

August 29, 2019

RE: 2566-2580 Fifth St: Rezoning Application No. 00673

Dear Mayor and Council,

I am writing in support of the rezoning application under proposal which will provide a permanent home for the Vancouver Island School of Art (VISA). VISA has been a valuable member of the Quadra Street Village neighbourhood and the Victoria arts community for many years.



VISA has also been an important partner for the Bonnie McComb Kreye Studio Residency, a project dedicated to my late wife. Each year since 2016 we have worked with VISA to offer artists one or two month residencies in her studio on our property near UVic. In addition to promoting the residency and assisting in selecting from over 50 applicants each year, VISA has sponsored annual group shows and provided our residents opportunities to give workshops and artist talks. Without the ongoing support of VISA, we could not have offered this experience to more than 20 local, Canadian, and international residents. Finding a stable home in the development under proposal will allow VISA to not only continue their support of the BMK Residency, but to also maintain their valuable role in Victoria's arts community.

I spent many hours at VISA's previous home, which backed onto Fifth St, – attending classes, discussions, meetings and shows – and was always impressed with their sensitivity to the neighbourhood and with their efforts to enhance the building and grounds. They are, in my experience, exemplary neighbours, and would certainly work to resolve any concerns that might arise.

I urge you to support this rezoning application. It will provide VISA, an important local arts fixture, the stability of a permanent home, something that will add not only to the neighbourhood, but to the entire city.

Thank you,

Donald Kreye  
Bonnie McComb Kreye Studio Residency  
3815 Kremlin St  
Victoria, BC V8P4V7  
bmkresidency.com



## Pamela Martin

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**From:** Ana MariaTB [REDACTED]  
**Sent:** September 4, 2019 3:16 PM  
**To:** Public Hearings  
**Cc:** Victoria Mayor and Council  
**Subject:** Development Proposal 2566-2570- 2580 Fifth Street Victoria BC

September 4, 2019

City of Victoria  
Mayor and Council

Dear Mayor and Council;

Re: Development Proposal - 2566, 2570, 2580 Fifth Street, Victoria BC

I am a resident of 1025 Kings Road, Victoria, BC and I live beside the proposed development.

I understand three homes will be torn down for a proposal to build 64 units and a commercial business in a five storey building, on three residential city lots. The two buildings have been tied together as one now and will have a large commercial space. This is a considerable increase compared to 56 units proposed earlier by the same developer of a 4 storey building and a 3 storey building, with no commercial/school on the same site.

The present Official Community Plan does not support a development of this size.

The proposal is requesting many variances. They are asking for increasing the height of the building, site coverage and setbacks including lowering the number of parking spaces required of residential from 45 to 18, visitor from 6 to 2 and commercial from 8 to 5 spaces for the entire building that includes a business school. Where will the rest of the residents, students and staff park?

There is already insufficient parking for residents and visitors in the area including Fifth Street that is a narrow residential lane. The parking is continually difficult as there are residents, visitors as well as workers and customers visiting all the businesses of Quadra Village mall at Fifth and Kings Sts., and many other businesses of the 2500 and 2600 blocks of Quadra St., and surrounding areas.

Therefore, there will be inevitable more traffic congestion on the surrounding streets and in particular Fifth Street, of which is a residential lane. There simply are not enough parking spaces in the area for a large building being proposed or for a Large Urban Village development. The buildings been tied together as one now will have a large commercial space next to where I live and take away natural light.

This large building which will be located right next to us, will cause shadowing and privacy issues onto our building. I enjoy being outside and have concerns of a 5-story building next door to us. There will also be increased noise from a larger building.

I cannot support the noted proposal for 2566, 2570, 2580 Fifth Street with its density, height and lack of parking in its current form.

Thank you for your attention.

Ana Maria Toledo Bethencourt  
#205,1025 Kings Rd, Victoria BC

Sent from my iPhone



2-740 Discovery Street  
Victoria, BC V8T 1H2

August 21, 2019

**Re: 2566-2580 Fifth Street: Official Community Plan Amendment, Rezoning Application No. 00673, and Development Permit with Variances Application No. 00100**

Mayor Helps and Council,

I am writing to express my strong support for Rezoning Application No. 00673 & the Development Permit with Variances Application No. 00100.

The proposed rezoning will provide a permanent home for two important art institutions in the City, The Vancouver Island School of Art VISA and Medianet/Flux Media Gallery.

In particular, I would like to stress the importance of Medianet having a permanent facility in the downtown core. Medianet is the only Media Arts NGO in the city that works in mediums outside of film and video.

Building the foundation for a thriving media arts community in the City will benefit and energize the local private sector. Local digital art-based companies Limbic Media, LlamaZOO, Dreamcraft, Kano Apps, and KixEye employ hundreds of employees and generate millions of dollars in revenues year-after-year.

Sincerely,

A handwritten signature in blue ink, appearing to be "JL" or "Justin Love".

Justin Love, CEO  
Limbic Media

## Pamela Martin

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**From:** [REDACTED]  
**Sent:** September 1, 2019 4:48 PM  
**To:** Public Hearings  
**Subject:** Public hearing regarding 2566, 2570 and 2580 Fifth Street

Hello

I received a letter about the public hearing on September 5 at 6:30 PM at City Hall.

I will not be attending, but I do want to give my input.

I do not agree with reducing the residential vehicle parking from 45 stalls to 18 stalls.

I think it would be better to have at least 30 stalls.

I live at 2615 Fifth Street.

Please do not disclose my phone number or email address as part of the public record.

I want my phone number and email address to remain confidential.

Thank you.

Connie Low



**BRADSHAW  
PROPERTY MANAGEMENT**

Suite 1 – 1702 Quadra Street  
Victoria, BC Canada V8W 2L8

Tel:

E-mail:

August 26, 2019

City of Victoria  
1 Centennial Square  
Victoria, B.C.  
V8W 1P6

Dear Mayor and Council:

Re: Development proposal 2566, 2570, 2580 Fifth Street, Victoria, BC (site)

We are the owners/operators of 1025 Kings Road, Victoria, BC., a residential apartment building.

We understand three adjacent residential lots with homes, next to 1025 Kings Rd., will be developed. The site was originally subject to a proposed 4 storey conventional apartment building in 2007, but due to the market turn down in 2008 it did not proceed.

The proposal is requesting many variances: a change to the OCP, increase the height of the building, site coverage and setbacks including lowering the number of parking spaces.

The developer previously proposed 56 units in two buildings, a 4 storey and a 3 storey building. Today, the proposal has been increased to 64 units with a commercial business/school in a five storey building. This is a considerable increase compared to 56 units previously proposed that had no commercial business/ school on the site.

**A. Official Community Plan (OCP)**

- This will increase the density of the building to cover the majority of the site with little green space. The inner courtyard has been reduced to accommodate the addition of the Business School that is now required to front onto Fifth Street by the City of Victoria.
- The height is 6 storeys with underground parking. This will cause considerable shadowing on neighbouring properties, including 1025 Kings Rd (Kings). The south side of Kings has many residential suites with bedroom and living/dining area windows. We note the shadow study does not include any study after 3 pm, when most people are at home. The proposed courtyard will have walkways and screening from trees. This block light. Also, the courtyard is now reduced not to include the north portion. This was created to accommodate the business school, therefore further blocking natural light. The OCP is for presently Urban Residential for a reason, as it supports this particular area of the Fifth St as residential on this lane. The site does not front onto a street such as the surrounding streets of Kings Rd and/or Quadra Street.

**A. Parking**

The proposal is requesting lowering the number of parking spaces required of residential from 45 to 18, visitor from 6 to 2 and commercial from 8 to 5 spaces for the entire building that includes a school. Where will the rest of the residents, students and staff park?

There is already insufficient parking for residents and visitors in the area including on Fifth St. that is a narrow residential lane. The parking is continually difficult as there are residents, visitors as well as workers and customers visiting all the businesses of Quadra Village Mall at Fifth and Kings Sts., and many other businesses of the 2500 and 2600 blocks of Quadra St., and surrounding areas. The City has also recently remodeled the traffic calming area at the intersection of Fifth and Kings Rd., with parking been removed on the west side of Fifth St., by Kings Rd. The new area also limits trucks and stops large vehicles, such as Garbage and Recycling trucks turning ability to turn off Fifth St. onto Kings Rd.

Therefore, there will be inevitable increased traffic congestion and parking shortage with the new building site. There simply isn't enough space for the density being proposed or for a large urban village development. The site is now been tied together as one large building that will have a large commercial space.

Many new residents will still have vehicles, as the location is not located downtown. This area of residents indicates this. It is a fair distance to walk to downtown.

Our residents enjoy being outside and have concerns of a 5-story building next door to us. There will also be increased noise for a constructed large building.

With the noted site-specific zoning, this will cause shadowing, privacy issues, parking and traffic issues in this area. These variances do not meet the Official Community Plan presently.

We cannot support the noted proposal for the site with an amendment to the OCP from Urban Residential to Large Urban Village, with its density, height and lack of parking in its current form.

Thank you for your attention.

Yours truly,  
BRADSHAW PROPERTY MANAGEMENT



Chris Travis  
General Manager  
/nm