

To: Victoria City Council

Re: 931 McClure redevelopment proposal

Date: May 27, 2021

Dear Council,

The development proposal for 931 is flawed and misrepresented. The project is called "infill" which negates the fact that there's a good building there already. The developer states the proposed 15-unit building "reflects the Fairfield neighbourhood", which, while to a certain extent is subjective, I find no such reflection. "The details and materials draw inspiration from the buildings of the immediate area" is an absurd statement. The only similarity I see is that the building is to be built out of solid materials such as wood, glass, and concrete, like all other buildings.

The developer plans to select two units for "affordable housing" in perpetuity, and if those two units were offered at cost, this might be an impressive initiative. Instead, the units will be offered at 15% below market value, which, these days, means completely and absurdly unaffordable.

The developer wishes to build at an energy step code that won't become industry standard for 11 more years, and to that I say, great, but there's already a building on the lot that I'm sure is currently holding at least four suites, and tearing it down (even if it is to be "un-built") then digging a hole and pouring truck after truck of concrete, etc., doesn't really make sense unless the current building is no longer useful. I'd wager the current building is good for at least another 11 years, so why doesn't the developer wait, and leave the current situation alone until then. Then we'll really be able to "celebrate our choices in 2050 and beyond" because this development can really only be "a physical example of climate action" if we postpone building it.

I'm not opposed to new buildings, or higher density in my neighbourhood, but come on, the amount of spin here shows a desperate need to convince. For example, the developer lists the central exterior courtyard's attributes as allowing "clear direct sunlight to neighbouring properties". What's the difference between sunlight, direct sunlight, and clear direct sunlight? Aren't the neighbours getting more hours of clear direct sunlight currently than they would be with the new build?

While I've seen good projects from this developer, and I do believe the building is handsome and is probably well-designed, please shelve this application for a revisit in a decade.

Tobin Stokes
731 Vancouver St
Victoria BC

City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 931 McClure. I welcome the proposed development as it includes numerous benefits for our community, including:

- Building to Step 4 which represent significant efficiency over its lifespan (1317 [MWh] total energy savings in comparison to Step 3)
- Demonstrates industry leadership, as Step 4, the highest step achievable for this type of building, doesn't come into effect provincially until 2032
- Policy framework meets Official Community Plan and Fairfield Neighbourhood Plan
- Aligns with the City of Victoria's Climate Action Plan, serving as a physical example of climate action that we can implement today
- Includes attainable homeownership with two 1-bedroom homes in partnership with the CRD as price-restricted resale homes that must be sold for 15% below market value
- Opportunity to build awareness of Net Zero Ready buildings at the market level and educate buyers on the health, comfort and climate mitigation benefits
- Opportunity for industry capacity building as suppliers, consultants and trades in the region will invest in skills development related to the Step Code before it is a requirement
- Showcases thoughtful design with central exterior courtyard, allowing clear direct sunlight to neighbouring properties; a design that is supported by City of Victoria planning staff
- Provides private, exterior entrances for each unit and access to sunlight and fresh air from at least two directions
- 54% of the proposed development is comprised of 2 bedroom housing
- Walkable, car-lite lifestyle, close to public transit and amenities

Thank you,
Jordana Lee
Victoria Resident

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Thank you,
Olivia Lund
Victoria Resident

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Thank you,
Isabella Munro
Victoria Resident

Good Morning:

We wish to express our concerns regarding Item E1, 931 McClure Street on the Committee of the Whole Building Agenda for June 3, 2021.

The design of the proposed building fails in many ways to meet the guidelines for the area as outlined in the 2019 Fairfield Neighbourhood Plan. This Plan, developed after four years of intensive community engagement, reluctantly endorsed the increased density proposals along the Northwest Corridor (the area in question) after repeated assurances from staff that the resulting designs would reflect: **"6.2.3. New buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc."**

For a more compatible design guideline we can only refer you to the nearby Chelsea Building at the corner of Vancouver and Burdett streets. As well, the Developer's proposal refers to the current design proposals for the Mount St Angela site immediately across the street but that development incorporates a larger site with significant set-backs on the upper floor.

Blank sidewalls and a development pushed up to the street fails and the provision of a few plantings at the front of the building does little to ameliorate the poor design.

The proposed design fails to meet the goals of the Fairfield Neighbourhood Plan and should not be sent forward to a Public Hearing but should instead be sent back to the Developer for re-design.

Respectfully,
Ken Johnson
Hallmark Heritage Society