

October 14, 2019

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

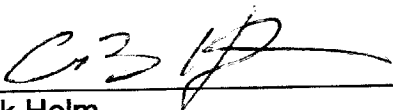
Attention: Parks Department

RE: 1442 Elford Street

Regarding the removal of tree number NT2 from the driveway, I consent to the removal of that tree to make room for the drive isle which leads to the rear parking areas.

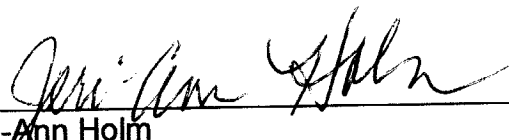
It has also been brought to my attention that tree number NT5 has a critical root zone that will encroach into the rear parking area, I am comfortable with the fact that a professional arborist, Talbot Mackenzie & Associates, has been on site and has reviewed the critical root zone and that the developer in conjunction with the arborist will work together to insure that the critical root zone will be cared for before, during and after construction.

Sincerely,



Chuck Holm

1436 Elford Street
Victoria, BC
V8S 3S8



Jeri-Ann Holm

Mayor & Council
City of VICTORIA
1 Centennial Square
VICTORIA V8W 1P6

Re: Dan Hagel rezoning app.; from R1-B to site-specific
1442 Elford St.

To Whom It May Concern:

We the undersigned, having lived in 1436 Elford St., the residence adjacent to the property named above, for 27 years, have taken a keen interest in the future prospects of that property since it went up for sale earlier this year.

Over that period we have had occasion to talk with Mr. Hagel, his architect and design people about their plans for reconstituting 1442 Elford. We provided this same group with a detailed residential history of the wedge of property from Stanley Ave. to its apex at Fort/Oak Bay since the late 1870's, when Robert Elford purchased about 5 acres from W. Pearse. (City Archives).

We responded to notice to attend the Fernwood community meeting scheduled 19 June, 2019, and came away having no issues regarding proposed height differential, set backs or parking allowance applied for.

In contrast to the disappointing response to our concerns as residents given five years ago by the developer w/Alan Lowe (1500 block Elford), this effort by Hagel & co. sits at the opposite end of the spectrum, showing extreme sensitivity to the whole neighbourhood adjacent, on both Elford and Stanley; that is, a dozen old residences. It is quite surprising and in a way it could well be precedent-setting for other developers, especially in Fairfield.

Should Council agree to co-operate with the proposal as it is presented, this hearing would go a fair distance toward giving due attention to the ordinary side of urban planning.

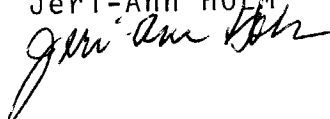
Thanks for your kind attention.

1436 Elford St.
VICTORIA V8S 3S8

Very truly yours,

Jeri-Ann HOLM

C. B. HOLM



June 15, 2019

Email conversation from Bennett Guinn, resident on Stanley Ave.

BDG2019 <[REDACTED]>
to me, [REDACTED]

Jun 15, 2019, 9:17 AM

I would like the committee and the applicant, Dan Hagel, to consider offering electric vehicle charging infrastructure in the proposal. EV's will be an integral part of society going forward and could be a selling feature.

Additionally, solar panels on the roof would augment that idea.

Thank you for your consideration.

Bennett Guinn
Stanley Ave., Victoria BC

Dan Hagel <[REDACTED]>
to BDG2019, [REDACTED]

Jun 15, 2019, 11:29 AM

Hello Bennett,

Thank you for your suggestion; we have already included prewiring for electrical vehicle charging infrastructure on the building plans.

Regarding solar power, there are limitations to exterior features as we are seeking Heritage status, therefore, solar power won't be part of the project.

Thanks,

Dan Hagel
[REDACTED]

BDG2019
to me ▾

Jun 15, 2019, 12:01 PM

Thank you for your quick reply and for being a forward thinker!

Cheers, Bennett