

Hello,

Thank you for taking the time to read this correspondence. We reside at 1-923 McClure St., directly across the street from the proposed development. We would like to highlight our concerns regarding the main vehicle access to this building.

The 900 block of McClure St. is a minor local street with only one motor vehicle access point off Vancouver St. It is designated a "living street" and is currently signposted as a pedestrian/cycle connection between Vancouver and Quadra Streets.

There are currently 134 dwelling or hotel units using this block for vehicle access. Abigail's hotel has approval for an expansion that will add another 8 units.

This proposal would add 56 more vehicle spots and Council is considering another development that would add another 16 dwelling units for a total of 207 dwelling/vehicle spots.

Currently, McClure street is unable to accommodate the parking needs of residents; both sides regularly fill leaving only a single lane for motor vehicle traffic. This issue would be greatly compounded by the addition of another 73 dwellings.

We would like to bring to Council's attention that the 900 block of Burdett, in contrast, is 50% wider overall, has vehicle access from both Quadra and Vancouver and has no vehicle access from either of the large residential buildings currently fronting on Burdett.


In addition, Council has indicated its desire to convert Vancouver St. into a more pedestrian/cycle friendly street by blocking vehicle access at McClure which means that all the traffic from the 900 block McClure will have no option for access other than Vancouver St. south of McClure. Adding more motor vehicle traffic to Vancouver St. would seem to be counterproductive to Council's other plans, especially when it can be avoided by redesign.

We realize that the topography makes the vehicle access off McClure very convenient for the developers, however, we feel that convenience shouldn't come at the expense of those of us who currently live on this block.

We urge Council to request a redesign of the vehicle access to this site which would take the vehicle pressure off our busy, small street and put it on the currently under-utilized 900 block of Burdett.

Please don't turn our street in to a back alley for Burdett St. Thank you for your time and consideration.

Best wishes,



Devon DeLarge



Johanna Ferrie

435 Kipling St.
Victoria, BC, V8S 3j9

[REDACTED]

[REDACTED]

July 23, 2020

#1 Centennial Square
Victoria., BC

Mayor and Council

Re: Latest Mt. St Angela development proposal

I wish to raise the following points about this proposal for the Mt. St. Angela (MSA) building complex which is at present housing many members of Victoria's most vulnerable population.

1a) Since some 320,000 affordable units have been lost in Canada between 2011 and 2016 and only some 20,000 have been created (mostly in Quebec and BD), there is a ratio of 15 units lost for every new unit created. (Steve Pomeroy, "Why Canada needs a non-market rental acquisition strategy"). Despite the many housing agreements in the latest proposal, all of the present inhabitants will be displaced for it to proceed and the number of lost units will far exceed the 15 to 1 ratio noted.

1b) Why, at this moment, during the Covid-19 crisis and with the threat of a second wave this fall/winter, when people will be indoors, is the city is considering displacing so many members of Victoria's most vulnerable population. This housing is keeping them off the streets.

When this Covid crisis will end is unknown. In view of this, could you please postpone the hearing of this development proposal until these people can be properly housed. This housing is keeping these people off the streets and out of our parks.

2) Mt. St .Angela is one of the most important examples of early brick Gothic building in western Canada. The building is an outstanding example of the work of architect John Wright, whose later work in California was destroyed by the San Francisco earthquake of 1906. Thus MSA is thus even more important. Since the demolition and building processes have impacts, I am very worried that the original MSA structure will be damaged.

In my masonry building conservation class, I learned that impact events, such as blasting, can cause damage that is not apparent immediately. Between the two exterior surfaces of the two-foot (60cm) thick MSA brick walls, the interior material can crack and then slump/fall. In addition, the foundation walls are random rubble stonework. I am especially worried that the extensive demolition and blasting required by this proposal would cause damage and the site left disordered.

In the case of the Fairfield Church site, the examination of the core samples was after the development approval, but before the church demolition. This was carried out by machinery banging upon the structure. Is this going to take place at Mt. St. Angela? Please note that due to added construction costs, the Fairfield Church site remains an empty hole.

3) The problem of the grants has not been solved since there has been no consultation with the province. The city states that the loss of the grant-funded work on the back hotel portion is redeemed by the developer's promise of heritage work on the front. Such work on the front portion is to be expected by itself. Could you please consult with the province before hearing this proposal.

Mary Doody Jones, Diploma of Cultural Conservation, UVic

Christopher Richards

1060 Burdett Avenue
Victoria BC V8V 3H1

July 22, 2020

Via E-mail:

publichearings@victoria.ca

Legislative Services
1 Centennial Square
Victoria, BC
V8W 1P6

Attention: Mayor Lisa Helps and Council

Dear Ms. Helps,

Re: Development Application Permit for 913 Burdett Avenue (913/923/929 Burdett and 914/924 McClure)

There are concerns with the above proposal. While the proposed structure is architecturally impressive, it sacrifices heritage and puts the remainder at risk.

Heritage designation was given to the entire Angela Hotel in 1992, which included the 1912 addition and porte cochere, which contributes significantly to the building's character and street presence. The proposal removes all but the original 1865 structure. The long-term integrity of the structure that remains will be jeopardized by proximal blasting.

As far as the proposed design, it depends upon rezoning upward from Medium Density Attached Dwelling District. Currently if R-K Zone amenities are provided the floor to land ratio may not exceed 1.3. The proposal goes beyond this ratio and treats the OCP guideline as allowing significantly increased density as a foregone conclusion. Such rezoning densifies the block beyond character and fails to meet site specific considerations

In this case the considerations are the Standards and Guidelines for the Conservation of Historic Places in Canada. This pan-Canadian document advises, among other things, to protect and stabilize a historic place to limit damage, and to respect heritage value when undertaking an intervention, and to repair character defining elements, to not remove character-defining elements.

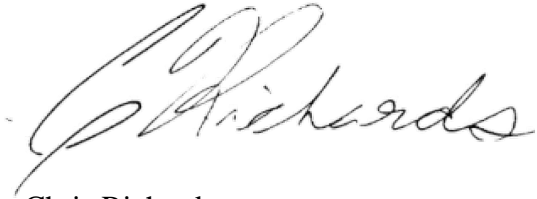
Beyond the elements stated above, rezoning upwards to allow building to such height behind 923 Burdett effectively would remove the scenic backdrop that helps define the character of Mount St. Angela and even that significant block of the historic Cathedral Precinct.

Christopher Richards

1060 Burdett Avenue
Victoria BC V8V 3H1

Council might densify on Burdett but please without sacrificing the character of this historic and unique avenue.

Sincerely,

A handwritten signature in cursive script, appearing to read "C Richards". The signature is written in dark ink and is positioned above the printed name and address.

Chris Richards
1060 Burdett Avenue

Pamela Martin

From: Douglas Hardy [REDACTED]
Sent: July 23, 2020 1:04 PM
To: Public Hearings
Subject: Mt St Angela proposed bylaw changes

23 July 2020

Re: Zoning Regulation Bylaw Amendment Bylaw (No. 1217) N0. 20-022
Heritage Alteration Permit with Variances:
Mt St Angela Seniors Housing

Dear Councillors:

Please accept these remarks regarding this rezoning application of the Mt St Angela heritage site. I live in the area surrounding Mt St Angela on the edge of the Fairfield District. I find the variance requests regarding lot setbacks to be reasonable however I am concerned about two issues;

1. The increase in building height from 16.5m to 20.55m
2. Reducing the vehicle parking requirements from 59 to 56 stalls.

I assume that the previous restriction in heights of buildings in this area was set to help preserve the nature of this heritage district and such an increase of about 4m will be detrimental to that previous decision. Tall and closely spaced buildings will overpower and hide the heritage nature that was meant to be preserved. This will be detrimental to the nature of this area of Victoria and destroy part of why citizens want to live here and why people come to visit. This is a permanent consequence of these proposed changes that we will have to live with forever. The proposed change sets a precedent that allows detrimental effects to creep into well thought out bylaws.

The second issue that I would like to comment on is off street parking. The areas surrounding the downtown all suffer from overcrowded parking and it spills over into residential areas. The streets in front of and behind the lots in question are often full during business hours and as such I see vehicles going around and around searching for parking. Every new construction should allow for adequate off street parking. This area is on rock and is of sufficient elevation to allow for adequate below ground parking that would also help decrease the overall height of the building.

Please do not let short term financial considerations take precedence over reasonable long term plans for this area.

Thank you for considering these comments.

Doug Hardy
510 999 Burdett Ave
[REDACTED]