

Dear Mayor and Council,

My name is Erin Glazier and I am a condo owner in the city of Victoria located at 535 Fisgard St. I am here to voice my support for Analogue Projects and the Kerr Family, longstanding owners of the Beacon Arms Apartments located at the corner of Quadra and Southgate St.

I support the redevelopment of the existing 34 unit rental building to a much needed and modernized 87 unit rental apartment building for the following reasons.

1. The current building is at the end of its lifespan and this redevelopment proposal adds much needed stock - as we all know supply is the answer to the rental housing crisis and moving these projects ahead in a timely and cost effective manner as it pertains to approvals is paramount.
2. The inclusion of affordable family housing and the advance notice and help offered to current tenants to relocate since February of 2017. Also, the great care and consideration they have taken in reconfiguring the building based on previous community and council engagement in order to deliver a product that best suits the Fairfield area.
3. Analogues willingness to provide a 20 year restrictive covenant to maintain the building as rental housing
4. Due to record breaking land prices and increasing construction costs it is virtually impossible for anyone but a longstanding owner such as this group to re-develop this property under the current market conditions back into rental stock. As we all know it is more profitable to build condominiums for re-sale and therefor I urge you to support this project in light of their commitment to providing continued supply in a time of extremely high demand.

Thank you.

Erin

February 26, 2019

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

Submitted by email: PublicHearing@Victoria.ca

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

To Whom it May Concern,

My name is Suzanne Bradbury and I have been a resident of the Fairfield neighbourhood for 20 years.

I am writing today in support of the proposed redevelopment of the site at and surrounding 505 Quadra Street. The building currently on that site has reached the end of its lifespan. Smart communities plan for the periodic but consistent replacement of old building stock so that residents can enjoy a diverse range of housing options at all stages of their lifespans or circumstances. Failure to replace old building structures when required ultimately results in expensive, uncomfortable, and sometimes unsafe places for people to live, and old building technology performs very poorly environmentally. Urban change management should be thoughtful but must be persistent, so that we can adapt in a measured manner to the fluctuations and growth of our changing population. Development projects like this one proposed by Analogue both replace old supply and also infuse desperately needed new rental supply into our Fairfield community.

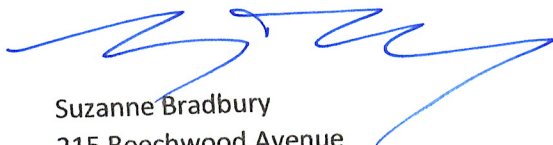
Good quality, well designed housing stock built for the needs of the next fifty years, (rather than the past fifty), provides more than just a nice place to live for the occupants. Factors like location and walkability significantly impact affordability metrics, car ridership, parking, and even extends to strengthen our urban economy by allowing workers to make their homes close to workplaces.

Please do not consider removing units in order to preserve an outdated notion of car usership. In the future, we are more likely to need homes than cars, and new developments should, like this one, support a range of choices for both.

I applaud Analogue Projects for keeping rental in our community, and I respectfully ask Council to consider the future of our community as well as the present, and to support this proposal in full.

Respectfully Submitted to PublicHearings@Victoria.ca on February 27, 2019 by email.

Sincerely,



Suzanne Bradbury
215 Beechwood Avenue
Victoria, BC V8S 3W6

Pamela Martin

From: [REDACTED]
Sent: February 27, 2019 5:37 PM
To: Public Hearings
Subject: City Council Meeting February 28, 2019 - zoning ammendment for 505 Quadra Street

Name: Ian Kewley

Please keep email confidential

I live at 508 – 890 Academy Close and I wish to voice my concerns about not only of the destruction of 505 Quadra Street and displacement of the existing residents, but also the size of the replacement structure. This seems to exceed the maximum building height of 4 stories and will extend the downtown core further into Fairfield. If this is approved, it will lead the way for more tall structures surrounding Beacon Hill Park as was done on the West side of the park in the 1960's. Compare the feel of walking around James Bay on the West side of the park vs. Cook Street on the East side. Very different feel, partly the traffic, but mostly the overbearing presence of the tall buildings.

Commenting on **Zoning Regulation Bylaw, Amendment Bylaw (No. 1170) No. 19-020**

The proposal to consume most of the block with a 6-story monster structure seems too imposing for this area.

Have a look at Jawl projects in Victoria and see how they have created open spaces and breaks. The most recent example is the Capital Park project directly south of the Legislature with open spaces.

It's not overpowering as I think the proposed development beginning at 505 Quadra would be.

This area is defined as Urban Residential by the OCP and the 6 story (plus another 5 metres for rooftop structures like elevator housing) will present an eyesore.

Also, although I do not drive, most people do not work near where they live and parking will continue to be an issue for residents, particularly if there are more people in the area. People who live in one place will drive to where they work, and to be available to carpool their children. Every year I see more traffic congestion, not less, and parked vehicles on the street present a danger to pedestrians and cyclists by limiting visibility and crowding of available space.

Housing Agreement (505 Quadra Street) Bylaw (2019) No. 19-021

Based on what I see in the Report to the Committee of the Whole Report of Feb 7, 2019 (from Andrea Hudson, Acting Director, Sustainable Planning and Community), there is a point which leaps out at me.

Item 1 . c. 2

to secure the rent level of the four townhouse style units fronting Convent Place at a maximum of 40% of the gross household income for moderate income households.

This represents a 33% increase from the prior presentation to council in September of 2018.

IF we assume a moderate household income is defined as 85,000 per annum, then 30% represents a rent of \$ 2,125 per month. Change this to 40% and this now adds \$ 708.33 PER MONTH for a total rent of ~ \$ 2,833 per month (\$ 25,500 vs \$ 34,000 annually). I'm certain families can put the additional \$ 8,500 annually to better use than extra rent.

The question I have is: **why was this changed from 30% to 40%** as it is now outside the accepted definitions of affordable housing, both by the City of Victoria and CMHC.

The housing agreement as stated in the Public Hearing document No 19-021 (dated Feb 14, 2019) does revert back to the 30% of Moderate Household Income (section 3.1, item c, point ii).

I did read the Structural review report of 505 Quadra presented to the Committee of the Whole on Feb 7, 2019. While I may not understand everything presented in that report; building codes in the early 60's would not hold up to standards of today, which are listed as BCBC 2018. The question not really answered is, does this building in its existing state represent a considerable risk to the safety of tenants?

My point is that I do not believe the building will fit in well with the existing area and feel of the neighbourhood.

Sincerely

Ian Kewley

TO MAYOR HELPS AND COUNCIL
CITY OF VICTORIA

RE: PROPOSED DEVELOPMENT BY ANALOGUE 505 & 521 QUADRA STREET
AND THE 900 BLOCK OF CONVENT PLACE.

AS AN OWNER OF 906 SOUTHGATE STREET, I AM NOT OPPOSED TO
REASONABLE AND RESPONSIBLE DEVELOPMENT.

THE PROPOSED DEVELOPMENT DOES NOT SATISFY THE VALUES AND
EXPECTATIONS OF LOCAL RESIDENTS.

REASONS:

FOUR STORY ZONING CHANGED TO SIX STORIES. SIX STORIES WILL BE
ACCOMPANIED BY HIGHER DENSITY OF POPULATION (CLOSE TO THREE TIMES THE
DENSITY OF THE CURRENT BUILDING), MORE CARS, PEDESTRIANS, COMPROMISED
STREET PARKING BEYOND THE CAPACITY OF EXISTING STREETS, SERVICES, ETC.
THIS WILL SET A PRECEDENT FOR FUTURE BUILDING HEIGHT AND DENSITY ALONG
SOUTHGATE.

SET BACKS REMOVED - DRASTICALLY CHANGES THE RESIDENTIAL CHARACTER OF
OUR NEIGHBOURHOOD.

LOSS OF VIEWS AND PRIVACY - DRASTICALLY CHANGES THE RESIDENTIAL
CHARACTER OF OUR NEIGHBOURHOOD.

APPROXIMATELY TWO YEARS OF DEMOLITION/CONSTRUCTION WITH NO EVIDENT
PLAN FOR PROJECT MANAGEMENT TO NEIGHBOURING BUILDINGS.

REQUESTS:

DUE TO THE PROPOSED DEVELOPMENT, THE COUNCIL OF 906 SOUTHGATE FEEL
IT PRUDENT TO RETAIN LEGAL AND ENGINEERING SERVICES TO MONITOR AND
PROTECT THE STRUCTURAL INTEGRITY OF OUR BUILDING I.E., DAMAGE TO OUR
FOUNDATION, BUILDING AND INTERIOR WALLS DURING EXCAVATION AND
CONSTRUCTION. WE ASK THAT THE DEVELOPER REIMBURSE THESE
PROFESSIONAL FEES AND ANY FEES ASSOCIATED WITH ANY RESTORATION
REQUIRED TO OUR BUILDING DUE TO DEMOLITION/CONSTRUCTION OF SAID
PROJECT.

AN EXCAVATION/CONSTRUCTION SCHEDULE

LIGHTING - DARK COMPLIANCE GUARANTEE BY DEVELOPER

PROTECT TREES ON OUR PROPERTY AND AS MANY AS POSSIBLE ON THE
DEVELOPED SITE

INDENTED STREET PARKING OUTSIDE OF 906 SOUTHGATE OFF LIMITS TO
CONSTRUCTION WORKERS, TRUCKS, ETC. THE DEMOLITION/CONSTRUCTION
PERIOD.

RESPECTFULLY,
DEBORAH RHODES P.O.A. HELEN STEWART

FEBRUARY 28, 2019

Pamela Martin

From: Anna Koeller [REDACTED]
Sent: February 28, 2019 1:44 PM
To: Public Hearings
Subject: Proposed Changes to 505, 517, 519 and 521 Quadra St. and 931 Convent Pl.

Well, like they say: THERE GOES THE NEIGHBORHOOD!

Once upon a time I guess the City cared about what the community wanted in their neighbourhoods, and created City Neighbourhood Plans to reflect those desires. Four storeys maximum height was decided upon. My cynical self ask why even bother involving the community when the City is contemplating giving developers free 'reign" over changing our neighbourhoods' zoning Bylaws. A 6-storey complex, right in front of a two-storey house, which will tower over our street, blocking light, sun and most of all boxing us in, and with the attendant increase of vehicle traffic in this short block, is abhorrent. 6 STOREYS IS TOO HIGH!

What about the current renters who will be displaced? I have my doubts they'll be able to afford to live in this new development. How is this helping the housing crisis in Victoria?

I would invite the Councillors and the Mayor to come and stand in front of where the 6-storey complex is to be built.

I bet they would be shuddering if this was proposed for their neighbourhood.

To repeat: 6 STOREYS IS TOO HIGH. The whole nature of the neighbourhood will be changed for the worst and no doubt will create a slippery slope as other Developers jump on board the Bylaw rezoning trend. The thing that was attractive and charming about Victoria, will of course be buried and lost in the resulting densification.

Yours truly,

Anna Koeller

February 27, 2019

Dear Councillors,

Re: Development at 505, 517, 519/521 Quadra Street & 931 Convent Place

Public Hearing February 28, 2019

BACKGROUND

My husband and I reside at 906 Southgate adjacent to the proposed development, we face the park. In addition we are on the west side of our building, next door to the development. To note, I have been on the strata council for almost a year.

We relocated part time from Galiano Island a year ago, as seniors we are transitioning to what we believe will be best suited for our future. We chose Victoria and in particular our residence and neighbourhood because; low profile of structures in the area, an area that is walkable to a myriad of destinations, and what to us is the most significant part of our choice, a jewel in the city, Beacon Hill Park.

Prior to living on Galiano Island for the last eighteen years full time, I was born and lived most of my life in Vancouver, yet despite strong ties to the city I could not imagine moving back. Unfortunately Vancouver has become a place of overwhelming development which instead of increasing affordability has created the opposite effect. The effect is more a slippery slope to less affordability and destruction of thoughtful process in building development. Thoughtful decisions in the process of a new development should be paramount in any city.

CONCERNS

1) Protection of the structural integrity of our building. We are soliciting the services of an engineering firm (at owners expense) for a survey of our building and to do ongoing monitoring once the development process commences to insure there are no damages or changes resulting from construction. I personally requested from Analogue on January 3rd and then again on January 23rd a geotechnical survey. I got no response at all on those occasions until February 22nd (late in the day) with the geotechnical survey forwarded to me. At that point we did not have sufficient time to have the engineering firm interpret it. This lack of communication is very troublesome for future dealings.

2) As of now the ambient light that falls on our building is acceptable, we would like the new development to retain dark compliance. The increase in number of units, along with the proposed set back from Southgate Street, building light would come directly into a side angle window at the front, which our west units at the front have.

3) At present we are able to look west along Southgate. The proposed set back will decrease privacy and our viewing panoramas at the front. Presently our units that face the building have bedroom and bathroom windows that face the building next door so we maintain a different privacy than the front of the building. Overall the development will be closer to our building and certainly those at the back units will have decreased visibility with the proposed footprint.

4) The footprint of the development is significantly larger both in density and height, the proposed set back only makes the issue of scale and volume into a structure of great mass. Of importance, the proposed set back would not be in keeping with other structures along

Southgate from Quadra to Vancouver. The set back, left as is, enhances the beauty of Beacon Hill Park , not diminishes it. A precedent could be set for future encroachment on Southgate. I personally believe it is a priority to maintain the current set back as a barrier and a corridor.

5) Protection of the trees. Our building is well maintained, gardens are important, our beautiful trees are part of that garden. Replanting does not replace the majestic life these trees have, in addition they help with diffused shade in the summer and a sense of well being. We have been told that they can remain, but we want to make sure they do.

I was very impressed when I moved here that much had been spent to maintain the building. Unfortunately the building next door has not been maintained to such standards. Will a high standard of maintenance be feasible if the project goes forward? Having such a development will require more maintenance especially in the long term.

6) Parking is very limited as is, the only parking on Southgate between Quadra and Vancouver is directly in front of our building limited to 1hour and three parking spots. On observation, people park for a variety of reasons (phone chat, etc) this is also convenient for postal workers making deliveries in the area , as well other service vehicles utilize this space for the area. Longer term parking is difficult to find. The new development parking seems insufficient considering density.

In closing I am fully aware that more housing is needed in Victoria , but I believe the proximity of a building of this volume will dissipate the feeling of a neighbourhood. Many of the concerns are similar in nature regarding our building and also our neighbourhood, which leaves us in a place of unity and concerned responsible homeowners.

Unfortunately the short notice of the public hearing left some of us on the strata council unable to attend as they are on vacation or leaving on that day (as I am).

Thank-you for being able to share my concerns. I am fully aware that getting to consensus is hard work.

Regards ,

Kip Johl

cc James LaBounty

**#505, 517, 519 and 521 Quadra Street and 931 Convent Place
Rezoning Application #00610 and Development Permit with
Variances Application #00088**

**Agenda item #F.1
City of Victoria Council Meeting
February 28th, 2019**

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Submission to Mayor and Council, City of Victoria

From:
Susan McIsaac
906 Southgate Street
[REDACTED]

906 Southgate is a small condo building, only 14 units, next door to the proposed building project. We're comprised primarily of seniors - from our 60's to our mid 90's – many of whom have lived here for decades. We finished a year-long remediation of our building last year so aren't looking forward to more of the same next door. However, I think we learned from our past construction experiences not to assume the worst. We were fortunate to have workers from the engineering and construction companies on our site who were respectful of our needs, communicative and kindly helped us navigate what could have been a much worse disruption to our lives. In this vein I'd like to think that the developers of the upcoming project next door have these same good intentions and would prefer a cooperative relationship that could lead to mutually beneficial actions.

I do have some concerns about the construction phase of this project I'd like to bring to your attention. Analogue's intention, according to their most recent plans, is to construct the entrance to an underground parking garage, accessed from Southgate Street, in close proximity to the southwest corner of our property. This means they plan to excavate, to a very deep level, **immediately** adjacent to the edge of this area of our property line – close beside four fully developed, healthy trees . My concerns are primarily to ensure that both the structural integrity of our building and the health of our four stately trees during excavation and construction.

Protecting the Structural Integrity of our Building

It is understandably important for us to be reassured that, given the proximity of substantial excavation and construction to our property line (besides being situated in a region of very high seismic risk), the stability of our grounds and building foundations is not undermined.

As a group, we had hoped to be in contact with the Analogue, the development company, in order to obtain information relevant to this concern. However, though we made several email attempts over the past three months requesting information that might help us determine the impact of their project on our condo, for example forwarding a copy of their geotechnical report, we didn't receive a response. Finally, last Friday (February 22nd, 2019) Stuart Kerr of Analogue Developments emailed us a copy of their 2017 Geotechnical report. This report, although not indicating findings, any 'unique issues', of concern, did offer many recommendations, provisions and cautionary advice regarding excavation and subsequent construction work that seemed to me to be warranting vigilance and careful monitoring of ongoing work.

It's been a very short period of time between receiving the geotechnical report (February 22nd) and the possibly imminent approval of the developmental permit (February 28th). We're disappointed that there wasn't a response to our emailed requests to Analogue earlier. We had expected to have enough time for our engineer to read and consider Analogue's technical information (hopefully including reports received since 2017) and to subsequently have the opportunity to consult with Analogue personnel. Had this occurred, it would have helped us to be able to request specific relevant information from Analogue, prior to and during construction, that would have attended to our concerns. For example, what type and frequency monitoring regarding risk/impact on our property might we reasonably expect? and also, what might we do to encourage more accessibility to Analogue representatives?

Protecting the Health of our Trees

Along the lower west side of our property, beginning at the sidewalk and cradling the southwest corner of our building, are three tall Deodar Cedars and one, also tall, Pin Oak. They shelter us from the wind and sun, clean the air around, absorb the noise and carbon emissions from increasingly busy traffic on Southgate Street and convert the carbon dioxide to oxygen. Studies show that, living close to our trees probably improves our heart rates, lowers our blood pressure, benefits our immune systems and generally increases feelings of well-being. And, they're a safe home to many species of birds, squirrels and insects. Apparently, it would take between 200-300 saplings 20 – 30 years to equal the benefits each one those four trees offer. They're priceless. We want to make sure they stay healthy.

Analogue commissioned two Arborist reports that included our four trees (called NT9, NT10, NT11, NT13). The first, based on a site inspection and dated August 23rd, 2017, concluded that it may be necessary to remove our trees to

accommodate excavation for the proposed underground parking area. The second report, dated June 15, 2018 (p. 125-126), was based on an exploratory excavation along their east property line and beside our trees. This time, because they 'encountered fewer (tree) roots than previously anticipated', (and speculating that 'the concrete retaining wall and asphalt pavement likely restricted root growth' onto their property), the arborists did **not** conclude that construction would impact the root system (and therefore the health) of our trees. The trees could stay! However, this report, like the geotechnical report, also offered cautionary advise and recommended careful vigilance during the excavation and construction work. For example; restricting excavation work around the retaining wall location 'to preserve any roots growing along the wall', having 'an on-site arborist supervise excavation within the trees' critical root zones', using of techniques 'to minimize extent of the excavation' and presenting the possibility of providing 'services such as perimeter drains'.

My Request

Before excavation and construction work at the site next door, I would like confirmation (in the form of specific deliverables) from Analogue that they will proceed with all the recommendations set out in the geotechnical and arborist reports they have received - with particular attention to the manner in which excavation and subsequent construction is conducted provides protection to both the structural integrity of our building and the health of the trees on our property.

Thank you for taking the time to read about our concerns and ensuring that we have had the opportunity to take part in the ongoing creation of the neighbourhood we all love so much.

Respectfully submitted,

Susan McIsaac

Pamela Martin

From: Stuart Kerr [REDACTED]
Sent: February 28, 2019 9:52 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,

Gabriella Bekes

1101-1010 View St. Victoria, B.C.

Pamela Martin

From: Patricia Gibb [REDACTED]
Sent: February 27, 2019 8:48 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1170) No. 19-020 - Submission to Mayor and Council for Council Meeting scheduled for February 28, 2019

Importance: High

To Mayor and Council, City of Victoria

We wish to comment on proposed changes to 505, 517, 519, and 521 Quadra Street and 931 Convent Place – Development Permit with Variances Application relating to the variations of the Zoning Regulation Bylaw to be heard at the Council meeting on February 28, 2019.

Let us first state that we have reviewed the design drawings, artist renderings, and arborist's report associated with this Development Permit application and believe the proposed development will be an enhancement to this neighbourhood.

Our concern is with regard to the first two points for variances of the Zoning Regulation Bylaw:

- Reduce the minimum number of vehicle parking stalls from 115 to 95 (a reduction of **20** parking stalls)
- Reduce the minimum number of visitor parking stalls from 9 to 8 (a reduction of **1** parking stall)

Parking in the immediate neighbourhood is challenging, for example:

- Street parking is time restricted on Quadra;
- Both 'No Exit' blocks of Academy Close are designated Residential Parking Only;
- The block of Humboldt between Quadra and Blanshard is now time metered;
- The privately operated pay parking lot off Blanshard adjacent to St. Ann's Academy (Ministry of Advanced Education) is small;
- Parking on the block of Blanshard between Southgate and Humboldt is also time restricted;
- There is no parking on Southgate Street;
- Parking on Arbutus Way in Beacon Hill Park is time restricted.

Employees at the Ministry, construction crews from neighbouring developments, downtown shoppers, attendees to events at St. Ann's, and people heading to other nearby neighbourhoods (e.g. Cook Street village), are constantly attempting to find 'free' parking in the area. We are therefore concerned that reducing the minimum number of vehicle parking stalls and visitor parking stalls in this proposed development will result in residents and visitors associated with this new building trying to find 'free' parking elsewhere close by. This will have a negative impact on other residents in the immediate area, particularly in those areas designated Residential Parking Only. We and our neighbours on this block of Academy Close are regularly calling the City of Victoria's parking line to advise of non-residential vehicles parked in this Residential Parking Only 'No Exit' block of Academy Close off Quadra. We foresee a worsening of this situation if residents and visitors associated with this new building are added to those trying to find a convenient and 'free' place to park because there is not enough on site.

We are not cognizant of the impact on the other Residential Parking Only 'No Exit' block of Academy Close off Blanshard, although on numerous occasions, when walking that route to downtown, we have observed people parking their vehicle in that block and heading out on foot straight downtown, through to Millennial Park as an access point to Beacon Hill Park or Cook Street village, or St. Ann's grounds to exercise their dog.

We thank you for taking our concerns into account when reviewing the proposed Variances Application for the Zoning Regulation Bylaw and look forward to hearing the result of your review. We are unable to attend the meeting on February 28th due to prior commitments.

Sincerely,

Patricia Gibb & Bruce Gillespie

865 Academy Close
Victoria, BC V8V 2X8
Canada

[REDACTED]

[REDACTED]

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