

## Heather McIntyre

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**From:** Mandy Farmer [REDACTED]  
**Sent:** November 8, 2019 1:48 PM  
**To:** Victoria Mayor and Council  
**Cc:** Luke Mari  
**Subject:** Re: Speed/Francis Mass Timber Project

Dear Mayor and Council,

As the owner of Hotel Zed at 3110 Douglas we are direct neighbors to the Speed/Francis Mass Timber Project and we are in support of the changes proposed to this development. In particular we like:

- the two different sized building which will create a more dynamic skyline
- The modern exterior design, that is attractive, calming and yet inspirational all at the same time
- Improved landscaping and green space which is so important as this is currently a concrete jungle
- 2 shared Modo cars

Please let me know if you have any further questions.

All the best,  
Mandy

**Mandy Farmer**  
**~~President & CEO~~ *Bike Lover!***  
**Accent Inns & Hotel Zed**

[REDACTED]

## Heather McIntyre

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**From:** [REDACTED]  
**Sent:** November 14, 2019 11:00 AM  
**To:** Victoria Mayor and Council  
**Subject:** Speed Ave Development

Hello Mayor Helps and City Council,

I received a notice that the development proposal for Speed Ave / Frances Ave will be heard before Council on 28 Nov. I am an owner at 606 Speed Ave, and have lived there since 2013. I have some concerns about the proposed development. Unfortunately, I will not be able to bring my concerns to the Council meeting in person, as I will be away with work

Here are my concerns:

- **A 12 storey building directly opposite my 4 storey building will have a significant and negative impact on my mental health.** I have seen project drawings showing the shadow cast by the proposed 12 storey building. The drawings focused solely on the position of the sun, at specific times of the year when its impact will be the least. These drawings failed to account for the indirect, ambient daylight that will be lost due to the size of these proposed buildings. I am opposed to such a tall building blocking the sky directly across the street from where I live. All of the buildings in the surrounding blocks are less than half this height. A 12 storey building will feel extremely oppressive, and will be sorely out of place in my neighbourhood's skyline
- **These proposed buildings will increase traffic issues.** Speed Ave is a small, narrow side street. With the proposed addition of one 12 storey building and one 6 storey building, there will be a huge increase in traffic, far beyond the capacity that this small street will be able to safely accommodate. Speed Ave is already quite crowded and busier than it should be. Several times daily, cars drive down my street looking for an exit. These drivers are often in a hurry, frustrated, and confused to find themselves at a dead end. Once they realize their mistake, they often drive too fast as they head back out towards Douglas St. The proposed development of two large residential buildings will inevitably bring even more vehicle traffic to my small street. I am a daily commuter cyclist, living on what is intended to be a quiet side street. I do not want to see the vehicle traffic increase on Speed Ave
- **These proposed condo buildings will affect neighbourhood diversity.** In the Burnside Gorge neighbourhood, we are fortunate to have a mix of condos, apartment blocks, houses, light industrial, and commercial spaces. Our neighbourhood also features several parks, and the Galloping Goose trail. I value the diversity and green spaces in my community. I was saddened by the loss of some of this diversity when the houses opposite me were demolished last month. I am very aware that Speed Ave has a long history of domestic issues and is infamous with Vic PD. I am not advocating for those issues to continue. But I do feel strongly that inclusion, affordability, and diversity are key aspects of a healthy, thriving community

Here are my suggestions:

- Limit the development at Speed Ave / Frances Ave to 2x 6 storey buildings
- Approve a pedestrian-only walkway between the two proposed buildings. Do not approve vehicle access mid-block between Speed Ave and Frances Ave
- Increase the proposed number of affordable rental units from 10 to 20, and distribute these units equally between the two buildings

Thank you for taking the time to consider my words. I hope that you focus on the quality of life in my neighbourhood when you discuss this issue

Thanks!

Alex

Cpl Cape  
Medical Technician  
Coastal Forces  
Fleet Support  
[REDACTED]

## Leanne Taylor

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**From:** Mandy Farmer [REDACTED]  
**Sent:** October 3, 2019 3:45 PM  
**To:** Leanne Taylor  
**Cc:** Luke Mari; Chris Campbell; Mandy Farmer  
**Subject:** 643 Speed St. Trees

Hi Leanne,

We are comfortable with the removal of 4 trees on our 643 Speed Street lot as the Purdey Group will replant 4 trees to replace them.

All the best,  
Mandy

Mandy Farmer  
~~President & CEO~~ *Bike Lover!*  
Accent Inns & Hotel Zed  
Telephone: [REDACTED] | Email: [REDACTED]