

[REDACTED]

From: island carpet cleaning [REDACTED]
Sent: Monday, June 7, 2021 8:41 PM
To: Public Hearings
Subject: 1475 Fort Street - Jeff Hayes' Project

Victoria City Council,

My name is Ronald Gould and I am currently a renter living at 1662 Donnelly Ave. I am writing today about the 1475 Fort Street application, which I am in support of given how much our community needs more rental options.

I am a long-term resident of Victoria and have seen this issue progressively worsen over the years, with no clear solution in sight. As the older rental housing buildings in Victoria continue to decline and age, it is getting more difficult for renters looking for stable, quality, and affordable rental units in the area.

Victoria is notorious for its extremely high real estate prices, and the rental market is progressively getting worse as rental prices are continuing to increase past the rate of inflation. Because of the low vacancy rates, landlords will continue to increase rents making it almost impossible to find a decent rental unit at a decent price. This application could ultimately be one small part of the solution, as a net gain in 21 rental units (32 new rental homes total) would help families in the neighbourhood find a better place to live.

As our population continues to grow, I think it is critical that City council addresses the housing issue to support those who are choosing to live and support their families in this community. Purpose-built rental that cannot be converted to condos was not being built for many decades which has exacerbated our housing crisis. I hope that council appreciates how important this type of housing is for our community and approves this application.

Thank you for your time,

Ronald Gould

--

Ron Gould
Island Carpet & Upholstery Cleaning

[REDACTED]

Hello,

Many years ago, I was a student at the University of Victoria. I remember the challenges finding an apartment to live in during that time and cannot imagine what it would be like today. Fast forward to now and I own a rental building just 10 minutes from the Fort St. proposal, at 635 Battery Street.

As a past resident and now the owner of a rental building in Victoria, I am writing to you in support of the application at 1475 Fort Street.

When vacancies in my buildings come up, the speed at which they are re-tenanted is incredible. It is rare to see any downtime between renters and we often are left with a huge waitlist of people hoping to get into the next apartment. I can tell you based on my own experience how many people are obviously having a very challenging time finding a suitable apartment to rent. This probably means that they are forced to rental overpriced or rundown rentals or condos that provide little security. I hope that council recognizes what a significant rental apartment shortage the city has and makes an effort in meeting the needs of local renters.

Best,

A handwritten signature in black ink, appearing to read 'BF' or similar initials, followed by a period.

Bayan Ferzandi

[REDACTED]

From: David Sander [REDACTED]
Sent: Tuesday, June 8, 2021 9:51 AM
To: Public Hearings
Subject: 1475 Fort St.

Dear Mayor and Council,

I write to lend my support to Lantern Properties and their development permit application seeking approval for the construction of 32 rental units on Fort Street. As a past resident of Victoria with family still living in the City I know how hard it is to find decent accommodation. I lived in Victoria in the early 2000's and recall how challenging it was then to find rental housing. I remember going to a rental showing only to find 20 – 30 other applicants also walking through the apartment at the same time. I didn't bother submitting an application but later found out a friend of a friend had landed the pad. I enquired how he managed to get it and learned that he came back the next day with a home made pie for the landlord and begged for the apartment. The point of the story is that tenants need more options. This took place in 2002 and the rental housing crisis has only worsened since that time. It was pretty bad then. I must have made 20+ applications before a landlord finally said yes to me and I was not a risky prospect, just young.

Over the last decade I have come to know the Hayes family and Lantern Properties, I know them to be first class landlords who carry themselves with integrity and respect for their tenants. Their words have meaning and they do what they say they will do. I believe that if their application is successful they will build a high quality rental building the City will be proud of and one that will fit in with the community for decades to come. I do find the renderings of the building attractive and can see the intent is to use high quality materials. Once built I believe the building will be welcomed by the community and celebrated by the tenants that will come to live there.

Thank you for your consideration and please support Lantern's application to add much needed secured rental housing to the City's housing stock.

Best regards,
David Sander

Sent from [Mail](#) for Windows 10

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:24 AM
To: Public Hearings
Subject: Fw: 1475 Fort Street
Attachments: Before and After-1@ 0.0.1-2.jpg; East Side for EMAIL.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: June 8, 2021 8:47 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1475 Fort Street

I am writing about my strong concerns about the scale of the development at 1475 Fort St and the extreme variances that are before Council for decision on Thursday, June 10. You may be aware that the proposed structure takes up almost the entire area of a postage size lot. What is not built above ground is to be built below ground – that is – the underground parking lot reaches almost corner to corner of the property such that almost all the vegetation on the property must be removed. This includes mature tree species that can never grow again at this site because there will not be adequate soil depth to support the growth of large vegetation. The few concessions provided by the developer have been minor and do not address concerns identified.

To be clear, my neighbours and I support redevelopment or refurbishment of the existing structure but there must be a more sensitive transition in between the larger buildings fronting on Fort St and the residential area to the south. Or as Lisa Helps calls it “appropriately scaled multi-tenanted housing”. We further urge Council to ensure that this high end apartment also includes opportunities for marginalized community members who live in the current building at 1475 Fort under the care of VIHA.

If you haven't already done so, we urge you to go on site and view the development site in advance of Thursday. Please send this project back to the developer to come up with a design that is compatible the size of the lot and the neighbourhood.

Thank you,
Barbara Bolli
9-949 Pemberton Rd
Victoria BC

1475 Fort Street from 949 Pemberton Road - Now and after proposed development



From Upstairs Window



From Patio

1475 Fort Street from 1030 St. Charles - Before and After



[REDACTED]

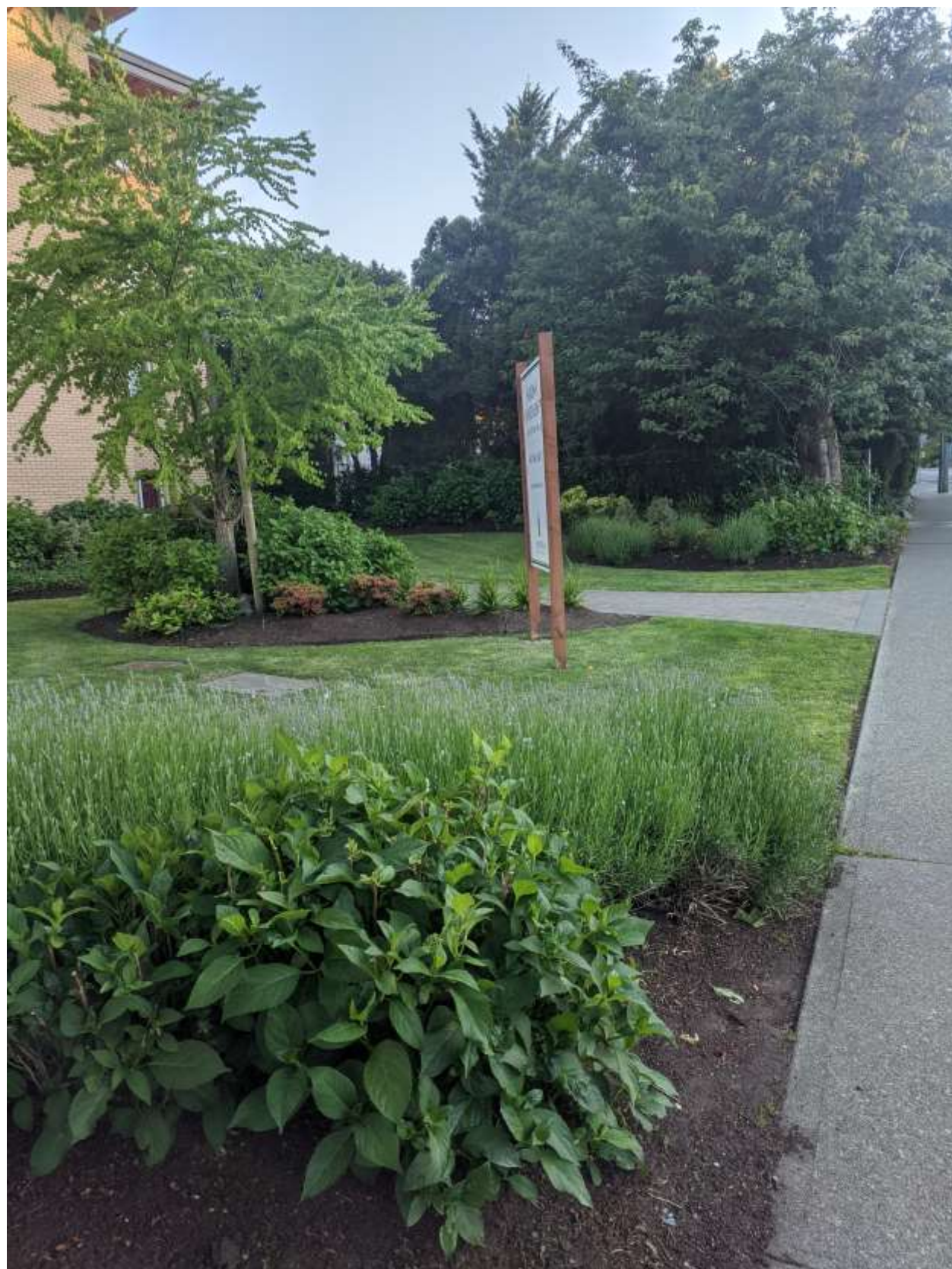
From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:23 AM
To: Public Hearings
Subject: Fw: Public Hearing Notice: 1475 Fort St
Attachments: IMG_20210603_201926.jpg; IMG_20210603_201955 (003).jpg

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: June 8, 2021 1:39 PM
To: Alec Johnston [REDACTED] Alison Meyer [REDACTED]
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; 'Bob June' [REDACTED] 'Carolina Ashe' [REDACTED]
Subject: Public Hearing Notice: 1475 Fort St

Reference is made to the City's Public Hearing notice posted for the proposed development at 1475 Fort St. We note that you can not see the sign if you are walking/driving northwest on Fort St. Moreover the sign is so small and lost on the larger apartment sign that only the most observant person walking on the sidewalk would notice it. It is certainly not possible to see that there is a notice if you are driving in a vehicle. The condition of the sign is also in poor condition. This hardly suffices for public notification.

Barbara Bolli





[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 11:33 AM
To: Public Hearings
Subject: Fw:

From: Jay Blue [REDACTED]
Sent: June 9, 2021 11:05 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Cc: Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; 303, [REDACTED]
Subject:

June 9, 2021

Dear Mayor and Council,

We are writing to ask you *not* to approve the proposal for a new apartment building at 1475 Fort Street. The proposal's request for large variances on all four sides, as well as a height variance, clearly indicates that this proposed building is out of proportion to the lot.

The building site, which is situated on a panhandle lot, is bordered on the east by single family dwellings, and on the south and west by 2-story townhomes. The proposed building would loom like a monolith over a neighbourhood that is characterized by low density housing, trees, and private yards.

If this proposal is approved, the developer is the only one who will gain, through maximized use of space for monetary profit. The people in the neighbourhood will pay the price through loss of privacy, loss of trees cover, and loss of neighbourhood character and continuity.

We are not opposed to a four-story apartment building on this site. We are simply asking you to tell the proponent to design a building that adheres to current zoning setback bylaws, as well as guidelines regarding transition to lower-density housing. This would result in a plan that will work for everyone.

Thank you,

Bill Stroll and Jay Nefsky

#3 - 949 Pemberton Rd

Victoria, BC

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:22 AM
To: Public Hearings
Subject: Fw: Upcoming Housing Approvals

Follow Up Flag: Follow up
Flag Status: Flagged

From: David Berry [REDACTED]
Sent: June 7, 2021 5:16 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Upcoming Housing Approvals

Hi all,

I want to write in support of the 415 435 Michigan St development and the 1475 Fort St developments. As you all know, we have a dier housing affordability crisis in Victoria and as we saw from last week's voting down of 931 Mclure, it isn't being taken seriously by the majority city council.

The only issue I see with these developments is they aren't large enough to support 3 bedroom family housing. City council is encouraging many 1 and 2-bed housing developments in the core of the city (which is great), but is leaving a major hole for any family wanting to stay in Victoria. Please support these developments and support more housing in Victoria. If there is a worry about how expensive these units are, look at the city-enforced parking requirements, and the city-enforced rezoning process, and the price of materials in the construction industry. Also, all of the 50-year-old affordable apartments were once the new expensive apartments when they were built. We need more housing for there to ever be affordable housing.

Thank you
David Berry

Thank you
David Berry

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:25 AM
To: Public Hearings
Subject: Fw: 1475 Fort Street: Development Permit with Variances Application No. 00120

From: domenico paterna [REDACTED]
Sent: June 8, 2021 1:51 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; stephen.andrew@victoria.ca <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: 1475 Fort Street: Development Permit with Variances Application No. 00120

Dear Mayor and Council,

I am a new resident of 949 Pemberton Road, and I love living in such a beautiful neighbourhood, full of mature trees. What a shock to learn that a developer wants to remove many of those trees to place a large apartment building on a tiny lot. The trees are all on the edges of the property. If the building was scaled properly and built within zoning bylaws, the trees could be saved.

I do not understand why the city would even consider approving a building that requires large variances on all four sides. While it is understandable that a developer might ask for a small variance from time to time, this situation is extreme. If this proposal is approved, then why do we bother having setback bylaws and building guidelines at all?

Certainly a balance can be found. I am not opposed to an apartment building being erected on this site. All I am asking is that it be sized appropriately for the building site and for the surrounding neighbourhood.

Please do not approve this proposal. If you do, it will send the message to developers that "anything goes," and that preserving neighbourhood character and nature have become things of the past.

Domenico Paterna

May 25, 2020

Dear Mayor Helps and Councillors,

I am writing to express my concern about the proposed development application at 1475 Fort St.

The proposed development is requesting three variance permits that will have a negative impact on tree canopy cover and the loss of many mature trees on the perimeter. By excavating up to the property line on both the east and west borders, it will remove mature elms and big leaf maples which will be replaced by a few small Japanese maples and dogwood trees. The replacement trees are small as there is not sufficient soil volume to replace with larger trees. The trees that are to be retained may be damaged by blasting, scaffolding and irrigation lines as outlined in the arborist report.

The trees that are to be removed constitute 488 diameters (DBH) of mature trees with a large canopy. The trees that are being retained constitute 186 diameters (DBH).

This is a loss of 300 DBH and large canopy cover. One maple tree (58 DBH) can sequester 2.4 kg of carbon/year and the reduce water run off by 484 litres. Plus remove air pollution. The lifetime CO2 equivalent of carbon is 3000 Kg. (itree.org) This is how ONE mature maple tree benefits the city.

The replacement trees at 4 cm times 4 trees represent 16 DBH.

If the variance permit applications are denied, the building could be built AND at the same time, preserve the magnificent mature trees that provide the benefits of carbon sequestration, reduce water run off and of course, retain the canopy cover.

The Fort St area has suffered the loss of many mature diverse trees. This development does not need to extend to the property lines and decimate the mature perimeter trees. The underground parking and the building envelope requiring 3 variances **should not be approved.**

How can the city maintain a stable canopy cover if it allows a developer to build so close to the property line? The regulations state 7.2 metres from the fence line and the developer is requesting from 2.8 to 3.8 metres. This will remove 300 DBH of mature trees.

Please consider the impact of this decision on the canopy cover of the urban forest in regards to climate change. Please visit the site and look up into the marvellous canopy of the elms and maples.

Sincerely,

Jan Firstbrook
1309 Balmoral Rd
Victoria, BC



[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:24 AM
To: Public Hearings
Subject: Fw: 1475 Fort Street: Development Permit with Variances Application No. 00120

From: maria monachino [REDACTED]
Sent: June 8, 2021 1:54 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MALto@victoria.ca>; stephen.andrew@victoria.ca <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: 1475 Fort Street: Development Permit with Variances Application No. 00120

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Certainly a balance can be found. I am not opposed to an apartment building being erected on this site. All I am asking is that it be sized appropriately for the building site and for the surrounding neighbourhood.

Please do not approve this proposal. If you do, it will send the message to developers that "anything goes," and that preserving neighbourhood character and nature have become things of the past.

Maria Monachino

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Maria Monachino
Victoria B.C.
Canada

June 9th, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Re: Letter of Support for 1475 Fort Street

Dear Mayor and Council:

I am writing to you today to voice my support for the proposed development at 1475 Fort Street as I believe the building to be of high-quality design that fits the neighbourhood and that the project helps meet the needs of a diverse, growing population.

With existing rental stock in the area aging, I am pleased to see a new, high quality development come to upper Fort that will provide additional rental stock. I believe that a building of this size and quality will fit the upper Fort Street area well and contribute to the peaceful, quiet environment of the neighbourhood through the improved landscaping and common amenity space.

It is important that a community's housing mix meets the needs of that community, and Victoria is in significant need of purpose-built rental housing. I am pleased that this project will bring 21 additional units that will become long-term, secure rental homes for families of all ages, and that the project will not require displacement of current long-term residents.

As a UVic student, and a young person who is looking to start a life in Greater Victoria, I am pleased to see projects like this increase the region's housing supply. I thank council, in advance, for their consideration not only of the current residents of Greater Victoria but also of the needs and challenges of the city's future residents and workers, a cohort now represented by students and children. I ask you to support this project in full.

Sincerely,

Rowan Damant
215 Beechwood Avenue
Victoria, BC V8S 3W6