

Strata 1606
 945 McClure Street
 Victoria, BC V8V 3E8

 September 2018

Mr. Alec Johnstone
 Victoria City Hall
 1 Centennial Square
 Victoria, BC V8W 1P6

SUBJECT: RE-ZONING OF 931 MCCLURE STREET, VICTORIA BC

Dear Mr. Alec Johnstone,

The owners of Strata 1606 were advised of the proposed re-zoning and development of 931 McClure Street by The Purdey Group. They are proposing to build eight, three level townhouses, with parking at street level underneath the townhouse to make it a four-story building (see figure 1).

Attached to this cover letter are emails, letters and hand-written notes by owners of Strata 1606 outlining their apprehensions to this project. To summarize, we wish to make you aware of our deep concerns and our strong opposition to the following:

- a. The sheer mass of the building with little to no setbacks from the property lines. Does not conform to neighbouring buildings with setbacks and green spaces;
- b. The amount of sunlight that will be lost to the units on the west side of our building, adversely affects the owners' quality of life;
- c. The design of the project does not "ensure that the massing and placement of new buildings provide a transition to other adjacent lower-scaled buildings and heritage buildings" (reference page 48 paragraph 6.1.3 of the Draft Fairfield Neighbourhood Plan). It also fails to comply with paragraphs 6.1.8 to 6.1.11 on page 49 of the same reference; and
- d. The suggested market sale price for these townhouses had been stated to be between \$700K to \$750K with a CRD covenant that possibly two units would be sold at 15% under market value to create more affordable three-bedroom housing. This proposed project does not achieve the goal of affordable housing.

Strata 1606, representing the owners of 945 McClure, vigorously oppose the re-zoning and development of 931 McClure. This proposed design does not provide a sensitive transition in scale to existing buildings. It radically detracts from the McClure streetscape. We ask that you review the attached letters and emails that outline in more detail the many concerns of the owners. For your consideration.



Michael Bradley

President



Jim Kiernan

Vice President



Linda Shi

Treasurer



Courtney Faber

Secretary



Joyce Styles

Member at Large

Owners of
945 McClure Street
Victoria, BC V8V 3E8

24 September 2018

Mr. Alec Johnstone
Senior Planner
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

SUBJECT: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

Dear Mr. Alec Johnstone,

As owners of 945 McClure, we wish to bring to your attention the proposed development and re-zoning of the subject address. The Purdey Group proposal is to replace the current building with 8 townhouses. We wish to convey the many concerns that we, as owners in our building, have with this proposed development.

Attached are pictures from the first presentation that was given by Luke Mari, Director of Development of Purdey Group. Figures 1 and 2 show front elevations of the 8 townhouses (4 in front and 4 in the back). Figures 3 and 4 show side elevations from the east and west. The dotted lines represent the outlines of our building at 945 McClure, to the east of 931 McClure; and of the townhouses at 923 McClure, to the west of 931 McClure.

These are the concerns that we have raised:

1. Proposed development is too massive for the site.

The proposed design is too big and dense for the existing site. It presents itself as two buildings sitting on top of a common surface parking lot, for a single massive four story "block".

The footprint would essentially cover the entire surface of the lot except for a rear setback.

The development would overpower our condo building to the east of it, and the townhouse building to the west of it.

Our building has green space and gardens on all four sides that allows residents to gather together for social events without impinging on our neighbours. Residents of the proposed development would have only the sterile front steps on which to gather.

2. Insufficient front setback

The proposed design provides no setback from the front property line, as required in the OCP.

The front stairs would come right to the public sidewalk. This would not be compatible with existing buildings on the street.

The front building line of the proposed building would extend it far beyond the front building line of both its neighbours and the rest of the street.

The bulk of the front stairs, and forward placement of the building, would prevent late afternoon summer sunshine from ever reaching the patio of the lowest unit on the east side at the front of our building. This is the only direct sunshine this patio receives.

Our building is set back from the sidewalk and gives passersby a view of our front gardens and the many flowering plants. This is sorely lacking from the proposed building.

3. Insufficient side setbacks

The proposed design provides no setback from the side property lines on either side, as required in the OCP.

The proposed structure would extend to the very edge of the property line on both sides. On each side, it would present a blank wall, four stories in height, tight against the property line, and extending beyond the facing walls of the buildings on both east and west sides of it.

Our building at 945 McClure Street was not designed to face a blank wall on either side, especially one right at the property line. Our west facing wall contains 8 units on 4 levels. Each unit has 7 windows in this wall, located in 3 separate rooms. All 56 windows would face a massive blank wall that is only feet away.

The townhouses at 923 McClure were similarly not designed to face a blank wall right on the property line. They have entry doors, a porch, and windows on two levels in their east facing wall.

No side access would be available for maintenance of the side walls of the proposed structures without infringing on neighbouring properties.

4. Detriments to our owners from proposed project

Sunlight would be eliminated, and daylight significantly reduced, in all 8 units on the west side of our building, by the height, extent and placement of the east wall of the proposed building.

The 56 windows in our west wall bathe their rooms in sunshine from mid-day until dusk. The proposed massive wall just outside each of them would effectively block most sunlight from reaching these windows, especially on the lower floors.

Earlier in the day, the 56 windows transmit unobstructed daylight. This daylight would likewise be blocked by the same wall. The 24 rooms and 8 hallways lit by this daylight would be in perpetual semi darkness.

A "courtyard" is proposed to separate the front 4 townhouses from the rear 4 units. Despite the protestations of the developer, it would do nothing to ameliorate this lack of light and sunlight. It is too narrow, and aligned on an east-west axis.

The significant reduction of light to currently bright and sunny rooms would have physical, psychological and economical cost to residents.

Increased electricity would be needed to light the formerly bright and sunny rooms and hallways.

We have several owners with limited vision who depend on the light and sunshine that enters the rooms that would be affected, especially their kitchens. They would find it difficult to see and do tasks.

External views would be eliminated for the 8 owners on the west side of our building by the height, extent and placement of the east wall of the proposed building.

The many windows in our west wall provide owners with multiple views of the neighbourhood that include trees, streetscape, skyline, and the tower on Christ Church Cathedral. These would all be displaced by a single view of a large blank wall, only feet away.

Owners would lose significant enjoyment of their home, reduced functionality and attractiveness of 3 of the 5 rooms each unit contains, due to reductions in sunlight, daylight, and views.

Property values would be diminished for owners who live on the west side of the building. Owners on the east side would also be affected.

Current 2018 Assessed Values of the 16 units in our building is \$8,548,000. The cumulative effect of lower property values would be a significant financial loss to the owners.

Property tax revenue would likewise be diminished. In 2018, total taxes were \$44,500.91, with \$28,134.93 of this amount as revenue to the City of Victoria.

Security concerns would increase.

Parking for the proposed building would be open and unsecured, while protected from weather by the structures above. Planting material has been suggested in an attempted make the space more appealing.

Past experience has shown that this setting would provide cover for break-ins and vandalism. It would likely attract criminal activity to this proposed building, and by proximity, to our building.

5. No benefits for proposed increase in density.

The proposed development would add no amenities to the streetscape. It would not protect the residential nature of McClure Street. The additional density is not commensurate with the value for the street.

Street congestion would increase, and available street parking would diminish.

Access to, and egress from, the 900 block of McClure is only possible via Vancouver Street. The road surface is narrow, and parking is permitted on both sides of the street.

Residents are already facing an increase of both private and commercial vehicle traffic from the expansion of the Abigail Bed and Breakfast and the anticipated development on the Mount St. Angela property.

The added burden of congestion would not be in keeping with this unique street scape and would exacerbate traffic hazards.

Established trees would be replaced with smaller plantings and trees in planters. This is not in keeping with supporting canopies and green spaces as outlined in the Official Community Plan (OCP).

It should be mentioned that The Purdey Group confirmed to us at their first meeting that they purchased the duplex building at 915/917 McClure Street which is located to the west of the townhouses. We do not wish to set a precedent for redevelopment of that property.

At the time of the writing of this letter, the proposal for the development of 931 McClure Street has not as yet been presented to the Fairfield / Gonzales Community Association.

In closing, we, owners of 945 McClure, are not in favor of this project. We fear the developer is looking to maximize their profits, and owners of our building will be left with diminished property values and diminished enjoyment of our homes. This would carry forward not just for current owners, but for future owners as well.

Owners of 945 McClure Street



Sylvia and Walley Ellsay

Unit 204




Joan and Jim Kiernan

Unit 101

Courtney Faber

Unit 102



Marianne Smith

Unit 103

Michael Paul

Unit 104

Michael Paul
for Terry Paul
ALB

Joyce Styles

Unit 201

M. Joyce Styles

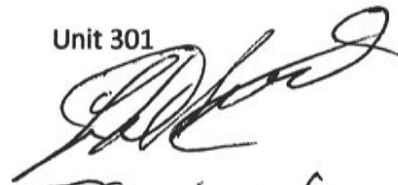
Sarah and Ken Conrad

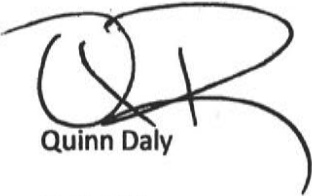
Unit 203

Sarah Conrad

Diet and Terry Velsink

Unit 301


D. Velsink



Quinn Daly



Linda Shi

Unit 302

Unit 303



Debbie and Mike Bradley

Debbie and Mike Bradley

Unit 304

Marie Harris

Marie Harris

Unit 401

Nina Gay

Nina Gay

Unit 402

Margaret Cox

Unit 404

Margaret Cox

Haluk Ziyakocer

[Signature]

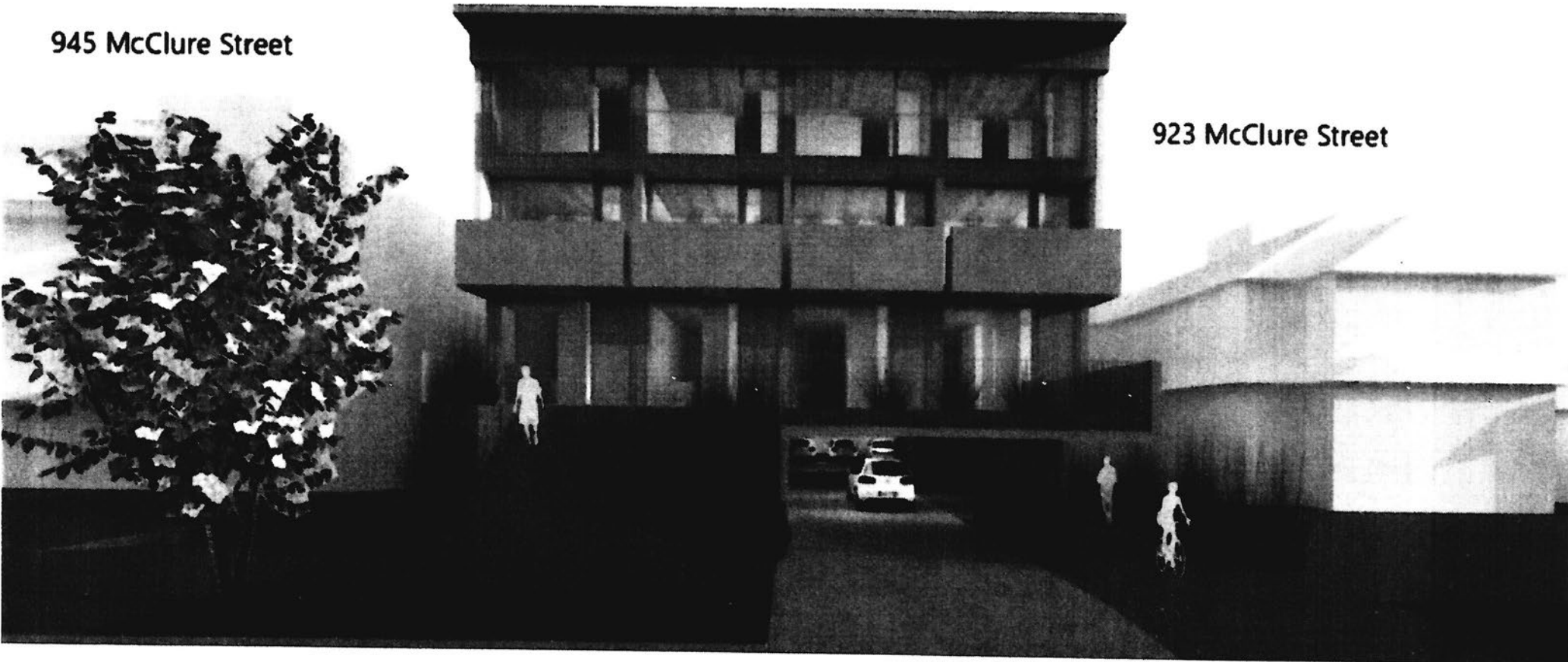
Unit 202

931 McClure Street

Figure 1

945 McClure Street

923 McClure Street



Front View

Figure 2

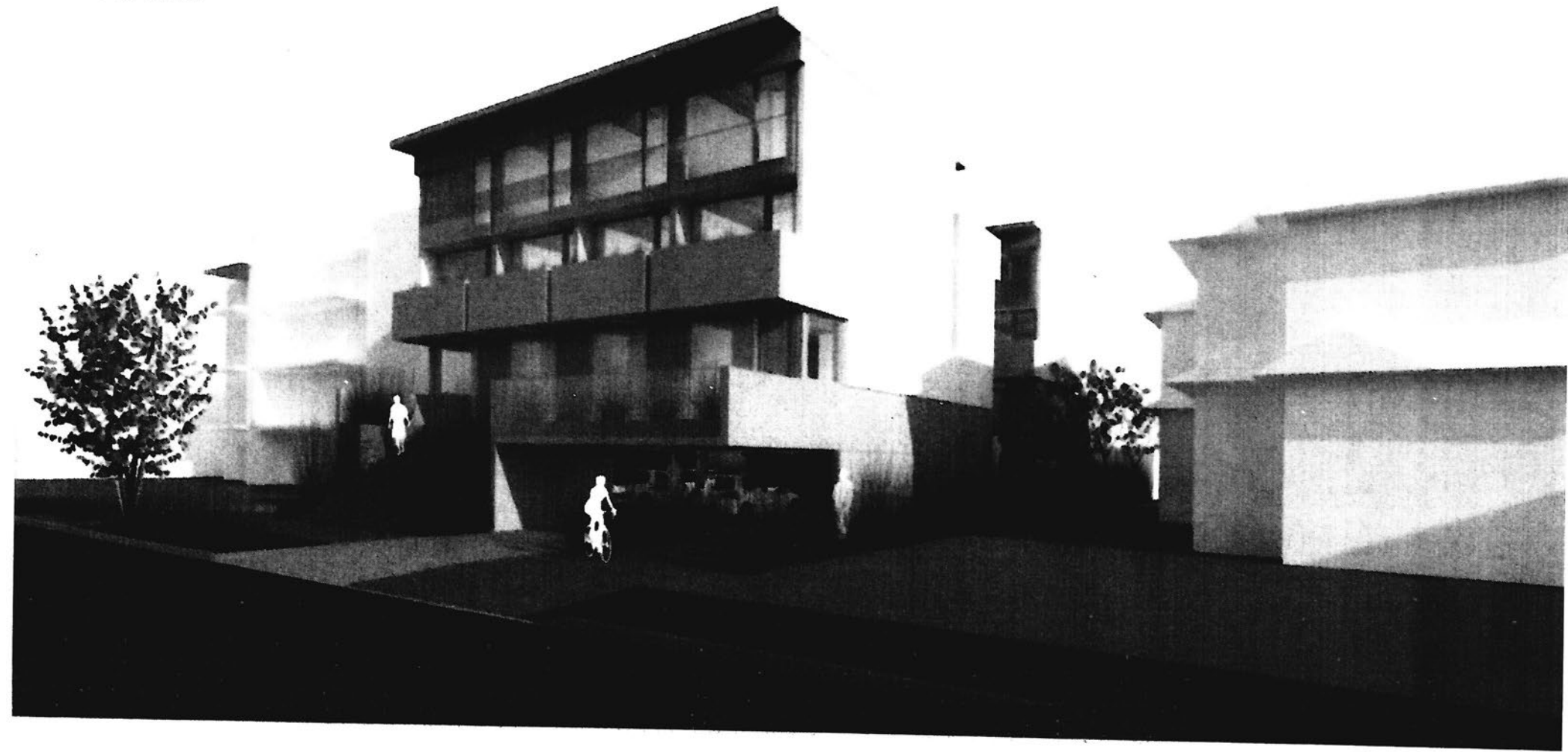
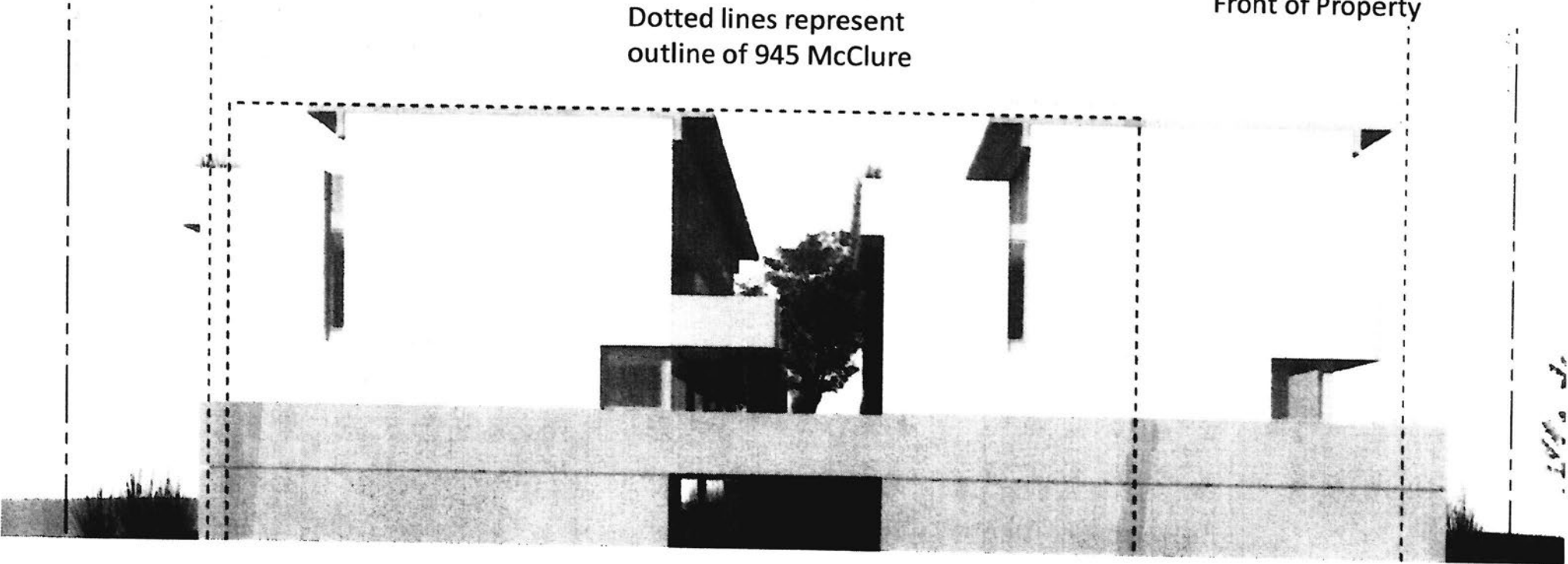


Figure 3

Back of Property

Front of Property

Dotted lines represent
outline of 945 McClure



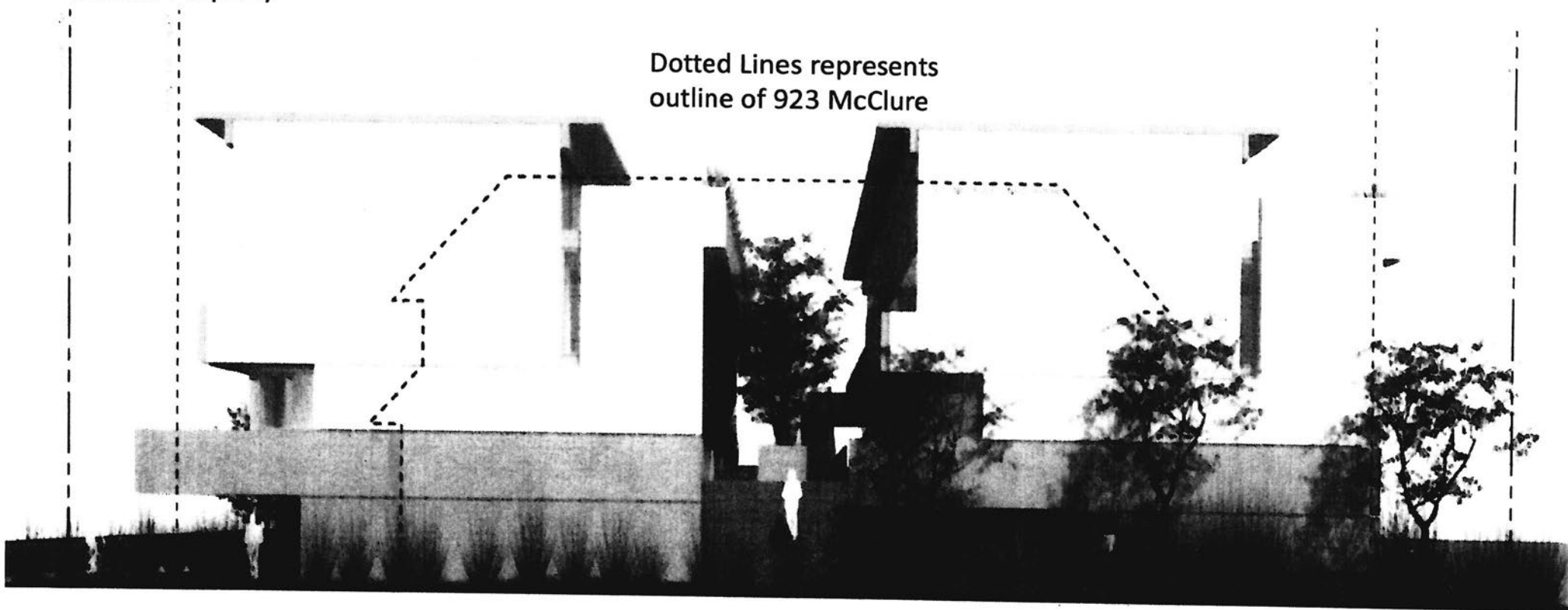
East Elevation

Figure 4

Front of Property

Dotted Lines represents
outline of 923 McClure

West Elevation



To Whom it may Concern,

Jim and I reject the proposal for 931 McClure and following is a list of rationale in no particular order.

I will continue to review the Official Community Plan (OCP) and look for contradictions in the proposal and the objectives of the OCP.

The proposed structure;

- Are actually 2 separate buildings sharing a common ground floor parking space which is not in keeping with a traditional single building located on each lot
- Has 4/8 units without front access as Place Character Features requires in OCP
- Covers the site to maximum capacity and does not allow for adequate access without infringing on neighbour property
- Covers the site to maximum capacity and does not allow for protection of the environment and appearance with trees and the current canopy
- Has very small set back at front and no setbacks to 4 sides of property is not in keeping with OCP
- Does not allow for rear access or underground parking (sited as either or in OCP; and "in a way that does not dominate development or streetscape")
- Will have unsecured parking and unsightly street views of parking (inconsistent with 8.48 of OCP)
- Does not allow for the ground space to adequately support landscaping in keeping with OCP (canopies and green spaces)
- Due to 4 floor height and maximum lot coverage will block sunlight to town-home complex to east of proposal and existing neighbours to west
- Will reduce the value of neighbours' homes (existing town-home owners and condominium owner neighbours) relative to the change in access to light and views

Further observations;

- The already narrow width of McClure Street will not allow for parking capacity and the added traffic of the proposed expansion of Abigail Hotel with additional increased density of proposal at 931 and other developments; a TRAFFIC PATTERN STUDY should be undertaken considering McClure Street is a "dead end" street and such study is recommended by the OCP 19.11.3

-The street width to proposed building height and scale does not fit the unique context of McClure Street.

-Traffic access to Vancouver Street is already impacted by poor visibility and the addition of Bicycle Traffic on Vancouver.

Proposed increased density of the street and it's single option of entrance-exit on Vancouver Street will be a significant safety hazard for pedestrians, bicyclists and motorists. As noted in the OCP Priority should be given in order to pedestrians, cyclists and then motorists.

-There is already one commercial garbage pickup on McClure (Abigail Hotel) and a second large pick up for the Chelsea a large Condominium development on Burdett; and finally, the pick up for the apartment located on Vancouver.

Consideration for the added burden of congestion of traffic to existing arrangements will not be in keeping with this unique street scape and will not protect the residential nature of McClure Street.

-There are no amenities added to the streetscape with this particular proposal so that the additional density is NOT commensurate with the value for the street

-The proposal would require Variances specific to this site (to accommodate the additional density) and the proposal as it is, will not enhance the objectives of the OCP in relation to the losses for this unique street.

-The proposed addition of 2 units of "affordable housing" or "social housing" within the complex will not be affordable to the target population considering the proposed price of ~\$700K (despite below market pricing).

A handwritten signature in black ink, appearing to read "Joan Kiernan", with a long horizontal line extending to the right.

Joan & Jim Kiernan

Unit 101

Comments re development.

Capital letters are key words that were used in previous proposals (and other non structure housing proposals)

MASS is much too big
both footprint - right to property lines
appearance - slab sided, blocky

HEIGHT - SHADING of neighborhood property.

AMBIANCE of street - another angular-blocky appearance is against the warm (+ Victorian style) STREETSCAPE.

TREE Removal - mature trees on back of property will be replaced only by saplings

Impression that this is/was a prepackaged design - "boilerplate" - not appropriate for site - just fitted in to make a statement

Precedent - Owner has also houses along street beyond the quadriplex (Mark-James) - and will inevitably put more blockish buildings if this one succeeds. Will probably make good offer to fourplex to buy them out for this purpose

Margaret S Cox (404)

Maggië

Subject: : 931 McClure St Development

From: "DandTvel" [REDACTED]

Sent: 2018-08-24 3:50:57 PM

To: [REDACTED]

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Regarding the proposed development at 931 McClure St., our main concern is that we will lose the sunlight that we receive now if a larger structure is built on the west side of our building. My wife is blind in one eye and has only partial vision in the other. The current sunlight makes it much easier to see day to day things in our condo.

I am in support of our council who do not want the proposed development to proceed as outlined in there presentation.

It does not fit with the current neighbourhood plan or style, it also would detrimentally change the view/light that the current owners enjoy on the west side of the building.

301 - 945 MCCLURE ST

L.D. VELSINK



T. Velsink

T. Velsink.

Mr. A. Johnston
Senior Planner
City of Victoria
1 Centennial Square
Victoria, BC
V8W1P6

October 18, 2018

I'm writing to express my concern about a proposed development adjacent to my property at 923 McClure St and would appreciate this letter being included in the development file for 931 McClure St.

I recently retired from 30 years of teaching in Yukon; I selected Victoria because of the mild weather and greater daylight hours in winter. In addition, I selected a home close to the urban core so that I could walk for most basic needs and one which offered an open environment for light. My choice was also dictated by budget concerns and so I purchased a unit in a 4 suite character conversion which, while small, offered many of the amenities I sought. I was also aware of the neighbouring zoning which meant that it was intended that neighbouring developments would be compatible with the strata development into which I bought.

Imagine, then, my distress when a developer purchased the properties on both sides of our building and proposed a massive 8 townhouse project on the single family on our east side which would rise to the height of a 5 story building.

As proposed, this building would cast a shadow for most of the year over all our property because not only is it a very tall building but also it covers far more of the site than any other building, current or proposed, on our street. Couple that with the prospect of a similar development on the west side of our property and the result would be that our 4-unit building would be boxed into a virtual canyon.

I liken the proposed design to a 24 standard-width mobile homes stacked 3 high on top of a 12 foot high concrete garage which, itself, would be at least 3 feet higher than the current grade according to their drawings.

I settled here with the hope of making Victoria my home and with a need for more daylight than I had experienced in Whitehorse; please don't bury me before I'm dead.

Sincerely



James McClelland
3-923 McClure St.
Victoria, BC
V8V3E8

Devon Cownden

From: Walley and Sylvia Ellsay [REDACTED]
Sent: Tuesday, November 13, 2018 4:06 PM
To: Victoria Mayor and Council; Development Services email inquiries
Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC
Attachments: 2018-09-27 Photos for 931 McClure Rezoning.docx

Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
[REDACTED]

13 November 2018

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

We object strongly to the proposed design. For this proposal to be approved, all existing zoning must be set aside. The design is entirely unsuitable for this location.

It makes no allowance for the buildings on either side of it that depend on the light reaching the many windows, doors, and porches facing it. It would effectively cover the narrow lot, right to the property line on both sides, extending from the street almost to the rear property line. To both east and west sides, it would present as a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, almost to the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

We own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development. Our unit is on the second floor, one of 8 on the west side of the building. The owners of all 8 units would be directly impacted by the redevelopment. The proposed structure would not only completely obstruct all existing views; it would completely block all sunlight, and much of the light, reaching the interior of the entire west side of our homes.

Our building was not designed to have a long, high, blank wall, so close to the side of it. Like its predecessor, it was designed to take advantage of the light and sunlight surrounding it, as provided by the current zoning set-backs on both lots. We have rooms with windows on all four sides of our building. Each unit has a similar corner layout with 3 rooms along the side of the building. Our bright

kitchens are flooded with light from a large, 3-section bay window. A bedroom contains one large double window, and another single window. These light both this room and the closet lined hallway leading to it, and to a bathroom. Our dining rooms contain either two single windows, or another large 3-section bay window. In each of the 8 units on the west side, these 3 rooms face west, and would be directly confronted by a large, long, multi-story, blank wall.

If this development in its current design is approved, we would all lose a great deal of what makes our units so appealing and our lives so enjoyable:

- our cross ventilation in the increasingly hot summers;
- our 180 degree views of the sky and neighbourhood to the west;
- our afternoon sunlight and most of our daylight in these 3 rooms.

We could never again enjoy a meal sitting at our sunlit kitchen table.

We would be condemned to live in semi-darkness in half of our home.

And of course, the value of our homes would be drastically reduced!

Our neighbourhood of North Fairfield has been designated as a residential transition zone between the densely packed city center with high rises, and the mostly single family homes to the east. Many of the single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open green surrounding, that make Fairfield so appealing.

We live in a four-story, 16 unit, condo building with underground parking. On the west side of 931 McClure, on a lot of the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two duplex buildings. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, and some contain multi units. Many of the surrounding buildings are large four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 story supportive, subsidized housing complex. So we have a mixture of building styles with already much increased density. Each building is on an appropriately sized lot, and most importantly, none of them overpowers their adjacent buildings as this proposed structure would!

Surely this small lot can be redeveloped with a design that increases density without destroying the livability of its neighbours!

This proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides also present blank side walls, multi stories in height.

The proposed design is NOT suitable for 931 McClure Street.

We urge you to not approve this rezoning application for this design.

Sincerely,

Sylvia Ellsay
Walley Ellsay

Attached page contains:

- Photo showing windows on west side of 945 McClure bathed in sunshine;
- Archival photo of original multi-windowed building on 945 property, (numbered as 941 McClure).

Mrs. Debrah Bradley
945 McClure Street Unit 304
Victoria, BC V8V 3E8

20 March 2019

Mayor and City Councillors of Victoria
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: Revise Plans to 931 McClure Street, Victoria, BC

Dear Mayor and City Councillors of Victoria,

As a current resident of 945 McClure, I was surprised with the new revised plans being proposed for 931 McClure Street by D'Arcy Jones Architects and The Purdey Group. In all of the meetings that we had with them, they were promoting a townhouses development for families. Which we were informed over and over again are in short supply in Fairfield and are needed. We had two meetings at our building with owners and with the Fairfield Gonzales Community Association. Which I must add, there was a larger turn out of people. None of which support of the original plans.

The revise plans now call for 12 one-bedroom and 4 two-bedroom for a total of sixteen condos. A big departure from promoting family townhouses! I also notice only ten vehicle parking spaces for sixteen units. Where are the spaces for the other six vehicles? McClure is very congested street both day and night. It is used by people who work in the area and use the street as parking. It is only two-hour parking, but people will move their vehicles every two hours as long to avoid a parking ticket. As noted in the Fairfield Official Community Plan, this is does not support off street parking. It just adds to the congestion on McClure Street. Noted on the revised plans are the abundance of bike space, which I am sure in time will attract certain type of individuals who will take advantage to vandalize vehicles or steal bikes due to the covered parking.

As stated in the revise letter, the gabled roof will reduce the impact of shadows on neighbouring buildings. Has an updated shadow study been done or even submitted? Why not? Looking at the revised drawings, it looks like the new building is taller than the previous one. Which brings me to a most important point of all. With new revised plans being submitted. Should this have been sent back to the Fairfield Gonzales Community Association for input by neighbours and for people who live here?

In summary, I see this revise plan as a means for D'Arcy and The Purdey Group to get as much money out of their investment at the expense of the community that surrounds 931 McClure. What started out as talk to build family housing (townhouses) was just that, talk. I know that is property will be developed. I just have to walk a few blocks to see the number of new buildings going up. What I take offense to are developers who try to build a building that tries to jam as many units on such a small lot. That sets a dangerous precedence that will be quickly copied by others. A four-plex building similar to the one that is on the west side of 931 would be more suitable and will provide more family type

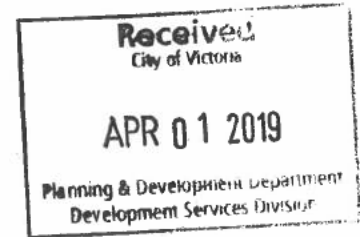
housing that the Fairfield / Gonzales Community Association Official Plan supports. I would like to meet with the Mayor and Council to give a local residence perspective on how this development will affect me. I await your reply and hope this letter will be put on file for 931 McClure future development.



Mrs. Debrah Bradley



Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC V8V 2E8



31 March 2019

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

The developer seeking spot rezoning of the property at 931 McClure St has recently submitted revised plans for the development he proposes.

These plans do not address any of the objections raised by submissions at the CALUC Meeting on September 27th, 2018, or my subsequent letter to you on November 13, 2018. The proposed development continues to present too much mass and density for the lot size and location. It continues to affront the neighbours on both sides.

The revised plans further increase the density to 16 small dwellings from 8 townhouses, while continuing to cover the entire single-family sized lot with two four-story structures. These would virtually eliminate front, side and rear set-backs. They would present stark, blank, offensive, walls to the 10 immediately adjacent homeowners' outlook.

If a property owner were to start constructing solid boundary walls, four stories in height, extending the depth of his side property lines, he would be quickly stopped. And quite rightly so, because of the detrimental effect such walls would have on his neighbours.

And yet, this property developer is seeking permission to do just that! He tries to convince you that because he would build the walls a fraction inside his property lines, and incorporate them into the exterior walls of the buildings, that it is somehow acceptable.

The result would be no less detrimental than high, solid, boundary walls would be. The effect would be devastating to the eight condo homeowners living to the immediate east, and the two townhouse homeowners living to the immediate west, of his property. Both of these multi-family dwellings were designed and constructed with many side windows to take full advantage of natural light and sunlight entering the rooms on the sides. The proposed development would eliminate this light due to the proximity of the proposed buildings.

To further exacerbate the loss of light, it is now proposed to plant trees along the east side of the building. The roots of those trees would create undue stress to the below-ground parking garage walls of 945 McClure.

This location is not in the Downtown Core where maximum density is expected. It is part of Fairfield District, in an area designated as a transition zone of residential homes. It consists of mixed dwellings, with many apartment, condo, and townhouse buildings. Many formerly single-family homes have been successfully repurposed into multi-family dwellings, including the townhouses to the west of 931 McClure. But all maintain the openness, scale, and sense of space surrounding them, which characterizes Fairfield and makes it such a desirable neighbourhood to live in.

The proposed development is counter to the policies and guidelines set out on the City of Victoria website regarding community planning and zoning.

The Fairfield Neighbourhood Plan contains an objective of "Gentle Density" that will "Revitalize and enhance the neighbourhood" and "Maintain and enhance trees and natural areas as we add housing options". Design Guidelines include to "Maintain pattern of green front yards, generous back yards, tree-lined streets".

Property zoning and the rezoning process are the only protection that current and future property owners have for their considerable investment. The City of Victoria web site confirms this with the statement:

".... allow local governments to protect the interests of both individuals and the community as a whole."

I submit that approval of this rezoning application would NOT protect the interests of the individual property owners adjacent to 931 McClure. In fact, just the contents of its submission, and the resultant stress and uncertainty of the rezoning process results, have already adversely impacted many of them.

At 945 McClure, units have historically sold quickly after being listed for sale. This is no longer the case. One unit (301) has remained unsold since June 2018, another (104) since January. Many owners have been negatively impacted by the stress, and just this past weekend, two more owners have listed their homes (101 & 304). The owner of one of the townhouse units on the west side of 931 also put his home on the market during March.

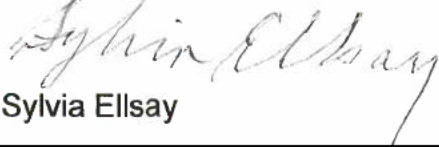
One proposed redevelopment resulting in five displacements is obviously not protecting the interests of existing property owners. It signals a significant repugnance to the proposal. Additional owners, such as ourselves, are suffering adverse effects on their health and wellbeing from the looming prospect of loss of enjoyment and value of our homes.

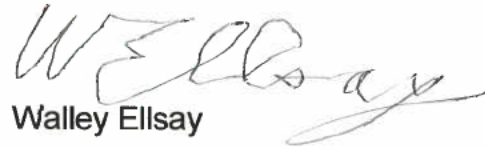
The proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides of it also present blank side walls that are multi stories in height. If this developer is intent on this design, let him build it in a suitable location. It does not suit the neighbourhood, or fit the size of the lot, at 931 McClure.

This property deserves better. The neighbourhood deserves better. We, and all of the adjacent neighbours, deserve better.

We urge you to reject the development proposal for this design.

Sincerely,


Sylvia Ellsay


Walley Ellsay

Attachment: Copy of Submission dated 13 November 2018

Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
250-381-6567

13 November 2018

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

We object strongly to the proposed design. For this proposal to be approved, all existing zoning must be set aside. The design is entirely unsuitable for this location.

It makes no allowance for the buildings on either side of it that depend on the light reaching the many windows, doors, and porches facing it. It would effectively cover the narrow lot, right to the property line on both sides, extending from the street almost to the rear property line. To both east and west sides, it would present as a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, almost to the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

We own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development. Our unit is on the second floor, one of 8 on the west side of the building. The owners of all 8 units would be directly impacted by the redevelopment. The proposed structure would not only completely obstruct all existing views; it would completely block all sunlight, and much of the light, reaching the interior of the entire west side of our homes.

Our building was not designed to have a long, high, blank wall, so close to the side of it. Like its predecessor, it was designed to take advantage of the light and sunlight surrounding it, as provided by the current zoning set-backs on both lots. We have rooms with windows on all four sides of our building. Each unit has a similar corner layout with 3 rooms along the side of the building. Our bright kitchens are flooded with light from a large, 3-section bay window. A bedroom contains one large double window, and

another single window. These light both this room and the closet lined hallway leading to it, and to a bathroom. Our dining rooms contain either two single windows, or another large 3-section bay window. In each of the 8 units on the west side, these 3 rooms face west, and would be directly confronted by a large, long, multi-story, blank wall.

If this development in its current design is approved, we would all lose a great deal of what makes our units so appealing and our lives so enjoyable:

- our cross ventilation in the increasingly hot summers;
- our 180 degree views of the sky and neighbourhood to the west;
- our afternoon sunlight and most of our daylight in these 3 rooms.

We could never again enjoy a meal sitting at our sunlit kitchen table.

We would be condemned to live in semi-darkness in half of our home.

And of course, the value of our homes would be drastically reduced!

Our neighbourhood of North Fairfield has been designated as a residential transition zone between the densely packed city center with high rises, and the mostly single family homes to the east. Many of the single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open green surrounding, that make Fairfield so appealing.

We live in a four-story, 16 unit, condo building with underground parking. On the west side of 931 McClure, on a lot of the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two duplex buildings. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, and some contain multi units. Many of the surrounding buildings are large four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 story supportive, subsidized housing complex. So we have a mixture of building styles with already much increased density. Each building is on an appropriately sized lot, and most importantly, none of them overpowers their adjacent buildings as this proposed structure would!

Surely this small lot can be redeveloped with a design that increases density without destroying the livability of its neighbours!

This proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides also present blank side walls, multi stories in height.

The proposed design is NOT suitable for 931 McClure Street.

We urge you to not approve this rezoning application for this design.

Sincerely,



Sylvia Ellsay
Walley Ellsay

Attached page contains:

- Photo showing windows on west side of 945 McClure bathed in sunshine;
- Archival photo of original multi-windowed building on 945 property, (numbered as 941 McClure).

Photo showing windows on west side of 945 McClure.



Archival photo of original building on 945 (numbered 941) McClure



Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
[REDACTED]



31 March 2019

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

The developer seeking spot rezoning of the property at 931 McClure St has recently submitted revised plans for the development he proposes.

These plans do not address any of the objections raised by submissions at the CALUC Meeting on September 27th, 2018, or my subsequent letter to you on November 13, 2018. The proposed development continues to present too much mass and density for the lot size and location. It continues to affront the neighbours on both sides.

The revised plans further increase the density to 16 small dwellings from 8 townhouses, while continuing to cover the entire single-family sized lot with two four-story structures. These would virtually eliminate front, side and rear set-backs. They would present stark, blank, offensive, walls to the 10 immediately adjacent homeowners' outlook.

If a property owner were to start constructing solid boundary walls, four stories in height, extending the depth of his side property lines, he would be quickly stopped. And quite rightly so, because of the detrimental effect such walls would have on his neighbours.

And yet, this property developer is seeking permission to do just that! He tries to convince you that because he would build the walls a fraction inside his property lines, and incorporate them into the exterior walls of the buildings, that it is somehow acceptable.

The result would be no less detrimental than high, solid, boundary walls would be. The effect would be devastating to the eight condo homeowners living to the immediate east, and the two townhouse homeowners living to the immediate west, of his property. Both of these multi-family dwellings were designed and constructed with many side windows to take full advantage of natural light and sunlight entering the rooms on the sides. The proposed development would eliminate this light due to the proximity of the proposed buildings.

To further exacerbate the loss of light, it is now proposed to plant trees along the east side of the building. The roots of those trees would create undue stress to the below-ground parking garage walls of 945 McClure.

This location is not in the Downtown Core where maximum density is expected. It is part of Fairfield District, in an area designated as a transition zone of residential homes. It consists of mixed dwellings, with many apartment, condo, and townhouse buildings. Many formerly single-family homes have been successfully repurposed into multi-family dwellings, including the townhouses to the west of 931 McClure. But all maintain the openness, scale, and sense of space surrounding them, which characterizes Fairfield and makes it such a desirable neighbourhood to live in.

The proposed development is counter to the policies and guidelines set out on the City of Victoria website regarding community planning and zoning.

The Fairfield Neighbourhood Plan contains an objective of "Gentle Density" that will "Revitalize and enhance the neighbourhood" and "Maintain and enhance trees and natural areas as we add housing options". Design Guidelines include to "Maintain pattern of green front yards, generous back yards, tree-lined streets".

Property zoning and the rezoning process are the only protection that current and future property owners have for their considerable investment. The City of Victoria web site confirms this with the statement:

".... allow local governments to protect the interests of both individuals and the community as a whole."

I submit that approval of this rezoning application would NOT protect the interests of the individual property owners adjacent to 931 McClure. In fact, just the contents of its submission, and the resultant stress and uncertainty of the rezoning process results, have already adversely impacted many of them.

At 945 McClure, units have historically sold quickly after being listed for sale. This is no longer the case. One unit (301) has remained unsold since June 2018, another (104) since January. Many owners have been negatively impacted by the stress, and just this past weekend, two more owners have listed their homes (101 & 304). The owner of one of the townhouse units on the west side of 931 also put his home on the market during March.

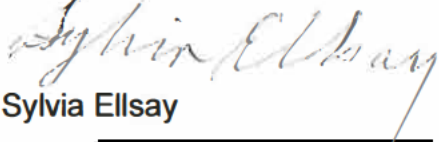
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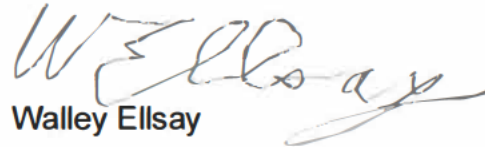
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Sincerely,


Sylvia Ellsay


Walley Ellsay

Email:

Phone:

Attachment: Copy of Submission dated 13 November 2018

Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
[REDACTED]

13 November 2018

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

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Sylvia Ellsay
Walley Ellsay

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Photo showing windows on west side of 945 McClure.



Archival photo of original building on 945 (numbered 941) McClure



Monica Dhawan

From: Joan Kiernan <[REDACTED]>
Sent: Friday, April 05, 2019 12:18 PM
To: ajohnstone@victoria.ca
Cc: Victoria Mayor and Council
Subject: New Purdey Group Proposal of development of 931 McClure Street

April 5, 2019

To the Mayor and Council of the City of Victoria, and the City Planner Alec Johnstone,

We are residents of 945 McClure Street.

We object strongly to news that the newly proposed changes to the development of 931 McClure Street by ARYZE and Purdey Group did not trigger a new CALUC and community meeting to review the proposed changes. Why? This is a radically different proposal.

The developer has vastly changed the focus of the development and doubled the size of occupancy numbers without proper consultation.

The proposed use of the entire land mass with exemptions to the usual setbacks and the lack of a traffic impact study have not been addressed.

The proposal is not in keeping with maintaining the character of this transitional but still residential street considering that the street has limited access being dead end and already has the burden of traffic from the Abigail Boutique Hotel (expected to be expanded).

The new proposal of 931 is greater in scale than the original proposal and will more negatively affect the street scape. The liveability and value of our property will be negatively impacted.

Importantly, these changes have not been presented to residents of Fairfield Gonzales Community for consideration.

By requesting a new CALUC meeting for the developer to present their proposal we follow the logical process set out to ensure adherence to the OCP, maximum benefit from the changes forthcoming to our street and enhancement of the neighbourhood for future families.

Please act on our behalf and request that Purdey Group be required to present their current proposal of development of 931 McClure to the Fairfield Gonzales community CALUC and City Planner and Council to review.

Thank you.

Joan Kiernan
Jim Kiernan
Owners
101-945 McClure Street
[REDACTED]

Monica Dhawan

From: Marianne Smith [REDACTED]
Sent: Friday, April 05, 2019 9:51 AM
To: Victoria Mayor and Council; Alec Johnston; planandzone@fairfieldcommunity.ca
Cc: [REDACTED]
Subject: 931 McClure review meeting

Hello

I am writing to request a community meeting with the developer, our city representatives and the neighbours of 931 McClure St. to review significant proposed revision of this new development. Here are my reasons:

- The change from an 8 unit townhouse plan to 16 units (12x1bed, 4x2bed) does not in any way reflect the design we previously discussed
- It's hard to see how any of the concerns our neighbourhood had with the original townhouse design have been addressed, in fact, it seems that some of the issues have been exacerbated
- It is fair play to give the neighbourhood an opportunity to review the new plan, hear from the building designers, the city and voice any concerns

Sincerely
Marianne Smith
103-945 McClure St.
[REDACTED]

Monica Dhawan

From: ALAN DAY [REDACTED]
Sent: Tuesday, April 09, 2019 10:11 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Proposed redevelopment at 931 McClure Street - City File REZ00669

Your Worship, Members of Council,

I am writing to urge Council to require a second CALUC meeting regarding the above-noted proposed development. Although the new design is similar in size and massing to the original proposal, the change in targeted demographic from families to singles, together with the extraordinary design features of external walkways, external staircases and external elevator (which hark back to the social-housing tenements of the post-war era), represent sufficient change to justify requiring the developer to explain this proposal to those affected in the neighbourhood.

Yours sincerely,
Alan Day
President, Strata Corp. VIS 5134
923 McClure Street.

Sylvia Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
Phone: [REDACTED]
Email: [REDACTED]



April 8, 2019

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

At the September 27, 2018 meeting of the CALUC, Luke Mari of Purdey Group, presented a proposal to replace the character house at 931 McClure St with 8 townhouses in two buildings. His major selling point was that it would increase the supply of much needed family housing in Fairfield.

I was at that meeting, and heard many arguments against the proposal. Many cited the increased density and massing of the project which would virtually cover the entire lot. I can recall no comments in favour of it.

On March 15, revised plans were submitted to the city by the developer. They double the density from that presented at the community meeting. They now propose to build 12 one-bedroom units and 4 two-bedroom units, still in two buildings. Gone is any pretense at providing family housing!

This is no longer a proposal for 8 townhouse units. It is now a proposal for a 16 unit apartment building. It meets none of the objectives in the Fairfield Community Plan for "*gentle densification*" and to "*maintain pattern of green front yards, generous back yards*".

According to the Fairfield Community Plan's Gentle Density Proposal, "*small apartment buildings might be considered*":

- "*on larger or corner lots*" – 931 is a narrow lot and not on, or near, a corner. A series of similar sized lots to the west contain one house converted into 4 townhouses; and several small duplexes. The 16 unit condo building to the east side is on a much larger lot, as is the apartment building to the south;
- "*generally up to 3 storeys*" – the proposal is for 3 storeys built above ground level parking, with a pitched roof further increasing the height above 4 storeys;
- "*a 1.0 floor space ratio*" – this cannot be met with the site coverage proposed;
- "*along arterial roads*" – this is on a cul-de-sac;
- "*or urban villages*" – this is surrounded by residential housing. Some are large multi-unit buildings, but unlike the proposed development, all are surrounded by the space that characterizes the Fairfield neighbourhood.

This new proposal would meet the density, objectives, style, and housing market, that is better suited for the downtown core. McClure Street is in residential Fairfield, not the downtown core.

This is now a completely different proposal, with completely different objectives, from that presented to the community meeting.

I have recently learned however, that no community meeting will be automatically scheduled. Failure to hold a community meeting to review the new proposal, and provide feedback, is NOT acceptable.

I strongly urge that a Fairfield Community Association Land Use Committee meeting be required, scheduled, and notice of it appropriately provided to the community and neighbourhood.

Sincerely,

Sylvia Ellsay

Copy to CALUC Chair by email: [REDACTED]

Mrs. Debrah Bradley
945 McClure Street Unit 304
Victoria, BC V8V 3E8

06 April 2019

RECEIVED
APR 12 2019

Mayor and City Councillors of Victoria
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Subject: Request for Community Meeting for 931 McClure

To the Mayor and City Councillors of Victoria, BC

Further to my letter of March 2019, I was informed from another concern owner that the new changes submitted by the developer does not trigger or justify a new meeting with the Fairfield / Gonzales Community Association or the community to discuss these changes. I would think that doubling the number of units from 8 to 16 warrants input from the community.

I strongly encourage the Mayor and Council to have the Purdey Group and D'Arcy Jones to meet with the community to tell us why they are planning such a drastic change to their original 8 town house designs. This meeting, like the last one was chaired by the Fairfield / Gonzales Community Association and was on a neutral site. The findings of this meeting should be submitted for further consideration by Mayor, council and planning department when a decision is to be made.

Sincerely



Debrah Bradley

Heather McIntyre

From: Malcolm Harvey <[REDACTED]>
Sent: July 31, 2019 10:52 AM
To: Luke Mari
Cc: Alan Day; Dan and Alice Simmons; Mark Limacher; James McClelland; Alec Johnston; Victoria Mayor and Council
Subject: Your email of July 30
Attachments: Re: 931 McClure: Proposed Redevelopment.eml

Dear Mr. Mari

We, the owners of 923 McClure, are all retired and purchased our units as places to live longterm, not as stepping stones to somewhere else or as speculative ventures. One of our owners did attempt to sell his unit to facilitate a move overseas with his husband but the prospect of your development next door was given as the major reason for several potential buyers purchasing elsewhere. For all of us, a major reason for our purchase of these units was the location which is within walking distance of virtually all the amenities and services that we might require including shopping, dining and entertainment. Our building style, of four small units, allows us to have much of the feel of a single family home but at a cost we can afford. We would respectfully ask of you, the developer, what can you offer that can replace what we have? It isn't just a matter of money, it is the loss of all we cherish about our homes. We simply don't think we can replace what we have at any price you would be willing to pay. A price that would have to include all moving and transaction costs associated with purchasing another home. A quick review of the current real estate offerings in the area reveals a choice between condo apartments in larger buildings, one or two heritage conversions or expensive single family homes. None of these compare to what we currently have. Unless you have a solution that can offer us comparable homes at comparable prices we cannot see any value in selling despite the potential of being enclosed by massive buildings on either side of us.

Sent on behalf of Alan Day, Strata Council President

Malcolm Harvey
Secretary Treasurer.

Attachment: original email

Heather McIntyre

From: Malcolm Harvey [REDACTED]
Sent: October 27, 2019 9:03 PM
To: Alec Johnston
Cc: Victoria Mayor and Council; Alan Day; Dan and Alice Simmons; Mark Limacher
Subject: 931 McClure St. development proposal

Dear Mr. Johnston

I, along with my partner James, was in attendance at the Design Advisory Committee's review of the application for the above-noted property. We have a few observations to make of this proceeding:

It was clear, from the outset, that there were no great concerns from the committee about the proposal but there were several concerns that we, as neighbours, have that were not addressed or were simply dismissed.

Context : At no time in the presentation was there any consideration given to how this proposal, no matter how appealing in its design elements, would fit into the existing neighbourhood. For example, the committee was not informed that, in order to meet the level entry proposed for the parking area, it will require the raising of the base grade of the property some 1.5 meters at the rear of the property. This would result in the top of the building being some 20 meters or more above the rear of our property next door. All this with a setback of about a meter. Nor was there any discussion of the fact that the building, as proposed, would be much closer to the sidewalk than any other building existing or proposed on this block. The design may have many appealing aspects, but for a property of a significantly larger dimension that would not loom over its neighbours as this one surely will.

Concern for neighbours: The most disturbing aspect for us, as neighbours in a character conversion less than 20 years old, is the dismissal of our property as being "in transition". In development-speak the means we are expected to simply disappear because we just don't matter any more. Our units should have an expected lifespan of many more decades to come, especially those which have had significant upgrades since they were built not that long ago. An additional concern is that this developer also owns the property to our immediate west side. We look upon this as an attempt to squeeze us out by intimidation and through the reduction of our properties' value.

Overall traffic concerns: While this may be a topic of discussion through the rezoning process we think it is worth emphasizing the very large increase in traffic which will result if all the proposed redevelopments on our block of McClure are realized. The increase in hotel units for Abigail's Hotel, the Mount St. Angela development and the 931 McClure building will add some 154 residential/hotel units to a one block dead-end street which already has some 132 units decamping traffic onto this block of McClure. Remember also that Vancouver Street, the only outlet for our traffic, is scheduled to have motor vehicle access limited to southbound only from McClure should the current plans for Vancouver St. proceed. It seems absurd that developments fronting on Burdett St. a street at least 50% wider than McClure with access from both ends, should have none of their vehicle access on that street.

In summary we would like to put forward the idea that there needs to be much more acknowledgment of the context of development proposals when they are considered at the level of the Design Advisory Committee level. New developments, no matter how aesthetically appealing, need to be considered in the context of their surroundings.

Sincerely

Malcolm E Harvey
Dr. R. James McClelland

Heather McIntyre

From: Gwen [REDACTED]
Sent: November 7, 2019 6:28 PM
To: Victoria Mayor and Council
Cc: p [REDACTED]
Subject: proposed development 931 McClure Street Victoria (Fairfield area)

Dear Mr. Kevin White,

Unfortunately I am ill and unable to attend the presentation.

I am opposed to this development on this scale for a number of reasons.

1. It is 4 (four) times larger than the permitted zone regulation, building up to 16 units
2. The lot coverage as zoned is in line with the other buildings in this area and on this street. The coverage being requested will put the new building from the average of 7.5m to only 5.7 meters which will be almost upon the sidewalk. This is over 40 percent more coverage than the zone allows.
3. The required number of parking spaces has been reduced to 10 stalls from the zoned 24 stalls. No matter the age of the persons buying/renting in this building the majority will require parking as well as visitor parking.
4. The proposal does not specify how many units are rental and how many are strata owned. Will the owners also be allowed to rent their units? This is not addressed in the proposal.
5. The height restrictions in this neighbourhood had been 4 stories but it seems to be creeping to 5 or more stories with each new development requested.

We are losing the character of this neighbourhood as well as older homes. I don't see any uniqueness in the design and the developer is using any angle possible to obtain his goals of overbuilding in the neighbourhood on this lot.

Thank you for your time,

Gwen Poirier

402-936 Fairfield Rd
Victoria BC V8V 3A4

Heather McIntyre

From: Schroeder <[REDACTED]>
Sent: November 7, 2019 1:15 PM
To: Victoria Mayor and Council
Cc: P [REDACTED]
Subject: CALUC - 931 McClure Street Proposed Development

We live in a northwest facing unit at 945 McClure Street. Our unit property is located immediately to the east of the proposed development at 931 McClure Street and overlooks the site.

We think the proposed development is too massive for the size of the lot and will have negative impacts on both the community and us, personally.

The buildings will cover over 70% of the site area. Landscaping will be reduced significantly from the present level. There will be little space for children to play or for residents to exercise their pets.

Ten parking spots are proposed for 16 units, with no visitor parking. On-street parking on McClure is already challenging, and the problem would be exacerbated by the proposed development (and by the seniors housing complex proposed for the north side of the street).

The Official Community Plan (OCP) states that a minimum parcel size of 1575 square metres (35 m deep, 45 m wide) is desired for developments that contain buildings over 16 metres in height. The proposed development is 18.1 metres high and the site area of 693 square metres is less than one-half of the desired size for a 16 metre high structure.

Considered together, the height and site coverage of the proposed development do not appear to satisfy condition 6.2.2 of the OCP that "...buildings should be sited and oriented to provide sufficient building separation to maintain livability for residents in both existing and planned future buildings."

The height and side setback of the proposed development are particularly problematic for the west-facing residents of 945 McClure Street. The amount of direct sunlight would be greatly reduced, and views of the sky on lower-level units would be limited. A direct impact of the proposed development would be increased heating and lighting costs for west-facing residents. The development could have significant negative impact on property values.

We attended the Advisory Design Panel Meeting on October 23, 2019. Although City of Victoria staff requested that the Panel comment on the mass of the proposed development, we noted with dismay that the Panel members had little concern about the building height and site coverage when deciding to support the proposed development.

Klaus and Marsha Schroeder

Heather McIntyre

From: Malcolm Harvey [REDACTED]
Sent: November 13, 2019 5:52 PM
To: Alec Johnston
Cc: Victoria Mayor and Council; Alan Day; Mark Limacher; Dan and Alice Simmons; mikedeb1986
Subject: Further comment on 931 McClure St.

Dear Mr. Johnston

After further consideration of the material presented at the CALUC meeting on this property and a review of the project plans we have the following additional concerns:

Noise pollution: Lacking outside play areas, and with our already-congested street, any opportunity for children to play will be in the gap between the two buildings. This gap would be directly opposite, and about 4 meters from, our windows and those of 945 McClure on the east side. This will channel noise directly into our suite and those units in 945 in the same position relative to this gap between the buildings. In addition, the noise caused by the occupants of 16 units simply moving through the exposed corridors and up and down exposed stairways, as their primary access, will be considerable and also channeled directly at our windows and those of 945. The gap will basically act like a megaphone pointed right at us. The developers have used New York as an example for open stairwells but, in those instances, the stairs are facing the street; here they are facing the neighbours. The hard materials used for the exterior of the buildings and the stairwells themselves will only exacerbate the problem.

Light pollution: Unlike the lights of a suite which will usually be dimmed or off during the night, the required lights from these open corridors and stairwells will be on throughout the night, every night, 365 nights of the year. While most buildings, including our own, have lights for driveways and sidewalks on all night, the sheer number required to illuminate five floors and 16 units will turn night into day for us. Please remember that, due to the minuscule setbacks proposed, these lights will be right on top of us.

Fire access: Unlike a single building which can be accessed from the street, this proposal includes a second building with no street access which would allow for emergency vehicles. The only access will be down our driveway which is only a single lane wide.

We will continue to monitor this project and may offer additional comment at a later date. We believe that this project occupies far too much of the space available with its small setbacks on all sides and its overall height, especially considering the need to raise the base grade at the rear of the property. In our opinion they are simply asking for too much.

Malcolm Harvey
James McClelland
#3-923 McClure St.

Heather McIntyre

From: Malcolm Harvey [REDACTED]
Sent: November 18, 2019 11:20 AM
To: Alec Johnston; Victoria Mayor and Council
Cc: Alan Day; Dan and Alice Simmons; Mark Limacher; mikedeb1986
Subject: 931 McClure parking

Dear Mr. Johnston

In reviewing the plans for 931 McClure we have noted the statement that the FSR for this proposal is given as 1.5. This is a result of the current bylaw which allows for the exclusion of required parking from this calculation. Were the parking included in the calculation the FSR for this project would rise to 2.2.

We would argue that, in this case, and other similar cases, the parking should be included in the calculation since it is at-grade and adds to the massing and overall size of the building. From the perspective of an onlooker the contents of the building do not matter, the size and mass of the building do, and at-grade parking under a building adds considerably to the overall impact.

Since the developers are arguing that the area needs to be more like downtown they should be required, as all existing and proposed buildings on our block are, to put their parking below grade. That act alone would lower the building by some 2 meters at the street and nearly 4 at the rear of the property. The additional height at the rear is occasioned by the proposal which would require fill to bring up the grade to that of the street.

We would urge you to review the bylaw which excludes required parking from the FSR calculation and to incorporate an amendment that required parking at grade or above must be included in the FSR calculation.

Sincerely

Malcolm Harvey
James McClelland

DEVELOPMENT IN THE CITY OF VICTORIA - The end of Character Conversions?

An open letter to the City of Victoria - January 6, 2020

In October 2018, a developer made application to the City of Victoria to demolish the existing single family home, which contains three suites, at 931 McClure St. and to build a 5 storey, 8 suite townhome development.

This proposal met with strong resistance from the neighbours since it required significant reductions in setbacks, was considered too high for the single-family lot on which it was proposed and called for many more units than the current zoning allowed for, among a number of other criticisms.

In October 2019, the developer applied for a Development Permit for this property which would allow for 16, much smaller, apartment units but the same height, massing and setbacks. We understand that the developer was overheard to say that he was tired of being "yelled at" and that presenting a proposal with some "non-market" units would guarantee approval by council regardless of how much the neighbours objected.

We, the neighbours next door, have many, very serious, concerns about this development some of which include:

- **Height:** Not only will this building present a blank wall 60 feet high just a sidewalk's distance from our property, the site plan will require infill to a height of at least a metre at the rear of the property even before the building is built.
- **Setbacks:** It is not just the side setbacks which are inadequate, so are the front and rear distances. At the back there will be only 3 metres between the building and the rear property line and, in the front, the building's stairs will let down directly to the sidewalk. This building will jut into the street like a cubist bullfrog sitting on a postage stamp.
- **Parking:** The inadequacy of providing parking for only about half the units is further compounded by the fact that the parking level is at grade, not underground as would be expected from this level of density in any other part of the city. This also adds to the overall height of the building. The fact that the required parking does not add to the density calculation (as per City allowances) means that the building, on paper, appears to be much less massive than it will be in actuality.
- **Buildings:** The proposal calls for two separate buildings over the parking level which would be connected by open stairways and corridors. This ensures that all the noise of normal activities will be funnelled out the sides of the gap between the buildings into the neighbours on both sides. It is clearly a money-saving approach for the developer. Not only would the building height significantly diminish our light during the day, the open stairways and corridors will treat us to light all night long.
- **Financial impact:** By itself this unit will negatively impact the value of our 4 townhouse strata units, in addition, the developer owns the property on our west side and will surely not accept anything less than he obtains on the east side. The developer even went so far as to suggest that they purchase our units and encouraged us not to proceed with any renovations we may have planned.

BUT WHY SHOULD ANYONE ELSE BUT US BE CONCERNED?

The original building on our site, like hundreds of others in Victoria, was a two story home about 100 years old. In 2001 a developer purchased it, put a new basement under it, renovated the original home into two suites and built two matching suites at the rear. What was once a single family home now provides four couples, mostly retired, with a modest but very comfortable home which has many years of life left in it. The conversion also allowed for the type of "gentle densification" noted in the Official Community Plan and, when we purchased our units, was what was expected to happen to the properties on either side. Should the development of 931 proceed as outlined there is the genuine possibility that our homes will be reduced in value to that of the land only.

As mentioned, there are hundreds of older homes in Victoria that are in need of renovation and which could become Character Conversions which, in turn, could provide inner city accommodation for many more people while preserving much of the character that has made Victoria attractive to so many people.

If you are the owner of a single family home in one of the older areas in Victoria, and maybe have a neighbour whose home is a bit rundown, you are at risk of the same thing happening to you. You could be faced with an overly massive intruder plonked next to you because a Character Conversion doesn't make anywhere near the same amount of money for a developer as does a multi-unit building exploiting every square metre of land.

We are just the owners of properties which, in this fevered market, would be considered "affordable" and so we do not have the resources to fight developers who can gift a million dollars to the City. We do feel, though, that we need to be heard so that others may not have to face this threat to their homes and financial security.



Malcolm Harvey



James McClelland

#3-923 McClure St.

cc:
Mayor and Council
Fairfield-Gonzales Community Association
Times-Colonist
Victoria News
CHEK-TV
CIVI

Heather McIntyre

From: Astra Lund-Phillips [REDACTED]
Sent: February 25, 2020 2:34 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 931 McClure Street - Astra Lund-Phillips

Dear Mayor and Council,

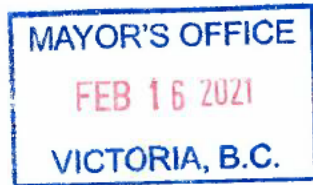
I am writing you to show my support for the development proposal at 931 McClure Street.

Sincerely,

Astra Lund-Phillips

1258 C Bay Street

Sent from TalktoAryze.ca, [REDACTED]



Strata 1606
945 McClure Street
Victoria, BC
V8V 3E8

February 15, 2021

Mayor Lisa Helps
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps,

You may remember a pre-election 'tea' hosted by Marie Harris and attended by most of the owners and several neighbours at 945 McClure Street, a condo building. Marie's grandson, Wesley MacInnis, worked on your campaign.

Following your presentation, you and I looked out of Ms. Harris's window at the adjoining lot, with a single large house and mature trees: 931 McClure.

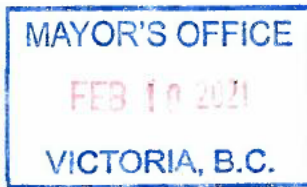
Your comment then was, "It's a very small lot!"

The house is presently an affordable home for seven young people. A developer wants to make this into a sixteen unit building with prices projected to be in the \$600,000 range or more. This is hardly affordable, and these people will be displaced.

The building will have a very large footprint: it will eliminate the trees and green space, which provide a natural outlook for the west side of our building and tenants of the City subsidised apartment building behind (on Collinson). It will significantly box in, shade, and reduce light to eight west-facing residences at 945 McClure.

Thank you for the opportunity to convey our concerns. We appreciated the opportunity to meet you in person that pre-election day and hope you can sustain the energy to keep going amidst the present difficulties.

Margaret Cox



Strata 1606
945 McClure Street
Victoria, BC
V8V 3E8

February 10, 2021

Mayor Lisa Helps
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps,

We are writing concerning a proposed building on the lot at 931 McClure Street adjoining ours, which is the subject of a current Rezoning Application (REZ00669).

The mass of the proposed building has increased from 4 storeys in the original proposal (2018-10-31) to 4 storeys at the front and 6 storeys at the back in the latest revision (2021-01-29). Significantly, the latest plan will create a side yard setback of only 2.00 metres (6'-6 3/4") to the east and west, only 2.25 metres (7'-4 1/2") in the front, and only 1.12 metres (3'-8") in the back. Walkways extending halfway along the building on the east and west sides reduce the unpaved setback in these areas to only 3 feet.

The area shaded green in the attached drawing shows what little natural surface remains. Virtually the entire lot will be consumed by building and paving – a hardened surface impermeable to water.

The design prevents using stormwater mitigation measures recommended by the City's Stormwater Utility. The developer acknowledges this, stating in its January 27 letter to Mayor and Council,

"Increased on-site rainwater management has been explored with our landscaping consultant, but due to site constraints, no additional on-site rainwater management is feasible."

It is not the site that precludes appropriate stormwater management; rather, it is a building that is too large for the site.

The current zoning bylaw envisaged a human-scale neighborhood with natural green space. The lot is currently zoned R-K, with the following conditions:

- Site Coverage – "The buildings on a lot, including accessory buildings, shall not occupy more than 33% of the surface area of the lot."
- Landscaping – "Not less than 45% of the surface area of the lot shall at all times be maintained as a landscaped area."
- Front Yard Coverage – "Not more than 30% of the required front yard area shall be paved or used for the parking of motor vehicles."

The proposed building eliminates almost all natural space, pushing aggressively against the neighbors on all sides.

We are civic-minded citizens of Victoria who value community, many of whom have served the city through years of volunteerism, seeking to make it a better place. We care about our neighborhood.

We ask that councillors not ignore the massing issue but take a full accounting of it in their deliberations on the developer's request for a zoning variance. Effective governance is needed to ensure responsible development. Good bylaws make good neighbors.

Sincerely,

STRATA COUNCIL (STRATA 1606)



Courtney Faber
President



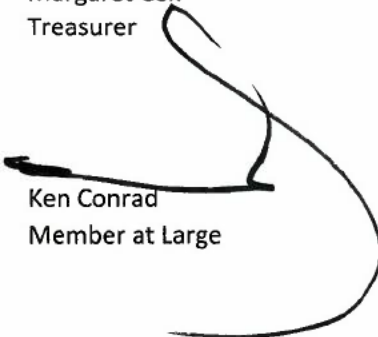
Marianne Smith
Vice-President



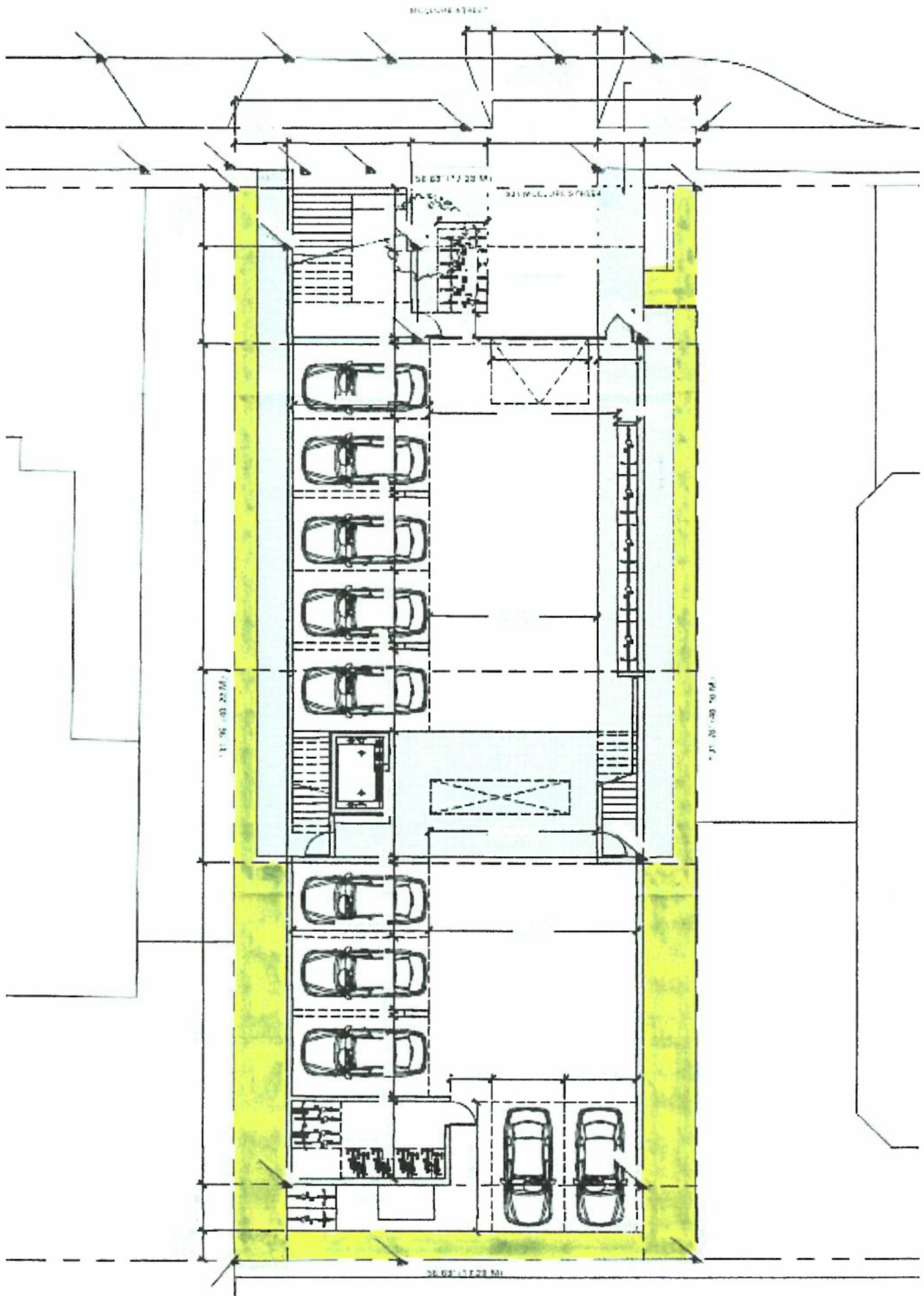
David Forrest
Secretary



Margaret Cox
Treasurer



Ken Conrad
Member at Large



Dear Mayor and Councillors,

Since the public hearing regarding the proposed development, the design has undergone significant changes, including additional height and footprint. Why has there not been additional public consultation regarding these changes? Also, why does the City of Victoria fail to notify previous participants in the public process of material changes? Residents should not have to pay constant attention to the Online Development Tracker to remain informed.

Of particular concern to us is the extent of on-site rainwater management. In the January 27 letter to Mayor and Council the architect D'Arcy Jones states that "...due to site constraints, no additional on-site rainwater management is feasible." We think it would be more appropriate to argue that, given the site coverage of the proposed development, there is not sufficient space for additional on-site rainwater management. The footprint of the proposed development has increased dramatically over the course of the development application. As residents of 945 McClure Street, we would like to be assured that the planned wastewater treatment system is adequate to protect our property given the current proposed footprint.

We understand that there are two Affordable Housing units included in the proposed development. We question whether such a limited number of units justifies the zoning, height, and footprint permissions that the developer is seeking. Also, it appears that the proposed development actually decreases, rather than increases, the extent of Affordable Housing on the site.

Does the City of Victoria have a policy for replacing dated *A new development is being proposed in your community* signs? Based on our reading of the sign in July 2019, we expected that there would be a four-storey townhouse development. The same sign is still in place, even though the future public hearing that it references is long past. The proposed development is now six storeys in height, making the sign obsolete and, we believe, misleading in the information it provides.

Klaus and Marsha Schroeder

Below is a copy of our previous communication with you.

From: Schroeder

Sent: November 7, 2019 1:15 PM

To: 'mayorandcouncil@victoria.ca' <mayorandcouncil@victoria.ca>

Cc:

Subject: CALUC - 931 McClure Street Proposed Development

We live in a northwest facing unit at 945 McClure Street. Our unit property is located immediately to the east of the proposed development at 931 McClure Street and overlooks the site.

We think the proposed development is too massive for the size of the lot and will have negative impacts on both the community and us, personally.

The buildings will cover over 70% of the site area. Landscaping will be reduced significantly from the present level. There will be little space for children to play or for residents to exercise their pets.

Ten parking spots are proposed for 16 units, with no visitor parking. On-street parking on McClure is already challenging, and the problem would be exacerbated by the proposed development (and by the seniors housing complex proposed for the north side of the street).

The Official Community Plan (OCP) states that a minimum parcel size of 1575 square metres (35 m deep, 45 m wide) is desired for developments that contain buildings over 16 metres in height. The proposed development is 18.1 metres high and the site area of 693 square metres is less than one-half of the desired size for a 16 metre high structure.

Considered together, the height and site coverage of the proposed development do not appear to satisfy condition 6.2.2 of the OCP that "...buildings should be sited and oriented to provide sufficient building separation to maintain livability for residents in both existing and planned future buildings."

The height and side setback of the proposed development are particularly problematic for the west-facing residents of 945 McClure Street. The amount of direct sunlight would be greatly reduced, and views of the sky on lower-level units would be limited. A direct impact of the proposed development would be increased heating and lighting costs for west-facing residents. The development could have significant negative impact on property values.

We attended the Advisory Design Panel Meeting on October 23, 2019. Although City of Victoria staff requested that the Panel comment on the mass of the proposed development, we noted with dismay that the Panel members had little concern about the building height and site coverage when deciding to support the proposed development.

Klaus and Marsha Schroeder

Dear Mayor and Council,

I live in a northwest facing unit at 945 McClure. I purchased the unit mid October of this year and carefully read the development proposal at 931 McClure. At that time, i felt the development would not impinge my sunlight too drastically nor stop me from purchasing the unit. Since that time, there have been significant changes to the development plan. These include a significant increased footprint leaving little green space, an extra couple of stories, an increased density from 8 to 15 units and a decrease in parking spots. I am concerned about each of these changes.

- The increased stories will limit the light coming into my unit and others with west facing windows and our chance of seeing the sky.
- in addition, I am very concerned about the lack of parking space. With 15 units and only 10 parking spaces and no visitor parking, the street will be overwhelmed with cars. Where will they go? And how can this be responsible development? even with the desire to encourage bicycle use.
- I note that there is included two affordable housing units. This is to be commended, but it appears that perhaps concessions have been made to this developer to increase height and footprint in a trade for offering some affordable housing units. The demand for affordable housing in this city is huge. Two units seems merely a token gesture to this challenge and with the large increase of units, i think requiring at least 25% of the units be affordable housing would be completely reasonable.
- Finally, our strata has a huge concern about the onsite rainwater management of 931. We are already dealing with water problems in our building because of some old structural matters and can see this problem being exasperated by inadequate water management at 931, its design and large footprint. How can you leave the comment without further action by D'Arcy Jones, architect that "due to site constraints, no additional on-site rainwater management is feasible".

Increased density, requires increased responsibility on the part of the architect and developer. And it requires increase responsibility of the City Council to assure that it provides, sustains and advocates for a liveable neighbourhood for everyone.
Thank you for your attention,

Joan McMurtry
301 945 McClure Street
Victoria. BC