stated there will be a 40% rental cap of \$80,000 gross household income of 4 town homes is almost comical. To clarify that means there are 83 high end rental units to 4 rental capped town homes. Furthermore if you look at the realtor.ca site statistics on properties in the area the average household income averages \$40-\$51,000. If these statistics are correct you are looking at a 62-80% gross household income on the capped units.

One of the reasons I voted for this council is I thought there would be some serious thought about our present housing/rental crisis. If developments like the one proposed are allowed you are actually increasing the housing problem. Not only due to the displacement of the present residents but again setting a precedent for future development.

City Hall seems very concerned about our environmental impact. Unaffordability in Victoria will force people to live outside of the city resulting in long commutes, no doubt by car. No amount of added bike lanes will compensate for this impact.

Lastly, I want to thank the council members that supported the 30 vs 40% rental cap.

It is time to get serious about affordability in this city. We need a plan to incorporate affordable housing for all. This proposed development is not appropriate. It does not fit the city planned vision/zoning for this neighborhood & it will not help with the rental affordability housing crisis.

Thank you,

Kristen Hennig
4 – 516 Quadra Street
Victoria, BC
V8V 3S3

Pamela Martin

From: Cameron Glazier [REDACTED]
Sent: February 21, 2019 12:40 PM
To: Public Hearings
Subject: Beacon Arms Redevelopment - 505 Quadra Street (Quadra/Southgate)

Hello,

My name is Cameron Glazier, and I live at apartment 303-1015 Pandora Avenue, on the corner of Pandora Avenue and Vancouver Street. I support the proposed project for the following reasons:

1. I support replacing aged out and inefficient rental buildings with new energy efficient buildings that provide greater density - which is what this city so badly needs. I am familiar with the existing building and do not believe that the existing units have much useful life left in them. The short term negative aspects of having the relocate current tenants are far outweighed by the long term positive aspects of increasing the downtown rental supply with affordable, energy efficient units that provide greater amenities for residents.
2. I live in the neighborhood of Harris Green, and have seen high density, high rise rental buildings either be built, approved or proposed for development in my neighbourhood. While I support this type of redevelopment in my neighbourhood, I strongly believe that the design of the proposed building at 505 Quadra Street provides a much more appealing option for families looking for rental housing. The low rise design with garden suites and 3 bedroom townhouses (with many in the proposal to be offered at below or market rental rates) is a fantastic alternative for families looking for rental housing and who do not want to be in a high rise, high density building with their families. The fact that the proposed building in such close proximity to Beacon Hill Park is a fantastic additional benefit for those families looking for rental housing.

For the above noted reasons, among many others, I strongly support the proposed redevelopment of the Beacon Arms building as presented to the City of Victoria.

Sincerely,

Cameron Glazier



Archipelago Marine Research
525 Head Street
Victoria, British Columbia, V9A 5S1
Canada

February 21, 2019

Mayor and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Re: Beacon Arms Redevelopment

Dear Mayor and Council,

As a business operator in Greater Victoria, the upcoming council decision surrounding the redevelopment of Beacon Arms is an important one.

Businesses in Victoria continue to struggle with the ongoing housing affordability challenges and the small inventory of rental options in the region. Archipelago sees a direct correlation between these housing challenges and our ability to recruit and retain qualified employees for our businesses.

We experience this issue with virtually every position we post within our Victoria office. Not only have we seen the volume of applicants decrease over the last number of years, but we have seen out of town applicants decline offers once they look more closely at the housing options within Greater Victoria. While it is impossible to point to housing challenges as the sole driver for recruitment challenges, it is certainly a significant factor in the last few years.

We recognize that Beacon Arms will not solve these housing challenges alone, but it is one of many developments seeking approval from the Council that needs approval. Moving forward with Beacon Arms (and others) will encourage developers to invest in our region and ultimately bring balance to the housing challenges we are experiencing.

We support the Beacon Arms redevelopment and hope that Council will listen to local businesses like Archipelago and approve this project in an effort to help resolve the affordability issue in our region.

Sincerely,

Gord Snell
Director, Monitoring Technologies

Pamela Martin

From: Keray Stott [REDACTED]
Sent: February 21, 2019 5:01 PM
To: Public Hearings
Subject: Beacon Arms Rental redevelopment project on Beacon Hill Park

My name is Keray Stott and I live at 1228 Chapman Street. I support rental housing and I strongly support the Beacon Arms Rental redevelopment project on Beacon Hill Park. The new development will replace a building that is outdated and is no longer structurally sound with one that is aesthetically beautiful, will provide increased housing, and will be much more energy-efficient.

Thank you!

Keray Stott | Director, Life & Health Insurance
Direct: [REDACTED] | Fax 888.821.4648

1ST FLOOR, 710 REDBRICK STREET | VICTORIA BC | V8T 5J3 | MEGSONFITZPATRICK.COM

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Pamela Martin

From: Laylee Rohani [REDACTED]
Sent: February 21, 2019 2:53 PM
To: Public Hearings
Subject: Support for Development at 505 Quadra Street (Quadra/Southgate) - February 28th Public Hearing

Dear Mayor Lisa Helps and Members of City Council,

I am writing to express my support for the Beacon Arms Rental Redevelopment coming before council at the February 28th public hearing. I am a current resident of Fairfield at 1219 Chapman Street and routinely walk/drive in this area with my family. I am also currently a business owner in the City Victoria in my capacity as a partner of a local downtown law firm.

Rental housing in Victoria and particularly in this desired neighbourhood is hard to come by. The owners of this project have thoughtfully considered the needs of an aging population, parking requirements, affordability, and design aesthetics with their proposal. The design will fit nicely within this neighbourhood. Furthermore, the Cook Street Village area has grown significantly over the last few years with added retail space and local restaurants. Increased rental housing in this area will add to the village vibrancy and diversity.

I strongly support this project.

Laylee Rohani
1219 Chapman Street
Victoria, B.C.

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:44 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Amrit Lalli

2714 Cedar Hill Rd

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:43 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Adam Slater

1-1234 Johnson Street

Barrie Webster
#10 - 977 Convent Place
Victoria, BC V8V 2Y9

February 22, 2019

Mr. Alec Johnston
City of Victoria

Dear Mr. Johnston

Re: Project No. 6215.01
505 Quadra Street - Transportation Impact Assessment (Final Report), September 13, 2017

Parking Access from Convent Place

The report, "505 Quadra Street Transportation Impact Assessment, Final Report", considers many aspects of the impact that the proposed development will have on the streets in the immediate area.

The statement is made that the Highway Access Bylaw requires that access to parking at the site of the development be "from the most minor adjacent roadway". The result is that the proposed access to parking within the proposed building site is from a cul-de-sac (Convent Place) that already serves approximately 100 resident vehicles plus visitors on a street that has parking one side and no separation between the narrow sidewalk and the roadway on the other. The development will add approximately 95 new vehicles, plus 8 visitors. In addition, the cul-de-sac provides access for service vehicles such as recycling and garbage trucks that are too wide to allow most other vehicles to pass safely. There are also delivery trucks (e.g., mail and courier) and other service vehicles belonging to electrical, cable, and tree services.

On top of that is the fact that Convent Place is the preferred pedestrian and cycling route between Cook St Village and downtown. Convent Place is narrower than Quadra Street and therefore looks like the minor street, but the traffic load on Convent is, in fact, at least as great if not more than that on Quadra.

The Report states that the speed limit on Convent Place is 50 km/h as opposed to 40 km/h on Quadra; while this may be legally so by default, the actual speed of vehicles on Convent Place seldom exceeds 25 km/h and is often slower. It is just too crowded and too rough a surface to allow higher driving speeds. Adding more cars to Convent Place is therefore not the preferred option. And the plan to double the number of cars that must use the Quadra end of the cul-de-sac to exit the area is troubling, particularly when there is another choice.

Further, while the Report states that the traffic on Quadra can be as high as 400+ vehicles per hour counting traffic in both directions, this is exceptional. The normal traffic load is much lower (I submit that the northbound, i.e., towards downtown, traffic is more important to consider as far as exiting the cul-de-sac is concerned). Thus, the argument that Convent Place is the minor street needs to be re-examined. The current access to the existing apartment block on the site is off Quadra (with another off Southgate), and it creates virtually no disruption to the traffic on Quadra (or Southgate).

The Report does not address the total traffic volume on Convent Place, i.e., including motor vehicles, cyclists, and pedestrians. Because of the narrow sidewalks (often obstructed by utility poles), many

pedestrians instead use the roadway; the street is a through street to pedestrians and cyclists from the Cook Street Village area. The people traffic volume on Convent Place therefore appears to be much greater than that on Quadra.

One final feature is that there is access to parking at the six-storey apartment block across Quadra from the proposed development at 505. There are approximately 35 vehicles accommodated there and their access to Quadra appears to create no traffic problem in spite of the fact that cars heading downtown must make a left turn across Quadra.

I submit that the parking access for the 505 Quadra development would be more suitable from Quadra where there are already two driveway accesses extant from the property in question, and that this can be justified with appropriate interpretation of the Highway Access Bylaw.

Yours sincerely

Barrie Webster
#10 - 977 Convent Place



Pamela Martin

From: David Beecroft [REDACTED]
Sent: February 22, 2019 3:23 PM
To: Public Hearings
Subject: Submission- hearing for proposals re: 505, 517, 510, 521 Quadra St and 931 Convent Pl

I am the property owner residing at 13-895 Academy Close directly opposite & facing 505 Quadra St. My concerns about this development relate to residential street parking impact and construction traffic/noise/dirt. I oppose any changes that would limit minimum number of vehicle parking stalls because the proposed reductions would exacerbate the already tight availability of residential street parking. During construction period adjacent residents should be given permits to allow free street parking in nearby alternate locations. City inspectors should ensure compliance with all regulations governing noise, hours of operation, vehicle idling etc. Thank you, David Beecroft.

February 22, 2019

Mayor & Council – City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Submitted by email: PublicHearings@Victoria.ca

Re: 505, 517, 519 & 521 Quadra Street & 931 Convent Place, Victoria – Redevelopment Proposal
(Rental Housing) – Public Hearing – February 28, 2019

To Whom It May Concern,

My name is Jessi-Anne Reeves and I am a resident of the Fairfield neighborhood. I consider myself fortunate to live and work on the traditional and unceded territory of the Lekwungen people, today known as the Songhees and Esquimalt First Nations.

I write today in support of the proposed re-development of the site at 505 Quadra Street and three of its neighboring parcels, the Beacon Arms redevelopment, which will create desperately needed rental stock in the Fairfield area. As a long-time resident of the area, I can attest to the desirability of living in this fabulous neighborhood. The future opportunity to do so should be equally afforded to people from all walks of life, as the diverse community makeup is what makes Fairfield such a special place today.

In order to maintain the vibrancy of Fairfield, people who rent – singles, families, seniors – must have safe, accessible stock to choose from. It is no secret that the rental stock in Victoria is rapidly deteriorating due to the age of many rental buildings, and over time these buildings can become unsafe and operate at a higher environmental threshold than would be acceptable for a new build. When we talk about affordability, we must consider the increased operating costs (financial and environmental) of heating, cooling and servicing a deteriorating building – in the case of rental buildings, owners pass the financial costs on to tenants through increased rents upon turnover or, in some cases, defer repairs. As has been discussed at City council many times recently, we will all bear the costs in the future of the environmental price being paid today. It is imperative that our deteriorating rental stock begin to be replaced with energy efficient buildings that can be maintained with readily available materials.

The only real, long term answer to our current housing quagmire is **supply**. Many Vancouver Island residents enjoy living on an island, until they realize that there is limited land onto which replacement stock buildings can be built. While this redevelopment will result in the temporary loss of 34 rental units, the additional 50+ units which will be brought on stream upon completion (for a total of 87) will be an invaluable boost to the amount of up-to-date rental stock in land-strapped Victoria.

The developer is proposing multiple benefits of this development which will impact not only the first tenants who reside in this building, but future residents as well. One parking stall per unit as well as car share memberships will be of immense benefit to families, singles and workers who choose to rent at 505 Quadra upon completion of the development. We know from multiple sources that the overall population of Victoria is set to increase in median age over the next twenty years, as the result of current residents aging past 55+, and people in the retirement stage of their life coming to the area. In order to keep Victoria a viable option for folks in all stages of their life, two important groups must be considered when thinking about developments whose useful life extends past 2040 – housing must be accessible and provide amenities for seniors, but in-neighborhood housing must also be available for caregivers, family members, support staff agency staff and the staff of medical practitioners. To these ends, the developer has included mobility scooter parking, community gardens, bicycle parking and garden suites.

The on-going discussion around affordable housing, market rates and government involvement will no doubt come up as it relates to this project. The project has proposed 83 rental apartments and 4 affordable three-bedroom rental townhomes, at a rental rate indexed at 30% of the Moderate Household Income as defined in the City of Victoria's Housing Strategy. When further considering affordability, one must also acknowledge factors such as distance to downtown, availability of recreation space, proximity of transit routes and walking distance to amenities. As a resident of Fairfield who pays well above "market rate" rent, I can safely say that I save at least \$300.00 per month by being able to walk downtown to work (avoiding parking fees), catch a bus outside my building, get groceries from Cook St. Village or enjoy my recreation time in beautiful Beacon Hill Park. The things to which I assign priority – walkability to my job, availability of green space, proximity to grocery stores and services – will not be the same as other people's priorities. Those with differing circumstances, household makeups or employment locations may make different choices – choice being one of the underlying currents of our economic system.

Neighborhoods become communities when people from all walks and stations in life can come together in a common space. To this end, I applaud the developer for their commitment to offer family oriented affordable townhomes as a part of this project.

At any level of housing supply, employers must be able to pay their employees a living wage. Especially for small business owners, one of the highest non-product business factors is employee retention - the biggest driver of living wage is a businesses' ability to retain well trained staff who are familiar with the customer base, limiting the businesses' turnover and retraining costs. A big piece of staff retention is whether or not employees can afford to live near enough to work that their commute is also affordable in both time and dollars. In order to support not only an affordable housing strategy, but also it's own economic development and overall strategic goals, the City of Victoria must do everything it can to support the development of rental housing in all pockets of our city. Failure to do so will see small businesses and their employees, as well as their suppliers, suffer – as more rental housing is built outside of Victoria, businesses will follow.

As a long-time renter, I appreciate the efforts being put forth by the developer to assist the current tenants of Beacon Arms who will be displaced by this redevelopment. Their extension of financial compensation, offers to rent in nearby buildings, right-of-first-refusal on the new units and frozen rents since February 2017 are above and beyond what is required of them by the Residential Tenancy Branch.

Surfside Holdings Ltd. and Analogue Projects Ltd. should be applauded for trying to keep rental in Fairfield. I look forward to welcoming my new neighbors at 505 Quadra upon completion of this development.

Respectfully Submitted to PublicHearings@Victoria.ca on February 22, 2019.

Sincerely,



Jessi-Anne Reeves
6-941 Fairfield Road
Victoria, BC V8V 3A3

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:49 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Caroline Mitchell

3 - 159 Cook St.

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:49 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Carol Smith

Glass Smith & Co. Ltd

3311 Tennyson Ave.

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:49 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Cameron Glazier

303-1015 Pandora Ave, Victoria, BC V8V 3P6

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:48 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Cam Cooper

8-50 Dallas Road

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:48 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Brian Ogilvie

Duttons & Co. Real Estate Ltd.

394 Moss Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:47 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Ben Gudewill

BCE Investment Corporation

#405 - 767 Tyee Road, Victoria, B.C.

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:51 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Colleen Wild

Dermavictoria

312 Irving Rd

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:51 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Damon Pallan

CPCM & Co

#400-848 Courtney Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:51 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Dave Bornhold

1437 Grant Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:52 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Dave Bryan

3170 Irma St

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:52 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Dave Craig

Devon Properties LTD

201-2067 Cadboro Bay Rd

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:52 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Diane Madill

Suite 116, 133 Gorge Road East, Victoria. V9A 1L1

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:53 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Eric Bramble

160 Eberts Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:53 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Frances Hillier

#12 - 715 Vancouver Street, Victoria BC V8V 3V2

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:53 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Genevieve Stonebridge

411 Linden Ave

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:54 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Gerrit Vink

Farmer Construction Ltd.

360 Harbour Road

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:54 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Heather Shout

408-890 Academy Close

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:54 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Jaqueline Gillespie

Teacher

1335 Merritt St

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:55 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Jason Binab

The Agency

105-1090 Johnson Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:55 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Jeff Gordon

410-355 Menzies St

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:55 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Jeri Holm

1436 Elford Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:56 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Johanna Ward

Victoria City Center Motels

605 Towner Park Road, Morth Saanich

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:56 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Justin Young

Canadian Tire Hillside

1610 Hillside Ave

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:56 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Keray Stott

Megson FitzPatrick Insurance

1228 Chapman St

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:58 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Marc Foucher

401-960 Yates Street, Victoria, BC

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:58 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Matt Peulen

619 Discovery St

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:59 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Michael Alston

Brenton Construction Corp.

407 David Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:59 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Nathan Lampard

Cox Taylor

26 Bastion Square, 3rd Floor, Victoria, BC

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:59 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Owen Smid

4-905 Vancouver Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 11:00 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Robin Kelley

Denux Group (Camargue Properties)

773 Bay Street

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 11:00 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Rosanna Carlini

107-1050 Park Blvd.

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 11:01 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Suzanne Bradbury

215 Beechwood Avenue

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 11:01 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Teri Gareau

106 Eberts St Victoria BC

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 11:02 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Terry Stitt

133 Gorge Road East #116

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 11:02 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Tim Stemp

1153 Burdett Ave

Pamela Martin

From: Stuart Kerr [REDACTED] >
Sent: February 22, 2019 11:02 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Zoe Marler

417 - 777 Cook St, Victoria, BC

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 22, 2019 10:50 AM
To: Public Hearings
Subject: Support for Beacon Arms Redevelopment (505 Quadra Street)

Dear Mayor and Council,

Please accept this letter as an expression of my support for the Beacon Arms development proposal located at 505 Quadra Street.

Sincerely,

Colleen Hoggarth

Security House Accounting Inc

766 Hillside Ave, Victoria V8T1Z6