

Pamela Martin

From: C Gutosky [REDACTED] >
Sent: September 12, 2019 9:28 AM
To: Public Hearings
Subject: 952 Johnson Street

I am opposed to the rezoning application. There is no room for further mixed used development in Harris Green.

Yours truly,
Cathy Gutosky
206-1015 Johnson St
Victoria BC V8V 3N6

Monica Dhawan

From: Jenn Potter [REDACTED] >
Sent: Monday, July 09, 2018 10:13 PM
To: landuse@victoriadra.ca
Cc: Victoria Mayor and Council
Subject: 952 Johnson Street

Hello,

My daily walk to work involves a jaunt down Yates street, past the Harris Green Shopping Centre. I would like you to know how much the greenery in that space means to me. Buildings that are recessed from the streets and have even a shrub out front are becoming more and more rare. Harris Green is so special because with the trees come with the birds, and the birds come with their songs. Often people are found relaxing in this public space. Sometimes even feeding the crows. As the downtown core fills with more cement and the sun heats the dirty concrete, I find myself holding my breath, avoiding the stench. Walking through this small green space on the way to and from work helps brighten my day; it gives our community a place to pause and take a breath. I'm not aware of any plans to change Harris Green but the thought of losing that space does scare me. I think the city has been cutting away at greenery through a thousand cuts. Looking along Johnson street, half a block of trees were removed to build to condo at Johnson & Vancouver. Although it may seem small, we are now we are loosing more greenery @ 952.

I wasn't able to attend the public hearing for 952 Johnson Street. But, based on the fact the new owner has already let the shrubs around the building die, I'm thinking providing greenery or any nesting area for song birds isn't in the plan. I live at 1007 Johnson Street (kitty corner to 952 Johnson). The song birds in the lull between sirens helps keep me happy, and really, a resident of Victoria. Without these small noises, one of the experiences of living in Victoria would be lost.

The bike lanes have been a great addition to the city. Although controversial, we are going through the "pain" now to position the city for a brighter future. In a similar parallel, perhaps we could sacrifice a small amount of square footage in building space for the sake of adding some meaningful greenery? I think many residents of Victoria are drawn to the city by it's fine line between urban life and the great outdoors, we need to treasure the small things. Especially the birds that bring the songs between the sirens.

The Victoria Foundation's 2017 Vital Statics report, pages 24 and 25 on "Environmental Sustainability" provides reference to two current projects - the Butterfly Way Project and Pollinators. https://victoriafoundation.bc.ca/wp-content/uploads/2017/09/Vital-Signs-2017_low-res.pdf

Thank-you for proving the contact opportunity.

Best regards,

Jenn Potter



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

August 18, 2018

Re: 952 Johnson Street – Rezoning – McCall's Funeral Home

Dear Mayor Helps and Council,

The DRA LUC hosted a CALUC meeting on 5 July 2018 for the above-mentioned application. 22 members of the public attended the meeting.

Based on the information presented by the applicant, the purpose of this application is to rezone from S-2 (Funeral Home) to a 101 Unit 16 Storey residential building. The McCall's Funeral chapel designed by renowned local mid century modern architect John di Castri will be designated heritage and preserved as part of the application. A Floor Space Ratio of 5:1 is proposed for the site. The OCP designation is currently 5.5:1 for the local area. A one storey variance is sought due to the preservation of the Chapel.

The applicant proposes to retain this building as a market rental apartment if at all possible. Parking will be at minimum in accordance with Schedule C.

Comments and concerns raised at the Land Use Committee community meeting and by committee members are as follows;

- There were concerns expressed by a great many attendees regarding the excessive construction noise that will be produced by this site and others in Harris Green and the continuing disregard of the Noise Bylaw by contractors and lack of response by Bylaw Enforcement or adequate penalties to dissuade such activities.
- There were concerns expressed by the neighbouring property owners immediately to the west regarding potential impacts that the proposed street wall would have on their building which doesn't have a street wall and is set back significantly from the street. It was suggested that the streetwall for this application be set back diagonally on the western corner to provide a better transition to the neighbouring property. The applicant agreed to approach the city regarding a solution
- Owners of the neighbouring property to the west expressed concerns regarding the sealing of existing block walls on the shared property line. The applicant agreed to work with the property owners regarding providing a seal between the two buildings at the top of the existing block wall

- Concerns were expressed regarding the appropriateness of the streetwall concept in Harris Green regarding the provision of greenspace and gardens. Setbacks would provide more green space and a better pedestrian experience
- Attendees were complimentary of the aesthetics of the proposed design and the way it angles over the di Castri Chapel. It also provides a nice contrast to the building being developed across the street.
- Concerns were expressed regarding the potential for light pollution that might come from the building. The building at 1075 Pandora developed by the same applicant was cited as a problem for adjacent property owners with exposed hallway lighting adversely affecting their livability.
- Attendees complimented the proposed solid upstand of the balcony treatment of the proposed building which appeared much superior aesthetically to the usual extruded aluminum and clear glass.
- Attendees were very positive regarding the proposed Heritage Designation and preservation of the John di Castri designed Funeral Chapel that exists on the site. Attendees stated concerns that any alterations to the building be minimal and that the applicant's proposal to replace the existing masonry "prow" feature on the front facade with glazing would be inappropriate

No attendees spoke in opposition to the proposal.

The DRALUC acknowledges that this proposal appears to be of high quality, and will provide needed rental accommodation for downtown residents while complying with the OCP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

Mayor and Council

Victoria, B.C.

September 03 2016

Received your communal letter today with regards to the proposed condo development at Johnston and Vancouver (the former funeral home location).

I feel it is of no use for me to attend the meeting because Victoria Council will do whatever it wishes irrespective of public input. I attended and presented at the Victoria Council meeting before the condo development on Vancouver and Yates was approved. To my chagrin, Council approved the 17 story condo which will be directly in my face. So..... why would Council not do similar again?

As I stated at the above mentioned Council meeting, I am not against development, I am against the lack of consideration to the people currently living downtown. The amenities of downtown residents should always be taken into consideration. Do we want to look like downtown Vancouver or Hong Kong.

My family and I are not seriously considering selling and moving away from Victoria per se. After 14 years of condo living in downtown Victoria, I am not a happy resident.

I would suggest (which I am sure will fall on deaf ears) that Victoria proceed with development that is more friendly to the residents. We do not need to continually reach for the sky in structural development.

I would strongly suggest that one of the main objectives in development is the raising of tax dollars for the City of Victoria, at the expense of the local population.

I know it was a waste of time for me to write this letter, but at least I did something.

Yours Truly

Reg K. Ballard



#1502 – 930 Yates Street

V8V 4Z3