

Madison Heiser

From: Dave [REDACTED]
Sent: Tuesday, January 26, 2021 3:25 PM
To: Public Hearings
Subject: Development proposal of 956 Heywood

Dear Victoria City Council:

I have extreme concerns regarding this project!

- 1) Reduced parking...parking is almost impossible in the Heywood / Beacon Hill Park area with sports events, carriages, buses and tourists on top of all the other residences that have more than one vehicle and everybody in this building will have guests just making parking worse. There will also be people with more than one car in this new building causing even more congestion.
- 2) Height...The height variance makes this building block all the sun from our suite and 16 other units as it will only be 15 feet away from our decks and towering over us.
- 3) Front set back variance ...The new building increases accepted site coverage by 50% and will look like totally out of place with the rest of the neighborhood.
- 4) Side set back variance. This is one of the biggest problems due to privacy issues, fire issues and sunlight issues. These buildings will be approx.. 16 feet apart with kitchen and den windows of the new building looking right into our bedroom windows. Our suite will be completely devoid of sunlight and privacy.
- 5) I can see no reason to let this project go ahead the way the developer has proposed as it needs **SIX** separate variances. These site regulations were put in place to protect the integrity of the neighborhood for its citizens. We don't need more million dollar homes, less parking, more congestion and more noise. Our property values will be going down while the developers bank account goes up at our expense. There is an abundance of unsold million dollar condos on the market now and many more in the pipeline and we don't need any more. I appreciate that Aryze construction is helping out with construction of small homes for the homeless which is very admirable but that should have no bearing on this project. We have put up with the tents across the street, bicycle chop shops, noise, fires, rampant drug use and the destruction of our beautiful park for the last year and this just adds insult to injury to the residents of Heywood Ave.

This project does not meet any existing bylaws or community plans and should be rejected until it meets the existing rules and regulations.

Thank you for your consideration

Dave Brownell
307-964 Heywood



Virus-free. www.avg.com

Madison Heiser

From: Clem Persaud [REDACTED]
Sent: Tuesday, January 26, 2021 3:38 PM
To: Public Hearings
Subject: Development Permit with Variances No. 00126

Re: Development Permit with Variances No. 00126
956 Heywood Avenue, Victoria BC
Development Permit Area 16
PID: 009-324-402, Lot 36 of Lot 1694, Victoria City, Plan 24

Dear Mayor Helps and City Councillors,

I am writing to say that I strongly object to the proposed development at 956 Heywood Avenue, Victoria BC. It is just TOO BIG for the lot and for the neighbourhood. Going from a small single family house to a six unit apartment building is a huge increase in size.

The developer is asking for more than double the allowed zoning currently in place. This will cause the proposed building to loom over the neighbouring apartment buildings, and the block in general.

The reduction of the front setback will allow the proposed building to jut far out past the neighbouring buildings spoiling the sight lines of this block. The front of the proposed building should be in alignment with the neighbouring apartment buildings, not based on setbacks of buildings on other blocks.

The increased height will allow the proposed building to tower over the neighbouring buildings cutting off light to the apartments on the north side of 964 Heywood and to the apartments on the south side of 909 Pendergast. The roof line should be no more than the fourth floor height of 964 Heywood - not including the small lounge on the top of 964 Heywood (are 9 foot ceilings really necessary?).

Most serious is the proposed reduced side setbacks. This would allow walls to be erected just a few feet away from the apartments on the north side of 964 Heywood and the south side of 909 Pendergast impinging on the privacy and emotional well-being of those living there. (How would it make you feel to look out your only window and be confronted by an enormous wall?).

I am aware of the developer's desire to maximize its profits, but should its desires override the desires and enjoyment of the many people who live in this neighbourhood? Please consider the emotional well-being impact to the neighbours of such an oversized building on this site. Please deny a building permit for this proposed building. Please require a significant reduction in size and lot coverage for future development plans (eg. a three unit rather than a six unit building).

I thank you for your time, attention and consideration.

Sincerely,

Donna Persaud

Sent from my iPad

Madison Heiser

From: France ** [REDACTED]
Sent: Tuesday, January 26, 2021 2:41 PM
To: Public Hearings
Subject: Proposed development at 956 Heywood

Please reject the development proposal for 956 Heywood in its entirety.

I am an owner of a north facing condo at 964 Heywood, which is immediately adjacent to the development proposal.

The proposed design in no way fits on this single family lot.

I am very opposed to this proposal as it will negatively affect the quality of life of all persons living on the north side of the building and will greatly reduce the property values.

The height is domineering and the side setbacks are totally inappropriate. There is no consideration of the green space.

The views from my unit would be largely obliterated and would instead be taken up by an overpowering building which would be far to close. With the current design I will almost be able to touch the new building from my balcony. I will have no light, no sun and no view. It has been so hard being locked indoors during this pandemic it will be much worse if all we could see was a wall in front of us.

There are adjacent buildings on both sides of 956 Heywood that have balconies that will face directly into a wall.

I have safety concerns, the building at 964 Heywood is wood framed, if there was ever a fire it would be difficult to fight with this proposed new building at 956 Heywood. Hence the reason adequate setbacks are required.

There has been no consideration made for the current residents of the adjacent buildings.

I am not opposed to development but this project is drastically pushing the boundaries of height, lot lines and set backs. Why bother having rules on setbacks if they are never followed

I know that the developer of this project is working with the city on social housing but this should not give them a free pass to ignore the current building requirements for this property.

This past year has been very difficult with the pandemic and with all the homeless campers at beacon hill park and now this.

City Council has abandoned us, our buildings have been broken into, our bikes and cars stolen or vandalized, our personal safety has been compromised. Our quality of life this past year has been horrible being too afraid to leave our homes.

Please show us some respect and stand up for us – please do not toss us aside like we do not matter. Please say No to the proposed development

Thank you

France Lio
307-964 Heywood

Madison Heiser

From: Jill Kirby [REDACTED]
Sent: Tuesday, January 26, 2021 5:44 PM
To: Public Hearings
Subject: Council meeting on Thurs Jan 28 re: Proposed development at 956 Heywood Ave

Re: Proposed development at 956 Heywood Ave.

My name is Jill Kirby and I am a resident of the Edgemont Villa Apartment building, 909 Pendergast St., #105. As my main floor apartment directly faces the site of the proposed development at 956 Heywood Ave., I have many very serious concerns about this proposed development.

In particular, the variances being requested by the developer, which are **extreme**:

- "increase height from 12 meters to **12.98 meters** (main roof) and **14.81 meters** (roof access)"
- "reduce front setback from 10.50 meters to **6.63 meters**"
- "reduce rear setback from 7.71 meters to **1.52 meters**"
- "reduce side setback from 7.71 meters to **1.37 meters** (building) and **.93 meters** (windowscreens)"
- "increase site coverage from 30% to 64 %"
- The proposed structure will be far too close to the buildings on either side.

From my perspective on the first floor facing it, not only will it block all my light, but will loom over me, as it will be so close to my living space that it will be 'right on top of me'. **This will severely impact my quality of life and enjoyment of my living space.**

It will block the sunlight that I and others on this side of my building currently enjoy...**even the top floor**, since the proposed structure will be significantly taller than this building and the one at 964 Heywood.

- Looking at the artists' rendering, the proposed development simply 'sticks out like a sore thumb', rather than blending into the neighbourhood, as they try to claim.

The proposed structure requires variances for **height, setbacks, parking and site coverage**, as outlined above.

It is my feeling that allowing these variances would allow for a building that does not fit with the existing neighbourhood and would have **a huge negative impact on the quality of life and enjoyment of home** for myself and other residents who live in the neighbouring buildings.

- Allowing the variances needed for this proposed development would, in my opinion, open the door to further and further degradation of the beauty and livability of the neighbourhoods in Fairfield and the rest of Victoria.

- There is currently a single house on the lot of this proposed development. Simply put, the proposal calls for far too large a building on such a small lot!

- The other concern I have is for the type of development is that it caters only to those who have a great deal of money to afford such accommodation, **when what is really needed in the city of Victoria is more affordable housing**. Unless developers are required to include affordable (truly affordable, not just affordable for the wealthy!) units in their proposed developments, we will surely see more homeless people in the park and on our streets and more seniors, like myself, who will struggle to find anywhere in Victoria to live.

Sincerely,

J. Kirby

Madison Heiser

From: Kathy Trithardt [REDACTED]
Sent: Tuesday, January 26, 2021 5:04 PM
To: Public Hearings
Subject: 956 Heywood Avenue

Dear Mayor and Council,

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

Their observation over 6 years of residence in that unit suggests that the lot is an important ecological pathway for birds and other animals. They 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. Please consider the quality of life impacts this will have on the neighbourhood.

Regards,

Kathy

Madison Heiser

From: Lori LaCroix [REDACTED]
Sent: Tuesday, January 26, 2021 2:38 PM
To: Public Hearings
Subject: Variances Application No. 00126

Re: proposed development at 956 Heywood Avenue.

I own condo unit #405 at 909 Pendergast Street and am facing the proposed development site. I strongly object to the proposal for several reasons.

1. It will block out my sunlight. This will greatly impact my quality of life. I am legally blind and rely on the natural lighting here. It also is wonderful for my overall sense of wellbeing.
2. I realize that this is a prime location therefore it will be developed, it is the size that is so unreasonable. The height increase of .98m will completely block my already limited view of treetops in Beacon Hill Park. I understand that the units will have 9 foot ceilings which will be nice for their residents but not for we neighbours..And their roof access is even higher. If they have roof access, what sort of additional features will be added to the roof? They will need railings for protection, as well as furnishings, planters, and perhaps a dividing wall to make it even more private for them.
3. The proposed lot coverage will more than double, to 64%. This exceeds existing zoning bylaws. they need to adhere to the current zoning, which I believe allows for only 30%. Their request is totally unreasonable.

The proposed building will not at all fit is with the cozy neighbourhood feeling or ambiance that we now have.

4. Property values for our current properties will fall due to the presence of such a huge new structure. When I purchased my unit in 2019 I was attracted by the sunlight and the sense of space. I would not have been interested in this property if the proposed development had been there. I actually know someone who was considering purchasing a unit down the hall however he is not interested due to the proposed building.
5. Many units on all 4 floors will have no privacy. Their neighbours will be looking directly into their units, their living room and bedrooms, not to mention their balconies. Half of the units in 909 Pendergast will have this situation.
6. It will cause further "gentrification" of our neighbourhood.

Thank you for your consideration,

Lori LaCroix [REDACTED] [REDACTED]

City of Victoria, Development Permit with Variances application No.00126
956 Heywood Ave.

Lori Lautermilch
309 964 Heywood Ave.
Victoria BC
V8V2Y5

Please consider that this proposal, for more than a 50% increase in regulation land use and other extended variances, should be voted off the table without question.

Firstly, the two buildings adjacent to this proposed construction need to be considered above all else when making this decision. There are over 25 units in these two buildings whose living areas/homes face directly into this development. Meaning, that they will have a blank wall built right in front of their living space; their living room, bedrooms and outdoor decks. This will eliminate privacy, a view, sunlight, and drastically increase the amount of daytime darkness in each unit. The physicality of this wall obstruction will directly impact the quality of life and have implications on the overall mental, physical, and spiritual well being of each person who lives there. The physical distance of this wall to each unit is also a major factor, in that it is literally right in the face of every front room of these units. How would you feel if you came home one day and there was a wall in the front of your home, right in your face? You wouldn't be able to believe it, right? The people who live in these two buildings would never have believed it either.

Secondly, there are land use regulations, (30% of land use as opposed to the requested 64% of use) enacted by the Fairfield community and the City of Victoria, for which you, the city officials have been elected to uphold, for every Citizen of our community.

Based on the large number of opposition letters submitted by the public and those directly affected by this proposal throughout this two year application process, there is more opposition to this development than there is for it!. If you were to include the votes of the builder, the 6 units that are proposed, and the 8 members of the elected officials (total of 15)..... this proposal is already defeated.

Will you, the elected officials, adhere to the building regulations and the strong public opposition? Will you, the elected officials, use your own conscience and consider all the needs/equality/quality of life, of all the citizens/homeowners, and the community affected by this proposal?

It is clear..... defeat this building proposal!

Submitted by Lori Lautermilch
309 964 Heywood Ave. Victoria BC V8V2Y5

Madison Heiser

From: Angela Bell [REDACTED]
Sent: Wednesday, January 27, 2021 1:41 PM
To: Public Hearings
Subject: Public hearing Jan.28. Development Permit Appicaiton # 00126 - Side setbacks not acceptable!

Re; the Variances of Application NO.00126, Haywood Avenue 956

I am writing you as a neighbour of the proposed Development, Owner of my apartment 403 at 909 Pendergast st.

Having seen how close the new Development would be, if the given variance was permitted, has shocked me, to say the least.

The space between the buildings , when reducing the side setbacks from 7.71 m to 1.27 m (0.93 m window screens!) will just be too close, for comfort, for dwellers on both sides.

I therefore urge you to re-consider this part especially, But I also feel that the increase of the site coverage from 30 to 64 percent just feels too big.

thank you for your consideration,

yours,
Angela Bell
#403 -909 Pendergast st.
Victoria V8V 2W7

Madison Heiser

From: blair jensen [REDACTED]
Sent: Wednesday, January 27, 2021 12:26 PM
To: Public Hearings
Subject: Re: Comments on the Development Permit with Variances Application No. 00126

Dear Mayor and Council Members,

The proposed building and the variances requested for it do not serve the immediate community on either side of it, nor does it reflect the character and personality of the larger neighbourhood.

- Increasing the height to 14.81m (Nearly 49 feet) will greatly reduce the light and privacy of at least 12 suites on the south side of Edgemont Villa (909 Pendergast St.)
- Reducing parking stalls from 9 to 6 and no visitor parking will put increased pressure on Heywood Avenue parking.
- Reducing the front setback from 10.50m to 6.63m is providing a minimal buffer between the resident of the proposed building and pedestrians along the sidewalk as well as cars and trucks travelling along Heywood Avenue.
- Reducing the rear setback from 7.71m to 1.52m will provide very little buffer between the residents in the rear of the building and the garbage and recycling as well as parking lot that exists in the rear of Edgemont Villa.
- Reducing side setbacks from 7.71m to 1.52m will provide very little buffer for occupants from all 3 buildings that would face each other. It would be most disagreeable to the residents on the south side of Edgemont Villa, who are closer to the existing property line and fence than the residents on the north end of Villa Royale are.

The design of the building and the prices that these condos will demand will further erode the personality and affordability of the area. While there may be a perfectly adequate site for this project to be built in or outside of Victoria, this is not that site. My family and I do not support this project or the proposed changes to the variances for it.

Best Regards,

Blair Jensen

Madison Heiser

From: Clement Persaud [REDACTED]
Sent: Wednesday, January 27, 2021 10:51 AM
To: Public Hearings
Subject: Development Permit with Variances No. 00126

Re: Development Permit with Variances No. 00126
956 Heywood Avenue, Victoria BC
Development Permit Area 16
PID: 009-324-402, Lot 36 of Lot 1694, Victoria City, Plan 24

To: Mayor Helps and Victoria City Councillors,

I am opposing the construction of the apartment building as proposed because the dimensions are too big for the lot and for the block - too high, too wide and too deep. It will have a negative impact on the neighbours living in the adjacent buildings, cutting off the light and any view they have.

Please deny a building permit for the current proposal. Please require significant reductions in size and footprint for further development on this lot.

Thank you.

Clem Persaud

Sent from my iPad