

Pamela Martin

From: Andrew Gow <[REDACTED]>
Sent: November 19, 2019 1:37 PM
To: Public Hearings
Subject: 208/210, 220, 230, and 240/242 Wilson St.

Dear Councillors,

I am writing to support the variances being applied for in relation to the pending residential development at 208/210, 220, 230, and 240/242 Wilson St. I live at 350 Wilson St., one block away from the proposed development.

I have seen designs and specifications for the proposed townhouses and understand that the developer is seeking a variance related to the number of parking stalls required for the number of units. Given the location of the development, not two minutes' walk from most major retail outlets and services needed on a daily basis, this variance seems entirely appropriate. This area of Wilson St. is essentially urban, if underdeveloped to date due to the industrial history of the area. The site in question is a 20-25-minute walk from the core of downtown. It is not in a car-dependent suburb, which is what the parking-stall ratio currently in force seems to have been written for.

The variance to the set-back rules seems fine to me.

Increased density might annoy immediate neighbours to some extent, but they chose to live in the middle of Victoria, not on an isolated lot on the West Shore. There is ample on-street parking at the moment, with empty spaces on Wilson each night in particular. More importantly, increased density improves the level and quality of retail services available in the immediate vicinity and helps reinforce the "virtuous circle" that shopping and recreation in close proximity to home produces: fewer emissions, fewer cars on the road, less traffic, more retail and service outlets, etc. I think the proposed development will help *improve* the quality of life for all Vic West residents and help densify this last relatively undeveloped residential area of the City of Victoria proper, in line with the City's climate and development priorities.

Sincerely,

Andrew Gow
350 Wilson St.
Victoria

[REDACTED]

I would prefer to keep my phone number and email address private.

From: [REDACTED]
To: [Public Hearings](#)
Subject: Letter of support for Rezoning Application No. 00686 and Development Permit with Variances Application No. 00111, at 208/210, 220, 230, and 240/242 Wilson Street
Date: November 26, 2019 10:22:04 PM

(please do not publish my address)

Dear Mayor and Council,

As a Vic West resident at [REDACTED], I would like to register my support for the proposed project along Wilson St between Alston St and Catherine St.

I believe that, given the building height restrictions for this area in the Vic West Neighbourhood Plan, this design is ambitious and can help to bring more neighbours into our community. Densification of our neighbourhood helps the economy of our community, and this design brings more people to our neighbourhood, with its strong urban fabric and proximity to third places. It is insufficient to adequately meet the urgency of the climate crisis, but this project helps at a time where we need to give people options to avoid automotive communities outside of the core. I look forward to more projects like this, and more ambitious ones, in our neighbourhood to help increase the dynamism of our community.

Best regards,

Adrian Mohareb

[REDACTED]
[REDACTED]
[REDACTED]

To Whom it may concern:

I am writing this letter to express my support for the purposed Townhouse development along Wilson street.

I own a home on Alston Street and I have a great interest in the growth of the Vic West neighborhood.

Because we live close to this development and have many friends in the neighborhood, we are aware that there are a few people that are worried about their southerly views being blocked by the new townhomes. I decided to reach out to the developer about this and was offered an on-site meeting with Jamie Hubick to review the plans and walk the site. Jamie was extremely informative and took the time to explain the whole development to me in great detail, while showing me the plans on his laptop. An hour after I had met Jamie on site, he had already emailed to me photos taken from Edward street with the Townhouse complex super-imposed in the background. It is very clear to me that no one's view will be disturbed by this development.

Density is very important to the growth and enhancement of the Vic West neighborhood. Increase in density helps affordability and supports growth of further amenities. There are a number of rental spaces in the Westside Village shopping complex that have been vacant for years.

At a time when most developers are building 4+ story condominium buildings, this low-rise ground-oriented Townhouse complex is huge plus for the Vic West neighborhood. I am very impressed with the overall design and the carefully selected finishes that blend nicely with the character of this community. Underground parking is huge plus and something that is rare for a townhouse complex.

I hope to see this project move forward and break ground in the near future. This development is perfectly aligned with the look and feel of the Vic West area.

Thank you,

Dan - Alston Street

Pamela Martin

From: anton andrews <[REDACTED]>
Sent: November 2, 2019 10:24 AM
To: Public Hearings
Subject: Re zoning Application for 208-242 Wilson Street.

To whom it may concern:

I am writing in support of the residential redevelopment proposed for Wilson Street.

As a business owner at the Oceanic market I am excited about the increase of the number of residents that will have access to my store. Additional density brings vibrancy to the area, and ultimately creates happier cities as people walk to services and engage with one another, which translates into connection and personal health.

The development has Bachelor units to 3 bedroom family units and therefore by design will bring a diverse group of people together. I believe homes that are walkable, and bikable reduce costs for family units as they drive less. As the development has a car share and bike share it also means less need for residents to spend money on a thing they can just use when they need it.

They are voluntarily building to step 4 of the energy code and also offering 3 units below market in conjunction with BC housing.

Our store along with most other services are within 5 minute walk and accessing the galloping goose for commuting far wide is just down the road.

As a resident of Vic West
I support this development

Sincerely,

Anton andrews

"We live the now for the promise of the infinite" -Mos Def

Pamela Martin

From: Brent Cowling <[REDACTED]>
Sent: October 30, 2019 11:26 AM
To: Public Hearings
Subject: rezoning for 208-242 Wilson St
Attachments: Brent 1.png

I am writing to you in support of this proposed development. The overall design is sympathetic to the neighborhood and established traditional single family homes. Many features have been incorporated into the build; green spaces, off street parking, innovative and traditional materials. The developer also seems committed to a high level of "green" compliance. This is the type of residential development that should be encouraged and valued in our neighborhoods. It should also be noted that Castle does not support all development or any development just for the sake of increased density. The project must be well thought out and provide lasting benefit to the community. regards

Brent Cowling
General Manager



Bay Street Castle	Cook Street Castle
220 Bay Street	1720 Cook Street

To who it may concern

This letter is in regard to the proposed development on the 200 block of Wilson street known as the Wilson Commons. We have had the chance to review the plans with Jamie of Citizen Building on two occasions. After reviewing the plans in detail, we feel that the development is well thought out, of acceptable quality, and will ultimately bring higher urban density to Wilson street in a healthy way. Our support of the development is largely based on Citizen Buildings clear intention to improve the quality of life for people living in Victoria West. Their design reflects this and incorporates extensive bike parking, a range of aesthetically appealing and appropriate exterior finishes, and an overall form that speaks to the history of Victoria West while being architecturally current. It is for these reasons that we are in support of the project and looking forward to its completion.

Best,

Nicholas Van Buren
340 Wilson Street,
Victoria, BC,

Pamela Martin

From: Rodonets, Karen FLNR:EX <[REDACTED]>
Sent: November 25, 2019 10:58 AM
To: Public Hearings
Subject: Zoning Bylaw 208/210, 220, 230, and 240/242 Wilson Street, permit

Dear Mayor and Council;

I would like to express alarm over this development proposal.

It is one of the last places where you can see deer at rest, sitting in seclusion and safety.

All around is a terrible explosion of cement and glass blocks, with no quiet spaces or slow atmosphere, where nature can live.

Victoria and the area is becoming ugly and hostile, full of pushy strangers. Most trips on the road involve seeing dead animals.

Here is a block where there is some cover for the deer; is it possible to zone it "Deer Park"?

The three lots with houses could be either used by the military, or another organization, for rental accommodation. If the buildings are not habitable, they could be torn down and crops grown on a stand of nut trees, zoned "Community Garden".

Thanks for listening to these ideas for creating some natural room within the city.

Yours truly,

Karen Rodonets
709 Yates Street
Box 8724 Victoria, BC
V8W 3S3