

Devon Cownden

Subject: 956 Heywood avenue development - Purdue group (meeting notice)

From: Dianne Brooks [REDACTED]

Sent: Monday, November 19, 2018 11:23 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca

Subject: 956 Heywood avenue development - Purdue group (meeting notice)

I received the 'community meeting notice proposed development'.

I live at 964 Heywood Avenue . . . Ext door to the proposed development.

I feel that 4 stories squeezed between the two apartment buildings will seriously create a 'hemmed in' feeling and reduce the quality of living and value of our lease hold properties considerably

I believe that the new development residents will also feel hemmed in between the two looming apartment buildings. Perhaps 3 stories only would create a more spacious feeling and quality of life for all residents.

Very depressing to have to face a huge wall in your window.

many thanks

Dianne Brooks

Resident 964 Heywood avenue

Devon Cownden

Subject: 956 Heywood Avenue

From: anne [REDACTED]

Sent: Monday, November 26, 2018 2:51 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca

Subject: 956 Heywood Avenue

Re: 956 Heywood Avenue

I am alarmed and dismayed at the proposed development of 956 Heywood Avenue.

It is a tiny lot and the new building would be shoehorned onto it, reducing light and privacy for neighbours on either side.

986 Heywood and 1014 Park Blvd are given as comparable recent developments in the area. But in neither case are there the kind of open balconies that are such an integral part of 964 Heywood and 909 Pendergast St.

Are people supposed to sit out in the shadow of an enormous cube? Residents would be deprived of full enjoyment of their property. And no doubt their property would lose potential resale value.

I was unable to attend the planning meeting on Nov 22 but wish to voice my strong opposition to the proposed development as is.

Sincerely,
Anne Cuthbert
408-964 Heywood Avenue

Devon Cownden

Subject: Development of 956 Heywood Avenue, Victoria

From: Lottie Ericson [REDACTED]

Sent: Friday, December 14, 2018 10:49 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca; Geoff Young (Councillor) <gyoung@victoria.ca>

Subject: Development of 956 Heywood Avenue, Victoria

I am writing this letter because of concern over a proposed multifamily building on 956 Heywood Avenue as it does not at all meet the by City Council proposed plan of gentle densification in the Fairfield area close to Beacon Hill Park. The picture of the building I received shows a 4 foot above ground parking garage and 9 foot ceilings in each unit and it makes the building look very obtrusive on our very picturesque street.

Unfortunately I didn't received the notice of the Nov 22 meeting so hence I never heard the presentation by Aryze, the development company proposing the building, but, from what I have seen of the plan, many of the zoning bylaws are not followed, i.e. the proposed building is higher than allowed, the building will take up twice the allowed area on the lot and the building is being pushed forward much too close to the street. As the building will also be very close to the existing buildings, Villa Royale on Heywood Ave and Edgemont Villa on Pendergast Street it will obstruct the view of the lovely park and let less light into the apartments facing the new building.

I don't really want to use the saying "we were here first" but I do hope that the members of Victoria City Council will, after having looked at this proposal closely, ask ARYZE Development Company to redo their plan and understand why we, the residents of this area chose to live here.

This is an historical area for people, locals and tourists alike, to walk, bike and even explore it sitting in a horse-drawn carriage . Please let this unique area of Victoria stay unique.

Regards,

Lottie Ericson

419-964 Heywood Avenue, Victoria BC

Devon Cownden

Subject: 956 Heywood Avenue Proposed Development

December 15, 2018

Mayor and Council of Victoria (mayorandcouncil@victoria.ca)
Planning and Zoning Department (planandzone@fairfieldcommunity.ca)
Jeremy Loveday (jloveday@victoria.ca)

Re: 956 Heywood Avenue Proposed Development

Dear Sir/Madam:

I am the resident owner of Suite 204, 964 Heywood Avenue and am also the owner of Suite 123 in the same building. I have lived here for almost 20 years.

I was not able to attend the Fairfield community meeting held on November 22 and wish to voice my opposition to the proposed development.

The current proposal does not fit into the present landscape and community of this area. This is primarily a residential neighbourhood with a mixture of individual houses and low rise apartment buildings.

The proposed development, with its footprint almost to the sidewalk and to the neighbouring apartment buildings surrounding it, and its proposed height (equivalent to 5 or 6 stories), compared to its neighbours, is more suitable for an urban inner city environment and not a residential neighbourhood bordering beautiful Beacon Hill Park.

The proposal seeks to utilize almost every square foot of the property with no regard for green space, gardens or lawns- solely to maximize profits.

The building will dwarf and tower over its adjoining neighbours- restricting light and views for the its north and south facing neighbours.

Although the building purports to have only four storeys, because of the proposed shallow underground parking lot and the increased ceiling heights in the units, the true height of the building will tower over the two adjoining four storey apartment buildings.

The lot itself, which now contains one residential home, set well back from the street with a driveway to the street, is just too small to accommodate such a large development. It would be more suitable for a duplex or multi-family 4 unit strata development and not a 7 unit condo development.

Despite the developer's statement, the proposed building will not provide affordable housing for Victoria residents, but will be just another million dollar luxury condo development to add to the already crowded market.

In closing, I would like to reiterate my opposition to the proposed development.

Thank you Mayor and Council for your anticipated consideration of the neighbourhood's wishes and the best interests of our community.

Yours truly,

Laura Dempsey

Laura Dempsey
204-964 Heywood Avenue
Victoria, BC
V8V 2Y5 Canada
Phone/Fax [REDACTED]
[REDACTED]

cc Devon Property Management

From: *bsilvergold <[REDACTED]>
Sent: December 16, 2018 2:42 PM
To: planandzone@fairfieldcommuniity.ca; Engagement <engage@victoria.ca>
Subject: 965 Heywood Avenue

I am writing concerning the development project for 956 Heywood Avenue the Fairfield Community of Victoria. Living within the 100 meter perimeter of the project, I was supposed to be convened to a meeting on November 22, 2018 to discuss the project. In fact ,very few of the people in our building at 964 Heywood were actually notified of this meeting, and this evening one of the six or seven attendees managed to inform others in the building of the intended project.

The “quietly nestled”...”modest” project is anything but. Apparently, in order to build seven units, the developers have asked for derogations to the existing zoning laws to an extremely detrimental degree.

What the zoning is:	What the developers have requested:
Lot coverage.....30%.....	72% (!)
front setback.....10.5m.....	6.43m
rear setback.....6m.....	1.21m
side setback.....6m.....	1.21 m and 0.5m

Additionally, for seven units, they feel it necessary to have an underground parking which would allow them to go higher than the other multi-family dwellings in the neighbourhood.

Not only will this building scream its presence in the neighbourhood, pushing out to the sidewalk like a giant cliff, but it will also effect the quality of life of the hundreds of adjacent residents. 24 units will have their views obliterated, 16 others severely compromised. People with balconies will no longer be able to profit from them with the proximity of walls beside them. The developers say nothing about green space at all. The shadow cast by this behemoth will be enormous, and concrete will replace grass and trees.

The present zoning laws have been mostly respected in our neighbourhood, Multi-unit construction does not invade the old single-family buildings that dominate the area. Re-zoning will hopefully not threaten this fine, green place.

I think the City Council should ask itself what kind of environment it wants to create. If the problem is truly creating housing for the many people needing it, these huge, expensive apartments do not fit the bill, and certainly do nothing to enhance a wonderful neighbourhoodnue

Barbara Silvergold
202-964 Heywood Avenue
Victoria, B.C. V8V 2Y5
[REDACTED]

Devon Cownden

Subject: Not in favour of 956 Heywood development

From: Dave [REDACTED]
Sent: Monday, December 17, 2018 4:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Not in favour of 956 Heywood development

To whom it may concern:

Subject: 956 Heywood development

I am not in favour of the development proposal for 956 Heywood.

Please reject this proposal and encourage the developer to abandon the current plan.

I own a condo which faces directly onto the site. This development would drastically reduce the property values of all units facing into 956 Heywood due to the over height and over sized proposed building.

The proposal is too high, the setbacks are completely inadequate and the site coverage is way to large.

I hope you will **not** approve this. The space available is suitable for a much much smaller building.

Thank you

Dave Brownell
[REDACTED]

Devon Cownden

Subject: 956 Heywood

From: Rod Bieller [REDACTED]
Sent: Monday, December 17, 2018 1:41 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 956 Heywood

To whom it may concern: I have been a property owner in Fairfield for over 40 years and walk Heywood on a regular basis. I find the proposed project ill conceived at best with the way it sticks out rather than blend in. With a background in property development I understand the developers need to maximise return on investment. In this case the plan is flawed from a design aspect in the way it overwhelms the lot. To have this design at the entrance of Beacon Hill Park does not make sense. I am not against development nor am I a nimby but this development in my view does not work as planned. Please have the developer bring the first floor down to grade and have the parking garage below grade to lower the height, as well set the front of building in line with the buildings on each side, as the design shows now it kind of sticks out like a sore thumb. Regards Rod Bieller 135 Howe st. Victoria V8V4K5 [REDACTED]

Devon Cownden

From: Victoria Mayor and Council
Sent: Monday, December 17, 2018 9:39 AM
To: Development Services email inquiries
Subject: FW: 956 Heywood Proposed Development

For your CALUC filed. Thanks.

-----Original Message-----

From: Ron's Gmail [REDACTED]
Sent: Sunday, December 16, 2018 4:51 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.com
Subject: 956 Heywood Proposed Development

During the recent municipal election campaign and in post election interviews our Mayor and a great number of councillors expressed a desire to have a more consultative process and more open communication with citizens of Victoria. I wholeheartedly support this initiative.

In that spirit I wish to voice my very grave concerns about a proposed 4+ story development that would replace a single family dwelling at 956 Heywood Ave. (As a matter of interest I did not receive a notice of a meeting)

As far as I can determine the developers are seeking variance on almost everyone of the current zoning requirements. Some by a very wide margin (e.g. current site coverage zoned at 30% versus a proposed 72.2%). I also understand that the proposed building could for the, most part, qualify under the as yet unapproved Fairfield Neighbourhood Plan.

My concern lies with how this building would loom large between 2 existing 4 story multi family buildings. Upon first glance at the Developer supplied drawings I was horrified to see how the height of the building and lack of front and side setbacks would make it totally out of proportion with its neighbours.

My apprehension therefore is not quibbling about variance numbers but rather what I believe to be a serious impingement on the quality of life for neighbours. The fact of the matter is we are not talking about the 2 buildings beside the proposal. Each buildings has over a hundred units. Many have multiple residents so we are actually talking about several hundred people being effected.

I have called 305-964 Heywood my home for over eight years. As a Prairie Boy I have learned to appreciate what a gift sunlight is and what a treasure we have in Beacon Hill Park across the street. We cannot underestimate the physical and psychological benefits that are being derived by having access. Many residents on the south side of the Pendergast building and Northside of the Heywood building will have their only connection to the outside seriously impeded whether by sightline or sunlight.

I fully appreciate that there is a need for for more affordable housing and therefore a need for densification but I and the vast majority of my neighbours believe in "Gentle Densification".

This project is far from "Gentle" but rather would be a looming forbidding presence totally out of place in our neighbourhood.

For these reason I respectfully request that Mayor and Council oppose the 4+ story development at 956 Heywood.

Yours Truly

Ron Mahoney

December 18, 2018

Mayor Lisa Helps and Members of Council
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Helps and Members of Council,

Re: Proposed Rezoning for property at 956 Heywood Avenue

As an owner in the adjacent property, I am writing to express my strong objection to the proposal for 956 Heywood Avenue.

The site's current zoning is R3AM-2 and the proponent is seeking numerous and significant variances for their proposed development. My concerns about the variances are as follows:

Site Coverage: from current 30% to 72.2%

Height: from current 12M to 14.2M

Front Yard: from current 10.5M to 6.43M

Rear Yard: from current 9M to within 1.21M of rear property line

Side Yards: from current greater of 3M or 1/2 bldg height to 0.6M South side (parking level)

This is a very small building site and the developer's proposal is totally out of proportion to the site. Aside from the fact that these are huge variances from current zoning, these variances would put the new building too close to the adjacent properties, plus the proposed height would make it higher than the two adjacent buildings. The proposed sidelines and height of the building are inappropriate to these adjacent buildings as they significantly reduce valuable natural light for residents whose balconies would face this over height new building.

Further, the proposal ignores the current zoning and mostly makes comparisons to buildings at 1014 Park Blvd and 986 Heywood. These are not suitable comparisons for the following reasons:

1. The comparatives are not adjacent to this proposed development (they are two blocks away).
2. The buildings adjacent to those developments do not have open balconies facing them and taking away so much natural light.
3. They are different zoning (R-72) and the developer makes his case as if that different zoning is a "given" for this proposal.
4. The exceptions granted for those two buildings in the neighbourhood do not, and should not, make those buildings the "benchmark" for new proposals as the proponent of this project claims.

With regard to parking, again, the developer talks about R-72 zoning which is not the current zoning and makes the assumption that a zoning change to that category is a given. The site is centrally located so is very walkable, bikeable, and close to public transportation. There would be no need for underground parking if a smaller structure that is more fitting to the site was designed.

With respect to the design, the developer talks of "empty nesters and young families" yet is proposing suites that are 1240 sq ft and one at over 1700 sq ft. Given that the suites at the noted comparison property at 986 Heywood sold for over \$1.2 million each, this is not a proposal that is aimed to

"modestly" benefit the neighbourhood. A design with smaller suites may provide more affordability and could work without asking for such major variances that are detrimental to space, light, and aesthetics currently enjoyed by neighbouring residents in the adjacent properties.

Under the current zoning a duplex could be built. Alternatively, if a rezoning is permitted, the developer should be required to reduce the height of the building and the size of the suites so that a reasonable sized building be built to fit "seamlessly into the existing streetscape" (quote from developer's proposal). This current proposal definitely does NOT fit seamlessly into either the streetscape or the adjacent properties.

The variances asked for, particularly the height, front, and side setback variances, make this building inappropriate in relation to the properties adjacent to it and to the neighbourhood in general. I respectfully ask that Council (and the Fairfield Community Land Use Committee) turn down these variances.

Respectfully submitted,



A. Szilos

cc. Fairfield Gonzales Community Association, Land Use Committee

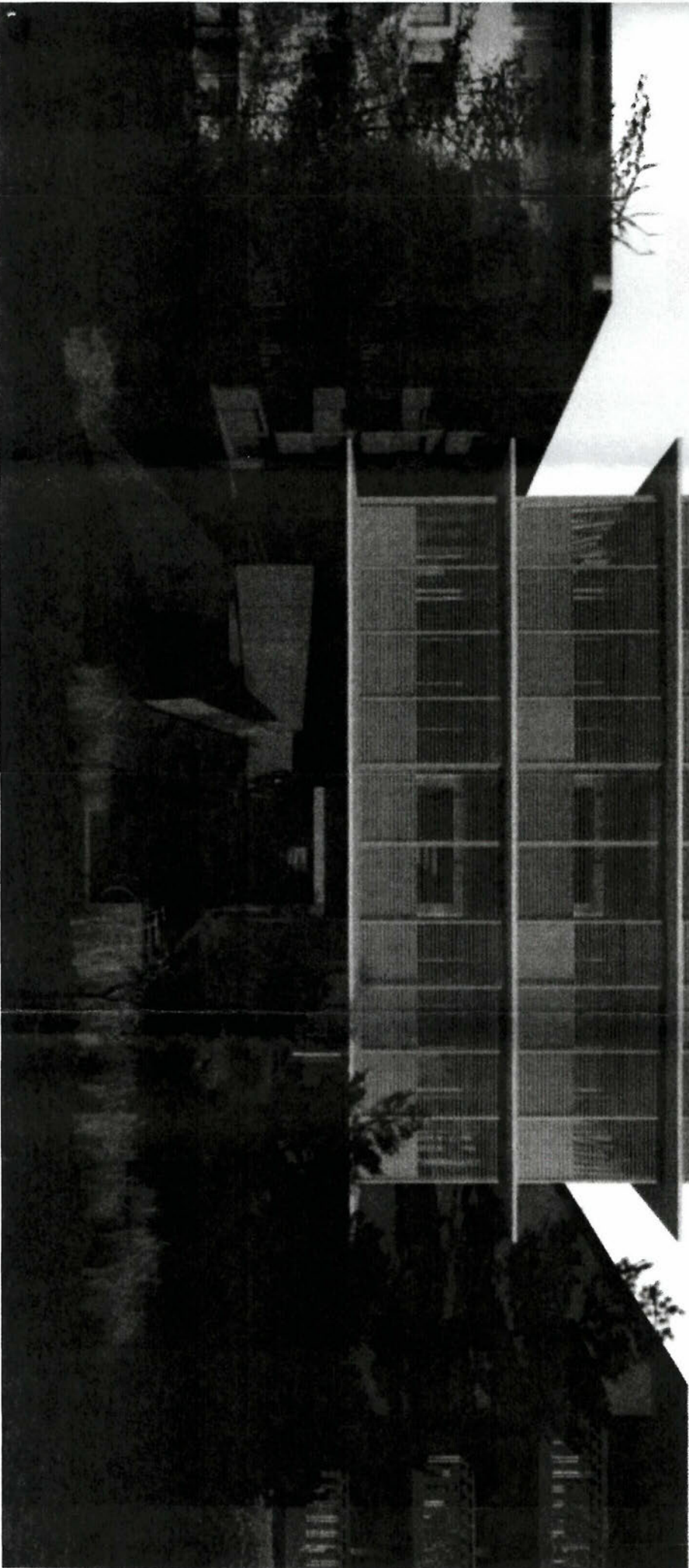
current
909 Pendergast



Proposed : 956 Heywood Ave



current
964 Heywood



Devon Cownden

Subject: 956 HEYWOOD PROPOSED DEVELOPMENT.

From: Inez walker [REDACTED]
Sent: Friday, December 14, 2018 2:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 956 HEYWOOD PROPOSED DEVELOPMENT.

GREETINGS;

PLEASE TAKE INTO CONSIDERATION THE LAND USE OF THIS PROPERTY, FIRST.
ANY BUILDING THAT GOES IN THAT SPACE WILL LOOK LIKE A MCDONALD'S SANDWICH
BETWEEN TWO LARGE BUILDINGS.
IT WOULD BE PUT TO BETTER USE AS A GREEN SPACE NEXT TO BEACON HILL PARK THAT
WOULD PROVIDE A REST AREA FOR THAT AREA OF THE PARK AS THERE IS NO SEATING IN
THAT AREA AT THE PRESENT TIME.
IT COULD ALSO HOUSE A STATUE OF QUEEN VISCTORIA WHO DECLARED IT A PARK IN THE
FIRST PLACE AND THEIR IS NO RECOGNITION OF THIS IN THE PARK.
I AM VERY MUCH AGAINST THE PRESENT PROPOSAL AS THEY DO NOT CONSIDER OUR LOCAL
GUIDLINES AND THE PRESENT PROPOSAL JUST DOESN'T FIT IN.

THANK YOU FOR YOUR ATTENTION,
INEZ WALKER,
909 PENDERGAST ST.
APT. 306

CC plan and zone@fairfield community. ca

Devon Cownden

Subject: 956 Heywood Proposed Development

From: Lene Kroll [REDACTED]
Sent: Tuesday, December 18, 2018 8:36 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: 956 Heywood Proposed Development

Hello

I am a resident at 964 Heywood Ave. and am horrified at what is going on in the Fairfield area (and I suppose others).

A healthy city needs to support small animal habitat as well as the majority of human inhabitants in it. Unhealthy environments include noise and air pollution, but two main "rights" of a citizen renting or owning an apartment are admittance of sunlight and daylight even during winter solstice. A good standard of outlook is also essential especially for north facing suites. Enough space should be present between balconies that face each other to provide some privacy. The design of outdoor space is as important as the building and has a significant impact on residents and neighbors.

There seems to be a panic present in the state of housing, as there well should be since it was set aside for far too many years. But giving developers carte blanche to do anything they like with a space has disastrous consequences! I, and most of my friends are fearful of seeing one ugly cement block after another fill up all the green spaces that make Fairfield so livable.

This particular group that are interested in a small parcel of land at 956 Heywood that sits between two rows of facing apartment buildings has pointed out the fact that "other developers" were allowed to build what he envisions...I only hope someone actually goes to those sites to look.....the situations are very dissimilar. Both fill the lots and have cemented over any potential green space as well which is a shame....but apparently quite all right with our mayor and town planners.

There is also mention of providing housing for "middle income" families or couples to retire to. This would only be affordable to the top 15% of income earners in this fair city (and of course those from overseas)....and we already have many "luxury suites" popping up. What we need is truly affordable accommodation for the rest of us Victorians who actually live work and retire here.

Anyway I really can't see how you can allow this kind of development to go ahead especially for this particular plot of land. A well designed low duplex or small fourplex would even be difficult, but with imagination and an eye to good landscaping could probably be done. The expiration of the lease on 964 Heywood would also make it difficult to plan around this lot once developed.

These are a few sad cries from one of your citizens as I watch the wildlife and trees slowly disappear.

Thank you

Lene Kroll

#208 964 Heywood Ave.

Devon Cownden

Subject: FW: 956 Haywood Proposed Development

From: Niall Maloney [REDACTED]
Sent: December 19, 2018 11:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Re: 956 Haywood Proposed Development

To whom it made concern, I'm writing to express my disagreement against the following development. As proposed situated on a small lot between two complexes, the building proposed is would be oversized height and width which would block view and light to the following buildings.

As a resident of 909 Pendergast Street, hope you consider my dissatisfaction in this development.

Thank You

Niall Maloney
909 Pendergast Street

[Sent from Yahoo Mail for iPad](#)

Devon Cownden
Planning Secretary
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Phone: 250-361-0283
Email: dcownden@victoria.ca



Devon Cownden

Subject: Comments on Design Rationale 956 Heywood Ave

From: Dave Marshall [REDACTED]

Sent: December 19, 2018 11:12 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: planandzone@fairfieldcommunity.ca

Subject: Comments on Design Rationale 956 Heywood Ave

For Victoria Mayor and Council, and CALUC for Fairfield-Gonzales Community Association:

Re: 956 Heywood Ave Design Rationale

I am a resident (lessor/taxpayer/retired) of 964 Heywood Ave, an adjacent property to this proposed development.

Aryze Development published a 4-page "Design Rationale" for a 7-unit development - I trust that the reader has access to that document. The document lays out requests for and rationales for zoning variances and was the basis to kick off a Fairfield-Gonzales Community Assn meeting between the developers and community members. N.B., many if not most residents of the adjacent buildings did not receive this meeting notice nor the document - the city planning/zoning department cited Canada Post as the culprit for lack of notice.

The zoning variance rationales (setback, height, property coverage) are misleading and if agreed to, would deliver hardship to the adjacent residents. If the developers followed the local zoning like every other building on the block, it would be tough on adjacent residents, but development is a fact of life in the city and we must endure. All of us who purchased here knew or could have known the zoning. If the zoning variances were agreed to as requested, **16 suites in the buildings at 909 Pendergast and 964 Heywood will have their entire/only portal to Beacon Hill Park, the sky and ambient light all or nearly-all obliterated - a blow to quality of life and property value.** Another 16 suites in those buildings will be meaningfully harmed in a similar way, and another 8 suites less so. If the current zoning were followed, the harm would be significantly reduced.

The significant variance requests are for setbacks, height, and site coverage, the "devil in the details" items that justify the wishes of the developer. With the combined variances, the new building would rise 12% higher than the neighbouring buildings and combined with the massively increased site coverage (30% now to 72% proposed) and reduced front/side setbacks, would overwhelmingly fill the space that is the portal to the world for 20-30 households. **The net result is a relatively massive building that assaults the well-being, view, and light for many adjacent residents.** It can reasonably be stated that there is not room in that space for a 7-unit building, but possibly room for a 4-plex or duplex. The developers deftly make their case for variances, but fail to address the forthcoming devastation to adjacent residents - for that, Mayor and Council is our only hope. Please help us.

In the variance requests, a comparison was always made between 1) the current zoning *R3AM-2*, 2) 1014 Park Ave recent development, 3) 986 Heywood recent development, and 4) the proposal. Comments for each numbered item follow:

1. The current zoning is reasonable and appears to be followed by buildings in the area. If one puts a building at 956 Heywood following this zoning, it will be tough for adjacent residents but could be

endured. Good arguments could be made that the zoning could be *tightened* due to special circumstances, rather than relaxed.

2. The building at 1014 Park is similar in some respects but not similar in context. Notably, the buildings on either side do not have their portals to the world obliterated by the new building - there are only bedroom windows on either side of 1014 Park. The adjacent buildings still have their views and ambient light intact.
3. The building at 986 Heywood is again similar in some respects but not similar in context. There is nothing but bedroom windows facing on the building to the south and these resident's park/view/light access is intact. Regarding the town homes to the north, the new building delivers some hurt to 2-4 suites, but arguably not great as there is 15 meters or so space between the buildings (as crudely stepped off by me).
4. The proposed variances are good for the developers, at the cost of pain for the nearby residents. Same for the city: any benefit (e.g. tax revenue) is offset by pain to nearby residents.

Thanks in advance for your consideration. Sincerely,
Dave Marshall (#306-964 Heywood, cell [REDACTED])

Devon Cownden

Subject: Proposed Development 956 Heywood Ave

From: Keir Cordner [REDACTED]
Sent: December 20, 2018 4:32 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Proposed Development 956 Heywood Ave

Mayor and Council,

I write today to voice my opposition to the proposed development variance at 956 Heywood Ave. I am also voicing my concerns regarding the notification process for the first public meeting, or should I say **no** notification process.

Public Consultation – Notification of Public Meeting

I reside at 411- 964 Heywood Avenue as an owner and received no notification of the public meeting held November 22, 2018. The neighbors I have spoken to also did not receive any notification of the community meeting. I have heard that Canada Post has been used as a reason that adequate notifications were not received. The Developer has a duty to inform the community and give opportunity to attend and discuss public concerns relating to developments and variances. Canada Post has nothing to do with this duty. If the community was not properly informed of the public meeting due to the postal strike, I feel that the developer did not fulfill their duty to inform, and should re-notify and hold another community meeting after proper notification has been provided. The public meeting held on November 22, 2018 should not represent community consultation as the community was not adequately notified.

Development Not suited to the Neighborhood

1. The height variance is unacceptable. The two recent developments who successfully received approval for overheight variance should not be used as reasonable comparisons to the neighborhood. If recent properties that received height variances are used solely as the comparisons it sets precedence for all future developments seeking height variances. Sight lines in the Cook Street Village area are valuable to residents and should not be compromised for economic gain. The giant totem pole, the fireworks at the parliament buildings, the Empress Hotel, Craigdarroch Castle, Moss Rock are examples of some of the important sights enjoyed. I would hate to see the sightline wars of Toronto and Vancouver occur in our beautiful city.
2. The ecological value of the Beacon Hill ecosystem is incredibly valuable to the local neighborhood and the city. Truly one of the most beautiful urban parks in Canada. Should densities in the area continue to increase, the stress on the park ecosystem must be evaluated. I suggest that an environmental impact assessment of projects such as the proposed development be undertaken to evaluate impacts on migratory birds, owls, and other sensitive flora and fauna in the area. This will become increasingly important if developments continue to obtain variances in height and density.
3. The aesthetic of the proposed development is not a good match for the area. The development provides minimal frontage roadside clearance and impacts sightlines for many neighboring properties. Minimal side lot clearance has been proposed as well. Neighboring lots will be so close the this development if it proceeds that they will be staring at concrete wall or be stared down by neighbors now in such close proximity.

In summary, I am opposed to the height variance sought by the developer and feel the frontage and side lot allowances are too minimal. This development continues a trend for economic gain at the expense of a wonderful quiet community with a very diverse park ecosystem.

I trust you will ensure that the community is adequately informed of all future opportunities to discuss the development, and that you will consider holding another initial public consultation meeting where community members are properly informed.

Thank you for your consideration.

Keir Corder

Devon Cownden

Subject: 956 HEYWOOD

From: BERNARD HAMBLY [REDACTED]
Sent: December 22, 2018 11:54 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: 956 HEYWOOD

As a resident in this beautiful community on the edge of Beacon Hill Park I am totally against the proposed development for 956 Heywood. I live next door & will be affected by its size & proximity.

The proposed design is, frankly, hideous & totally out of character with this neighbourhood. It is not too much to say that it is a monstrosity when seen in the midst of the 2 apartment buildings on either side. It is far too large, far too high, far too close to the neighbouring buildings, & far too obtrusive - completely overshadowing the adjacent buildings & eliminating views.

If something is to be allowed on this lot, it must be much smaller & less obtrusive, & be within the existing zoning allowances in order to respect the neighbours & the neighbourhood in general.

Please consider this carefully. One look at the picture of the proposed building dwarfing & almost touching its neighbours should be enough to say it must not be approved as is. I am sure that this picture on the front page of the Times Colonist would engender a universal horror & unbelief

Thank you for your consideration of this matter.

Sincerely, B. R. Hambly

#304-964 Heywood Ave.

Sent from my iPad

Devon Cownden

Subject: Re. 956 Heywood Avenue Proposed Development

From: Brian Grison [REDACTED]
Sent: Friday, January 04, 2019 7:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Re. 956 Heywood Avenue Proposed Development

January 1, 2019

Mayor and Council of Victoria (mayorandcouncil@victoria.ca)

Planning and Zoning Department (planingandzone@fairfieldcommunity.ca)

Jeremy Loveoy [REDACTED]

RE: 956 Heywood Avenue Proposed Development

Dear Sir and/or Madam,

I am a resident of Villa Royale, an apartment building of leasehold condominiums and rentals, at 964 Heywood Avenue in Victoria. I have lived in this building approximately three years.

I was unable to attend the Fairfield Community meeting held on November 22 to voice my opposition to the proposed project. I will outline one of my objections here:

1. Beyond the core of Victoria's downtown, this city is a landscape of primarily private homes and low-rise apartment buildings surrounded by lawns, gardens and trees. Most of the lots are too small for 'monster houses' a type of building that does not accommodate lawns, gardens or trees. The apartment building proposed for 956 Heywood Avenue is a 'monster-building'. It's

design would require the destruction of the lawns, garden and trees that surround the current house on that property.

2. In his request for a change in the zoning laws, the developer points to a certain building on nearby Park Avenue as well as the building under construction right now further south on Heywood Avenue. Both these buildings are designed to cover every square inch of the property, and both are a big mistake in the planning of Fairfield's and Victoria's city planning for primarily residential areas. Referring to these buildings as an excuse to build more such condominiums will only open the way for the complete destruction of the natural landscape of Victoria. Those buildings should not be allowed in residential zones.

3. The building being proposed for 956 Heywood would be more rational and appropriate on such downtown street as Douglas between Bellville and Uptown or Fort Street between government and Cook. There are plenty of sites in Victoria's core in which new large apartment buildings with no lawns, gardens or trees make good design sense. There are already several such apartment buildings among the retail, government and other buildings on Victoria's main streets.

4. A new building at 956 Heywood must retain the current property' space for lawns, trees and gardens. A couple town houses, no taller than the apartment building to the north and south might be a better design option. Such a complex would need to be set back from the public sidewalk the same distance as the residential buildings around it.

5. Closely related to the urban planning argument I present here is the well-known fact that it is mainly trees and other greenery that keeps a city cool in the summer. Buildings that straddle their property line have no space for trees etc. and therefore increase the heat of the air around it. A residential street of such buildings is naturally hotter and less livable than an adjacent residential street on which there are lawns, trees and other green-spaces.

Cordially,

Brian Grison

Devon Cownden

Subject: 956 Heywood Avenue proposed development

From: vivian healey, [REDACTED]
Sent: Thursday, January 03, 2019 12:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca
Subject: 956 Heywood Avenue proposed development

Good day and Happy New Year.

I am writing to express my concern about the development proposed by Aryze Developments for 956 Heywood Avenue. I am a resident of 964 Heywood, and the proposed structure would greatly impact many of us in this building, as well as many who reside at 909 Pendergast Street. I have now attended two meetings regarding this development - the first on November 22, 2018 at the Fairfield Gonzales Community Association Centre, and the second here at 964 Heywood, organized by residents, and attended also by residents of 909 Pendergast.

I strongly disapprove of the structure proposed by Aryze for 956 Heywood. I think it is far too ambitious of them to attempt to squeeze a large 7 unit apartment building on a lot currently occupied by one house. Their proposed building is technically a 4 story structure, but their drawings show a building that dwarfs the 4 stories here at 964 Heywood, if their request of a height **variance** of 2.20M is approved. It should not be approved. Aryze is also requesting a front-yard setback **variance** - from 10.5M to 6.43M. They want their building to jut much further forward than the neighbouring buildings, which would be quite unattractive, and devastating to neighbours. Aryze is requesting a **further variance** regarding their proposed basement level. It would be a mistake for these variances to be approved.

The building they propose WILL NOT FIT WELL in the limited space available at 956 Heywood. It will certainly NOT "quietly nestle itself into Heywood Avenue's streetscape" as is stated in their literature on the proposal. This statement is misleading and is not fooling anyone. Far from nestling quietly, it will overpower the neighbouring buildings. In the opinion of neighbourhood residents, Aryze's proposed condo building is unattractive and will look out of place for that space and for this neighbourhood. Simply put, their proposed building is just too big - too tall and too large.

Many residents at 964 Heywood will lose light and many will lose their city views to the north, northwest and northeast. One of my neighbours here at 964 Heywood has lived here for 30 years. Her suite faces north and should this proposal go ahead, she would lose light, and lose her city view. My suite faces north and west and if the Aryze proposal is approved, I will lose much light as well as my city and park views from the northwest to the northeast. Many residents at 909 Pendergast will lose light, and many will lose their views to the south, southwest and southeast.

I believe that Aryze should abandon their current proposal and that they should "go back to the drawing board" to come up with something much smaller, something that will truly blend in well with existing structures here on the north section of Heywood Avenue.

Thank you,
Vivian Healey

Lucas De Amaral

From: David Coffey [REDACTED]
Sent: February 8, 2019 7:37 AM
To: Victoria Mayor and Council
Cc: planandzone@fairfieldcommunity.ca
Subject: 956 Heywood Proposed Development

Dear Mayor Helps,

Regarding the proposed condominium building proposed at 956 Heywood:

I live on the fourth floor in a corner unit of a building on the corner of Heywood and Pendergast Streets. The proposed condominium will be four stories, each with 9' ceilings, and a portion of the garage above ground making the building seem like five stories. My 4th floor condo will look directly into the 3rd floor of the proposed building.

The building proposal shows the front of the building much closer to the street than ALL the other buildings on Heywood St., and that will eliminate my entire southern view and that of those who live on floors below me. Having the front of the building further back on the property will make it fit in with the rest of the buildings on the street. That will also preserve the southern view for at least 8 units in this building. It will also be just 1.5 meters from the property lines, which will practically bring it into my living room and den. Also, the design has an entry to the garage which is aesthetically ugly because it will look like a large, open maw. Because the garage will be approximately 4.5 ft. above ground, the height of the building, with it's 9 ft. ceilings, will actually make it the height of a five story building.

I believe the site is better suited for a smaller building with fewer units, or a house.

Thank you,

David Coffey
409-909 Pendergast St.
Victoria, BC [REDACTED]
[REDACTED]

Lucas De Amaral

From: Nicole Chaland [REDACTED]
Sent: March 25, 2019 11:48 AM
To: Ben Isitt (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Fwd: FW: Cook & Pendergast Project

Dear Mayor and Council,

I'm writing to let you know that it appears the developer of the Cook and Pendergast project got their wires crossed. I have brought it to the attention of the City Manager.

I was forwarded an email from Luke Ramsey (representative of Aragon who is developing the Cook and Pendergast project) and I am concerned that they have received faulty information about how to proceed with their project.

Luke says : "The city requested we do an economic analysis of the project through a 3rd party consultant to see if there should be additional CAC."

It looks like the wires were crossed. My interpretation of council's decision is "we will not send this to public hearing unless it includes 10% affordable housing."

With much appreciation for all the great work you are doing.

Sincerely,

Nicole

----- Forwarded message -----

From: Jocelyn Jenkyns <JJenkyns@victoria.ca>
Date: Mon, 25 Mar 2019 at 11:44
Subject: FW: Cook & Pendergast Project
To: [REDACTED]
Cc: Andrea Hudson <AHudson@victoria.ca>, Alison Meyer <ameyer@victoria.ca>

Thanks Nicole. Copying in Andrea and Alison in planning for their attention.

Regards,

Jocelyn

Jocelyn Jenkyns
City Manager
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0563 F 250.361.0248



From: Nicole Chaland [mailto: [REDACTED]]
Sent: Monday, March 25, 2019 11:08 AM
To: Jocelyn Jenkyns <JJenkyns@victoria.ca>
Subject: Cook & Pendergast Project

Dear Jocelyn Jenkins,

I was forwarded an email from Luke Ramsey (representative of Aragon who is developing the Cook and Pendergast project) and I am concerned that they have received faulty information about how to proceed with their project.

Luke says : "The city requested we do an economic analysis of the project through a 3rd party consultant to see if there should be additional CAC."

It looks like the wires were crossed. My interpretation of council's decision is "we will not send this to public hearing unless it includes 10% affordable housing."

I hope you can course correct.

Sincerely,

Nicole

Here's the decision:

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=30895>

Here's Luke Ramsey's Email

From: Luke Ramsay [REDACTED]
Sent: Monday, March 25, 2019 9:31:43 AM
To: Ken Roueche
Subject: RE: COOK STREET PROJECT

Hi Ken,

Good to hear from you, hope your travels went well. The city requested we do an economic analysis of the project through a 3rd party consultant to see if there should be additional CAC. Once we have that we are going back to council for COTW. Likely still 4 months or so away until a public hearing.

Cheers,

Luke



LUKE RAMSAY

Development
Aragon Properties Ltd.

201 – 1628 West 1st Avenue

Vancouver, BC, Canada V6J 1G1

From: Ken Roueche [REDACTED]
Sent: Wednesday, March 20, 2019 4:05 PM
To: Luke Ramsay [REDACTED]
Subject: COOK STREET PROJECT

Good Afternoon Luke:

I trust you are doing well. I have been travelling for some time and I have lost track as to the status of your Cook Street Project. Could you please provide with a brief update.

Yours truly,

Ken Roueche

PLEASE NOTE MY NEW EMAIL ADDRESS:

[REDACTED]
Please update your contact info for me!

47 Howe Street
Victoria, BC V8V [REDACTED]
[REDACTED]