

## Pamela Martin

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**From:** Bob Glazier [REDACTED]  
**Sent:** February 22, 2019 3:45 PM  
**To:** Public Hearings  
**Subject:** I strongly support the Beacon Arms Redevelopment - 504 Quadra st,

My name is Robert Glazier. I am a homeowner residing at 301 St Lawrence st in Victoria. I walk by this property every single day, and I shop and spend part of each day in the Cook st Village.

I strongly support this Redevelopment for the following reasons.

1. We urgently need this exact type of rental in Fairfield, to satisfy rental demand, particularly from young families, and in this Village area in particular. The demand is real and will not diminish.
2. I submit rental development provides many positive aspects that Condo development does not, which you are aware of, - including being more affordable to young families , with the resulting positive benefit to schools, businesses and the ambiance the Village is known for. We do not "need" more condos in the area of the village.
3. The Kerr family ( the developer) are a trusted, respected and proven group with long standing roots in Victoria and a reliable proven reputation. I trust them to deliver their promises.
4. Despite a history of opposition to virtually any form of growth and change, by a vocal, I believe minority, this project is to me , attractive, makes simple common sense, and is very much preferable to a condo development. I urge Council to demonstrate leadership and good sense, and support this project.

Respectfully

Robert Glazier

Sent from my iPhone

**Pamela Martin**

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**From:** Amrit Lalli [REDACTED]  
**Sent:** February 23, 2019 4:01 PM  
**To:** Public Hearings  
**Subject:** In Support of Beacon Arms Redevelopment

Hello Victoria Council,

I have been a City of Victoria homeowner since 2003. I have lived in the City of Victoria beginning in the late 90s. I am a registered voter and vote in every election.

I am in support for the Beacon Arms redevelopment. It creates needed affordable rental housing instead of another condo project. I also appreciate the affordable nature of the town homes proposed in the project. The location of Beacon Arms lends itself to the proposed density, I feel it fits the neighborhood.

I hope that council does everything in its power to support and approve this project.

Best regards

Amrit Lalli  
[REDACTED]

2714 Cedar Hill Rd.

## Pamela Martin

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**From:** Lorna Hebb [REDACTED]  
**Sent:** February 23, 2019 1:39 PM  
**To:** Public Hearings  
**Subject:** Beacon Arms Development on foot of Quadra Street

February 23, 2019

Re: Beacon Arms Development

First, thank you to mayor and council for the Victoria building moratorium last Spring. With many cranes dotting the Victoria city skyline, I think the moratorium gave some neighbourhoods time to breathe, and the rental market to somewhat level off and even open up a bit.

Last year, when the Fairfield Community Organization hosted a neighbourhood meeting regarding the Beacon Arms Development, I remember a full house, and the following points being made:

1. Loss of affordable housing for low income and senior renters (likely long-time Victoria residents) – basically displacement of vulnerable Victorians. The developers responded with they would do their best to move the renters in the Beacon Arms to other properties they have. The extra time the moratorium provided should have helped there, I hope.
2. The environmental effects of knocking the existing building down as opposed to refurbishing it like was done to the building at the corner of Southgate and Vancouver was voiced.
3. Some people were concerned about the increase of two stories, from 4 to 6, and whether that fit with the neighbourhood plan for new builds below Fairfield Rd..
4. A large number of people felt the entrance of the underground parking on Convent Pl. was simply wrong – Convent too narrow, too much foot/bike traffic on Convent, no sightlines if entrance between townhouses proposed as part of project for Convent Pl. The builder explained that the city has a bylaw that states entrance to parking must be on smallest road around project, and they mentioned Mason St. as the entrance street for the big development on the corner of Vancouver and Pandora. I have looked at Mason St., a one-way street, not two like Convent, a quieter street for foot traffic, bikes, etc., and the entrance of the new parkade there I believe, 1) has a greater setback then proposed for Convent, and 2) it is not set inbetween townhouses on one side and townhouses on the other side. The end of Quadra Street is also 4+ lanes wide, not very busy, and the current parking entrance/exit to the Beacon Arms is off Southgate and Quadra. I would like to see the parking to the new development enter/exit off of Southgate or Quadra as currently exists. This means the builder would have to go back to the drawing board, but for everyone's safety, I believe this is a must. Or at least, a big building setback like on Mason needs to happen and the parkade entrance needs to be even with front of townhouses for good sightlines and safety.

As you can see, there were many valid and thoughtful concerns regarding the Beacon Arms Development shared at last year's Fairfield Community Organization neighbourhood meeting. On a positive note, the senior (the father) partner in the builders' panel showed some compassion for those likely to lose their affordable housing. And actually, the exterior design of the main apartment building, I felt, kept with the neighbourhood aesthetics (the front of the townhouses had a strange more modern/West Coast look which I don't believe mirrors the homes across the street from their proposed build location). All in attendance knew development was/is going to happen, and we appreciated the opportunity to weigh in. But as Fairfield residents, I believe most felt 'gentle development' is the way to proceed.

Sincerely,  
Lisa Hebb  
3-977 Convent Place

\*Here is my home phone number for your (City Council) use, but please keep it private [REDACTED]. Same goes for my email, thank you.

## Pamela Martin

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**From:** Yvonne Lawson [REDACTED]  
**Sent:** February 23, 2019 4:56 PM  
**To:** Public Hearings  
**Subject:** Comments on changes to Quadra St and Convent Place lots

Dear Council,

Thank you for the opportunity to comment on the proposed development and changes to 505, 517, 519, and 521 Quadra Street and 931 Convent Place.

As long-time residents of 906 Southgate Street, we welcome improvements to the neighbourhood's buildings and infrastructure. Also, considering Victoria's extremely low rental vacancy rate, we recognize the need to increase the volume of rental stock in our community. Nonetheless, we have serious concerns about a few elements of the way the proposed development is currently configured:

1. Increasing the height from four to six stories will drastically reduce sun exposure to 906 Southgate during the daylight hours.
2. Similar to #1, extending the building closer to the road at 906 Southgate will further diminish our sun exposure during the day.
3. During the nighttime hours, we are concerned that both the increased height and width of the building will result in significantly increase light emanating from the building.
4. While we recognize the importance of having underground parking, we are concerned about the potential impact the excavation work may have on our buildings and property. To that end, our strata council have repeatedly contacted the developer to request geotechnical information, but to date these requests have been ignored.

In consideration of the above, we hope that the proposed design could be modified to reduce the height and width of the building from what is currently proposed, and we require assurances that the excavation work will not impact our property.

Thank you again for the opportunity to provide comments.

Yvonne Lawson and Randall Gerlach

#202, 906 Southgate Street

Victoria BC V8V 2Y2

P.S. I would prefer my email address is not disclosed.

Sent from my iPad

## **Pamela Martin**

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**From:** Penelope Reed [REDACTED]  
**Sent:** February 24, 2019 3:32 PM  
**To:** Public Hearings  
**Subject:** 505, 517, 519 521 Quadra St and 931 Convent Place

Dear Mayor Helps and Council,

I am writing to express my concern and opposition to the proposed development at the above stated address, for the following reasons:

1. We will lose market affordable rental apartments to high end rental apartments and question whether more high end rental apartments are needed in this area.
2. The design of the building looms over the surrounding streetscape and neighbouring buildings, including my building at 906 Southgate, as well as over the entrance to Beacon Hill Park. I believe a smaller, less monolithic design would be more appropriate.

Sincerely,  
Penelope Reed  
906 Southgate Street  
(Please do not publish my contact information)

**Pamela Martin**

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**From:** Stuart Kerr [REDACTED]  
**Sent:** February 25, 2019 10:50 AM  
**To:** Public Hearings  
**Subject:** Support for 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,

Allister Wilmott

469 Kipling St.

**Pamela Martin**

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**From:** Stuart Kerr [REDACTED]  
**Sent:** February 25, 2019 10:49 AM  
**To:** Public Hearings  
**Subject:** Support for 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,

Elizabeth Cull

365 Waterfront Crescent



## Pamela Martin

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**From:** Brian Ogilvie [REDACTED]  
**Sent:** February 26, 2019 11:24 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Development Application - Beacon Arms 505 Quadra St

Honourable Mayor and Councillors of the City of Victoria:

Thank you for taking the time to consider my thoughts on this project.

My personal background includes extensive ties to this community. Both my family and my wife's family have roots in this neighbourhood going back to the early 1950's and 1980's respectively. I grew up on Chandler Avenue and was a tenant on Linden Avenue, Moss Street and St. Charles Street. Since 2010 I have worked at the corner of Moss and Fairfield. Finally, I am a Fairfield commercial property owner and have a vested interest in ensuring the prosperity of my neighbours, including the Beacon Arms project.

I fully support the project because I believe it will:

- Promote social connection and inclusion
- Nurture community in this neighbourhood
- Become a place to welcome all people of all ages, family styles and genders
- Provide much-needed rental homes
- Support local businesses.

I urge you to approve the application by Analogue Projects.

Again, thank you for your time.

**Brian Ogilvie**

Associate Broker | Director of Operations

Duttons & Co. Real Estate Ltd.  
394 Moss Street, Victoria, BC, V8V 4N1  
[www.duttons.com](http://www.duttons.com)

TEL: [REDACTED]



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## Pamela Martin

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**From:** David Logan [REDACTED]  
**Sent:** February 26, 2019 11:02 AM  
**To:** Public Hearings  
**Subject:** Beacon Arms Rental Development Project

My name is David Logan and I live in Fairfield at 82 Moss St. Our two daughters attend Sir James Douglas School, and my wife attended the same school 35+ years ago. I am also the co-owner of Duttons & Co. Real Estate Ltd. located at 394 Moss St and we own a commercial building at 1277 Fairfield Rd.

I support rental housing and I strongly support the Beacon Arms Rental redevelopment project on Beacon Hill Park. This is the type of new housing we need built in our city. It is admirable the project is not another new condo project for resale, and that it will increase the number of families on the site by greatly increasing the number of rental units.

Thank you.

**David Logan**  
Co-Owner | Managing Broker

Duttons & Co. Real Estate Ltd.  
394 Moss Street, Victoria, BC, V8V 4N1  
[www.duttons.com](http://www.duttons.com)

TEL: [REDACTED]



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**Pamela Martin**

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**From:** Stuart Kerr [REDACTED]  
**Sent:** February 26, 2019 5:20 PM  
**To:** Public Hearings  
**Subject:** Support for 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,

Dorothy McWatters

4-329 Masters Road

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** February 26, 2019 2:47 PM  
**To:** Public Hearings  
**Subject:** FW: Beacon Arms Rental Development must Proceed

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**From:** Laura Gramada [REDACTED]  
**Sent:** Tuesday, February 26, 2019 2:40 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Beacon Arms Rental Development must Proceed

Dear Mayor and Council,

We am writing this email to show my full support for the rental development of the Beacon Arms building. The owner/developers have checked all of your boxes necessary for upgrading a derelict building, relocating current lower income residents and providing new and improved residences for families in our tough Victoria rental market. It seems they have gone above and beyond what is necessary for the approval process.

To deny this proposal on the grounds of maintaining lower income rental units would be a band-aid solution to a problem that must be addressed more logically. One would be hard pressed to find a renter in Victoria who is happy with the state of affairs in the rental market within our city. For that reason, we do not oppose keeping structurally sound, safe and established lower income units within the downtown area. What we do have trouble grasping is the City's opposition to new development simply because it is a new development. It makes zero sense to dismiss this proposal that makes nothing but good sense. We must increase the rental units within Victoria and rebuilding the Beacon Arms accomplishes this. End of story.

We think that you will have a hard time finding a more thought out proposal than this one put forth by Analogue Projects.

Thanks for you time.

Laura and Jason Gramada  
875 Richmond Ave

## Pamela Martin

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**From:** Ole Schmidt [REDACTED]  
**Sent:** February 26, 2019 11:38 AM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** RE: Beacon Arms Redevelopment

To the Mayor and Council,

My name is Ole Schmidt and I am both a resident and business owner in Fairfield. I live on Linden Ave and my business has been a fixture of Fairfield/Moss for over two decades. I wanted to express my full support for the Beacon Arms redevelopment (505 Quadra St) since it brings much needed additional rental housing into our neighbourhood. I hope you can approve this project moving forward.

Thank you

**Ole Schmidt**  
Co-Owner | Managing Broker

Duttons & Co. Real Estate Ltd.  
394 Moss Street, Victoria, BC, V8V 4N1  
[www.duttons.com](http://www.duttons.com)

TEL: [REDACTED]



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**Pamela Martin**

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**From:** Ryan Ashmead [REDACTED]  
**Sent:** February 26, 2019 8:34 AM  
**To:** Public Hearings  
**Subject:** Support for Beacon Arms Rental Redevelopment

Dear Mayor and Council,

I would like to express to you my support for the Beacon Arms Rental Redevelopment. I see this project as a much needed increase in the supply of rental accommodations in Victoria.

I've read the plans for this project. This is a sound redevelopment that I believe will add quality construction in our city and will beautify our neighborhoods.

I have lived my life in Greater Victoria, and have visited this neighborhood countless times. I am 40 years old. I presently live at 2910 Cook St., Victoria.

My family may soon grow. We would like to see if we can live closer to downtown. This would reduce our carbon footprint (compared to commuting from the suburbs). Projects like this may make that a reality.

Yours truly,

Ryan Ashmead

**Pamela Martin**

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**From:** Damien Enright [REDACTED]  
**Sent:** February 27, 2019 12:26 PM  
**To:** Public Hearings  
**Subject:** Redevelopment of 505 Quadra Street

Dear Mayor and Council,

My family and I live in the Fairfield neighbourhood and work in Victoria. I am sending this email in support of the planned redevelopment of the Beacon Arms rental building at 505 Quadra Street. For as long as I can remember there has been a shortage of rental units in Victoria and the proposed redevelopment will almost triple the capacity at this location.

Sincerely,

Damien Enright

1338 Minto Street, Victoria, B.C.

## **Pamela Martin**

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**From:** Stuart Kerr [REDACTED]  
**Sent:** February 27, 2019 11:10 AM  
**To:** Public Hearings  
**Subject:** 505 Quadra

Good morning,

I am a resident living on Convent Place and I wanted to let you know I am very much in favour of the development proposal for the corner of Quadra and Convent which is currently going through a review before you. The plans look good and will enhance the neighbourhood significantly.

As a layman I believe your aims, in simple terms, to be densification and the provision of more rental housing. Both these objectives appear to be met by the current plans so I hope you and the developer can come to an agreement on the project.

The area which is to be revitalised is currently very tired looking and would benefit greatly from an uplift.

I should mention I have no affiliation with any person or entity connected with the property, or proposal.

Yours,

Donald Sutherland  
[REDACTED]



## Pamela Martin

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**From:** Margaret [REDACTED]  
**Sent:** February 27, 2019 3:41 PM  
**To:** Councillors; Public Hearings  
**Subject:** 505, 517/519, 521 Quadra Street and 931 Convent Place - February 2019

Re- Feb. 28. 2019- 505, 517/519, 521 Quadra Street and 931 Convent Place

I am not against respectful and suitable density in my community and in the neighbourhoods of this city, but I am against this proposal by Analogue Projects. This neighbourhood is zoned for 4 stories, and yet Analogue Projects is proposing 6 stories.

6 stories is NOT 4 stories, which makes this neither respectful nor suitable.

I live in a 6 story building that should never have been allowed. 890 Academy was built in the 1960's on the south end of the block and afterwards the city lowered the height back down to 4 stories. Tall buildings on the SOUTH side of any block or property negatively impacts everything to the north of them by blocking light and heat. Surely city planners recommend the opposite placement of tall buildings? Yet Analogue Projects proposes to block the sunshine from it's own townhouses as well as neighbouring properties.

It is City Council's responsibility to stand firmly against overly-ambitious developers who try to strong-arm the decision-making process.

Analogue Projects says it's a choice between this proposal and simply building condos beside the apartments.

The only win-win solution in this situation is also the simplest one - to reject this proposal and allow the developer to build up to 4 stories at 517, 519/521 Quadra and 931 Convent. This would perfectly fit in with the surrounding neighbourhood and eliminate the righteous uproar that this 6 story proposal has caused.

This solution would both increase density AND NOT remove existing affordable rentals.

I have been watching the rental prices on Craigslist for the past few months and am dispirited that prices have risen 50% in the past 3 years. That is despite the many rental units that have been added into the rental pool in recent years, as well as the many new condos that have been rented out. The prices of houses and condos also continues to rise despite the increase in supply. OBVIOUSLY, the whole supply and demand formula is a farce, and allowing developers to 'throw up' a steady stream of buildings is not the solution.

Allowing this development would also set a precedent of removing older less costly rentals units and replacing them new expensive ones.

Everyone who would have to leave the units at 505 Quadra will have to start paying approx. 50% more in rent wherever they go. Neither minimum wage nor Old Ages Pension have risen that much in the past 3 years. You will be putting more of a strain on renters and on society by allowing this proposal to go ahead. The more we pay in rent, the less, if any, that we can save- and this will affect the city in the future, as renters with no savings could easily end up a burden.

As for this proposal, I would like to point out that Quadra street slopes DOWNWARD from Southgate to Convent Place. This means that a 6 story building on the Southgate side of this property will actually be almost 7 stories viewed from the North side (Convent Place). The present apartment building at 505 is sunken and only rises 3.5 stories above ground.

The option that isn't one the table is to remove the top 2 stories from Analogue Project's 6 story proposal, and then go ahead with it. It would solve the height issue, but again, removing affordable rentals to build unaffordable rentals is utterly chaffing and incongruous to the needs of this city. This is not acceptable!

I understand that it will be a feather in your caps to increase available rental units in this city, but units that renters cannot afford, in buildings that change neighbourhoods for the worse are not the solution.

Surely developers can come forward with proposals that suit neighbourhoods and still give them reasonable profit. There is a difference between healthy profit and greed, and the councillors of this city need to keep developers in line by sending back proposals like this one.

Any 6 story building on this site is unacceptable, and I ask you to please vote against it.

Thank you,  
Margaret Hess  
508-890 Academy Close  
V8V 2Y1