

Richard Elliott

From: Alison Boston [REDACTED]
Sent: July 22, 2020 1:45 PM
To: Victoria Mayor and Council
Subject: Re 956 Heywood Ave

Dear Mayor Helps and Council,

I am writing to request that you vote for the

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00126 for the property located at 956 Heywood Avenue.

I would like to make a presentation to council concerning Heywood Avenue, and this development and others, and am unable to attend council tomorrow as I have an exceptional opportunity to do day's work on a film.

Briefly: I have had a connection to Heywood Ave for the last 35 years: first through my parents retirement condo, which they purchased in the 1980's in a leasehold building at 964 Heywood. Their condo was a second home for me.

More recently, I have resided on this street for the last 8 years, not in my parents's condo, rather in rental homes in the same lease hold condo building.

Rents in this building have increased dramatically in recent years; and we have also experienced a drain on the rental units in favour of new owners who choose to evict the often long-standing tenants and occupy the property as their principal residence for the given RTB legislated required 6 months.

The increased density request being made by Aryze for 956 Heywood Avenue is contributing to the increased rental prices in this area, and in my opinion, Aryze has not contributed sufficiently to compensate the community for the loss of the affordable-for-low-income rental units in neighbourhoods adjacent to Beacon Hill Park.

Myself and small group of us including community service workers, care givers, and business owner have been collectively working to create a not-for-profit society to help with this situation. Our society is not yet registered, yet we are very interested in acquiring and managing rental units in these neighbourhoods with a view to retaining some low income rental units in these neighbourhoods to ensure that full economic diversity is retained; and the neighbourhoods thereby retain some human diversity in keeping with the ecological diversity we so treasure and protect.

We are currently preparing a proposal to present to Aryze and Mayor and Council and need more time. We therefore ask that you delay decision on this property until we have made our presentation.

We would like a month for this process and ask you to delay the decision until say, end of August?

Thank you,

Sincerely

Alison Boston
Suite 315-964 Heywood Ave
Victoria, V8V 2Y5

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Richard Elliott

From: David Jawl [REDACTED]
Sent: July 22, 2020 3:56 PM
To: Victoria Mayor and Council
Subject: 956 Heywood
Attachments: Correspondence 956 Heywood.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mayor and Council,

Please see the attached correspondence related to the above reference land use application.

Sincerely

David

Mayor Helps & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

July 08, 2020

Re 956 Heywood Ave

Dear Mayor & Council,

Having recently completed the 986 Heywood project in August of 2019, I would like to provide an overview of the demographic which our homes served as I believe the 956 Heywood project by Aryze Developments aims to serve a similar cliental.

At 986 Heywood, our vision for the project was to serve the local market by catering to prospective downsizers looking to "age in place". Our research showed that many individuals currently living in single family dwellings had aspirations of downsizing, but did not want to leave their current neighborhood so were therefore remaining in place. By providing appropriate housing for this demographic with larger suites, increased storage and single level living, we were able to provide an outlet so that individuals could move more seamlessly through the housing continuum.

Our research based vision for our project came to reality with 100% of units having been sold to existing BC residents, 80% of whom were already residents living on the South Island, and many of whom had lived in the Fairfield and James Bay neighbourhoods for decades.

The majority of the units (80%) were sold to downsizers with the balance going to working professionals. Only 2 units were sold to individuals who didn't intend on downsizing immediately, and those units have since been rented to the local market in the meantime. The rented homes are occupied by working professionals.

I am confident the demand for this type of housing within the local community still persists and there are more individuals looking to downsize and age in place. Given that, I feel that projects like 986 Heywood and the proposed 956 Heywood, that sensitively densify in areas with compatible zoning and building types, should be strongly considered.

Sincerely,



David Jawl

Jawl Residential Ltd.

Richard Elliott

From: Joan Halvorsen [REDACTED]
Sent: July 22, 2020 7:55 PM
To: Victoria Mayor and Council
Subject: Urgent 956 Heywood Ave

I respectfully request that you not approve the proposal for 956 Heywood Ave.

The proposal does not respect privacy for the adjoining buildings.

The proposal comes nowhere near respecting the original intent of 30% coverage and instead proposes 64%.

The proposal does not respect the zoning for north and south setbacks and is far too close to the adjacent buildings to respect privacy.

22 emails were sent to Council with not a favorable comment on the previous proposal, which is largely unchanged from the present proposal. The front set back from the street is improved, but is still much less than the adjoining buildings.

Just one building over to the north, 2 smaller scale houses have just been built on a lot, which fit into the neighborhood and do not impose on other people.

It is an outright lie by Aryze, the developer, that the property is vacant as there is a man living there.

Aryze also indicated earlier that the house was unsuitable for rent and after that a man moved in.

Please please please do not approve this proposal which would have tremendous negative impacts on the neighborhood.

Thank you.

Joan Halvorsen
305-964 Heywood Ave
Victoria BC V8V 2Y5

Sent from my iPhone

Richard Elliott

From: Rachel Cooper [REDACTED]
Sent: July 22, 2020 8:47 PM
To: Victoria Mayor and Council
Subject: Permit with variances application 00126

To the honourable Mayor and Council of Victoria,

I am writing to request that you vote for the
ALTERNATE MOTION

that Council decline a Development Permit with Variances Application No. 00126 for the property located at 956 Heywood Avenue until such time as we have been able make a presentation to all of you and the folks at Aryse developments.

I belong to a group of people in the process of forming a not for profit organization addressing the shortage of affordable rentals in Victoria.

We believe that an alternate solution can be arrived at that will maintain current affordable housing as well as adding to Victoria's supply and we are hoping the city will support our innovative approach. In order to ensure new for profit developments do not further diminish the existing affordable rental supply, it would be in the interest of the city to require variances which address the affordable housing crisis in our fine city. The proposal should be ready in a few weeks, so further delay can be avoided.

Thank you for your consideration.

Sincerely,

Rachel Cooper
68-420 Sitkum Road
Victoria, V9A7G6

Madison Heiser

From: john vann [REDACTED]
Sent: Monday, January 18, 2021 5:24 PM
To: Public Hearings
Subject: Comments to 956 Heywood Ave

Follow Up Flag: Follow up
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Re: Variances Application No. 00126

If the 'height from 12m to 12.98 (main roof)' is granted, does this place the whole 4 story building higher than the neighbouring building at 964 Heywood ?

If so, then, I would object it being granted, out of 'aesthetic' reasons, as all buildings (condos) on Heywood are 4 stories.

The exact height in metres of 964 Heywood is unknown to me.

Loss of visitor parking from 1 to Zero is disconcerting, as Heywood is usually 'full' of residential parking . . .and people parking to play soccer / baseball on the adjacent fields.

Submitted by:

John Vanden Heuvel
964 Heywood Ave., Unit 403
Victoria
[REDACTED]

Sent from my iPad

Madison Heiser

From: Barbara SILVERGOLD [REDACTED]
Sent: Wednesday, January 20, 2021 2:18 PM
To: Public Hearings
Subject: Development Permit with Variances Application No. 00126

Follow Up Flag: Follow up
Flag Status: Completed

January 20, 2021

City Council

Development Permit with Variances Application No. 00126

This is in response to the NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT distributed to the neighbours of the building project at 956 Heywood Avenue in Development Permit Area 16. Especially are concerned the variances of several perimeters. The same project was presented at least a year ago, discussed at a well-attended neighbourhood meeting, and the comments addressed to the council. Few apparent changes have been made to the original project, despite many neighbours' complaints, which I reiterate here:

- **the vehicle parking** was complained about, because it permitted underground stalls that consequently raised the height of the building. The number of stalls has effectively been reduced to 6, but the building height has remained unchanged, and since the number of units is unmentioned in your letter, we cannot judge if the parking is sufficient to accommodate the residents of the building.
- **increase in height** from 12 to 14.81 m was thought to be too high, casting shadows on neighbouring balconies and walkways.
- **the front setback**, reducing the sidewalk interstice by about 4 meters, leaves little space for greenery, especially since the wide cement driveway giving access to the underground parking consumes a large part of the front facade at ground level. The neighbourhood is old with lovely landscaping, and this over-urbanises its character.
- **the rear setback** likewise reduces green space on a street largely consumed by parking lots already.
- But **the side setbacks**, reduced from 7.71 m to 1.37 m (more than 6 meters!), is the most grievous variance, as it crowds out the adjacent buildings, reduces their views to walls, and encroaches on their private life in their apartments. This is totally unacceptable! Even COVID recommended separations are larger.
- **site coverage**, 64 % instead of 30%, might be conceived of differently: a reduction of open space from 70% to 36%.

Thank you for considering these comments. Hopefully they will have an impact this time.

Barbara Silvergold
202-964 Heywood Avenue
Victoria, BC V8V 2Y5

Madison Heiser

From: Frances Witt [REDACTED]
Sent: Thursday, January 21, 2021 8:24 AM
To: Public Hearings
Subject: Variance Application No. 00126

Follow Up Flag: Follow up
Flag Status: Completed

Council of City of Victoria,

I'm am sorry that I will not able to attend the meeting dealing with the variances concerning the property at 956 Haywood Avenue due to the pandemic.

I do have some serious concerns about this new variance request, which is considerably different to the original design approval for this proposed building.

They are requesting many changes: Reducing parking, increasing height, reducing set back in all three areas(front, back and side). In actuality, the site coverage went from 30% to 60%. I feel this is completely unreasonable and shocking request.

Please examine both sites next door very carefully in relationship to this new proposal. I live on the adjoining site, in a building at 909 Pendergast Street, on the north side of this proposal, in an older four story complex.

Thank you council for your continual vigilance in the developments of our Cook Street Village. I was very grateful for your consistent due diligence shown on a site close to our building a year or so ago.

Sincerely,
Ms. Frances Witt
205-909 Pendergast Street,
Victoria,BC

[REDACTED]

Madison Heiser

From: L G [REDACTED]
Sent: Wednesday, January 20, 2021 5:03 PM
To: Victoria Mayor and Council; Alec Johnston; Public Hearings
Subject: 956 Heywood Ave Development

Follow Up Flag: Follow up
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Dear Mayor and Council,

I am writing to voice my strongest opposition to the development proposed at 956 Heywood Avenue. I live in unit 407 on the north side of the building at 964 Heywood Avenue and am horrified to have learned of the structure planned for this tiny lot. Being on the top floor, this would eliminate both my view and privacy and completely change the experience of living in my home.

Regardless of what has been previously allowed in the area, even a 4 storey building does not make sense for the size of the lot and proximity of neighbouring buildings. If adjacent buildings faced onto the lot with solid, windowless walls, this might be a different story but we are talking scores of units, peoples' homes, being forever changed negatively.

In addition I can say, through my observation over 6 years of residence, that the lot is an important ecological pathway for birds and other animals. I have noted 17 bird species that regularly use the lot as a roosting place, for nesting, foraging and as a fly through area during migration. The change in height and coverage would completely decimate that habitat, particularly with the loss of mature trees without adequate replacement.

I am an advocate for affordable housing and fully understand the crisis that my beloved city is facing but this kind of over development does nothing but further degrade the quality of our community with very little benefit. The lot would be far better suited to a duplex or townhome that could keep green space available and reduce negative impacts on neighbours who have called the surrounding buildings home, some for decades. I love my home and will be devastated if the proposed changes are made, I ask that you please consider the quality of life impacts this will have on the neighbourhood.

I very much appreciate the opportunity to voice my concerns and hope that they will be considered in this very important decision.

Regards,

Lee Griffin
407-964 Heywood Ave
[REDACTED]

Madison Heiser

From: ray brooks [REDACTED]
Sent: Wednesday, January 20, 2021 6:02 PM
To: Public Hearings
Subject: 956 Heywood ave. - Aryze project

Follow Up Flag: Follow up
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I think Aryze have done all they can to accommodate the neighbours with the new alterations. I live in the building right next to the project and I do have a concerns for the tenants who live on the north side of the building but we have the privilege of living right on the park. Something is going to be built there so why not the beautiful building Aryze have proposed.

It's an ambitious project but from a job creation and tax revenue point of view, it makes sense. I'm also happy that Aryze are getting involved with our homeless problem. It's important that we nurture their interest.

Raymond

964 heywood ave

[REDACTED]

[REDACTED]

Madison Heiser

From: Lottie Ericson [REDACTED]
Sent: Thursday, January 21, 2021 3:11 PM
To: Public Hearings
Subject: 956 Heywood Avenue

>
> Mayor and Council,
> I certainly hope that Mayor and City Council will reject the proposed building on 964 Heywood Avenue, which still is quiet and quaint street. The building is too tall, too big for the lot size, too overbearing and ugly to fit with other buildings on the street. Being adjacent to the park where locals as well as tourists stroll please make yourself aware of what is pleasing to the eye!!!
> What's your vision for the Victoria cityscape? Don't destroy the beauty that's left now with so many high rises are creeping further in on the downtown area!
> Regards,
> Charlotte Ericson
> 317-964 Heywood Avenue
> [REDACTED]
>
> Sent from my iPhone

Madison Heiser

From: G G [REDACTED]
Sent: Thursday, January 21, 2021 11:14 AM
To: Public Hearings
Subject: Development permit no.00126

Hi,as a concerned resident/owner of 207-964 Heywood Ave.I think the planned oversize building next door is not warranted.Our building has been here since the 1960's and it will spoil our light and views very much!There is no need for a building of this size.A one or two level building makes more sense but these developers are mostly interested in profit.I totally disagree with this future planned development!Thank you,Glenn M Gilroy.

Sent from my Galaxy Tab® E