

[REDACTED]

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**From:** Bill McKechnie [REDACTED]  
**Sent:** Wednesday, June 9, 2021 5:33 PM  
**To:** Public Hearings  
**Cc:** Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); lisa.helps@victoria.ca; Stephen Andrew (Councillor)  
**Subject:** FW:  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council

I live in a townhouse at 949 Pemberton. Our property line borders the proposed development at 1475 Fort.

I have read the letters of concerns written by the neighbors regarding the project and strongly agree with them.

The simple matter is that this proposed project is too massive for the size of the lot. It has been treated as a simple variance when it should have been treated as a rezoning proposal with all the protocols in place for the neighborhood reaction and dialogue with Lantern Properties. The implications of this project are enormous and precedent for the neighborhood. They include for example:

- Removal of vegetation and most of the very large and mature trees on the perimeter of the property. These will never be replaced because of the underground parking lot which reaches to the perimeter of the property (with a minor exception). The planting of small trees in pots is not compensation for this impact.
- Environmental impacts – avian species are abundant in our neighborhood. As such, the loss of these trees and vegetation is a huge loss.
- Removal of cost effective housing from Victoria's inventory (VIHA will not be able to afford the rents in this building regardless of what Lantern would have the City think)
- Thirty-two apartment units crammed into this small space with almost no outdoor space, limited parking and views directed to neighbours 27 to 14 feet ft away!
- A 42 foot building towering over neighbouring residents and setbacks of 27 and 10 feet creating loss of neighbourhood ambiance, character and privacy for the neighbours (What about enforcing the bylaws??).
- No transition zone from large buildings on Fort St to residences at the south and east.
- A flawed referral to the ADP and no proper assessment done of this project.
- A development process marred by poor process, Covid requirements and an unprincipled developer.

Please send this proposal to Lantern Properties to develop a project that addresses the concerns raised here and by neighbours

Respectfully,

Bill McKechnie



Dear Mayor and Council:

Please say “no” to the proposal for 1475 Fort Street.

The Big Leaf Maple, pictured below, is one of 10 mature trees at the edges of the property that will be cleared for the proposed monolith.



This tree is approximately 50 feet high with a crown spread of 45 feet. Its replacement, a Katsura, will take decades to grow to maturity and will never attain this size and spread.

The tree replacement plan is wholly inadequate to mitigate mature tree loss. Loss of trees will magnify the already significant impact of the proposed building on neighbouring homes.

You are this neighbourhood’s elected representatives.

We count on you to do what we cannot do – make a decision to protect the environment, the neighbourhood, and the character of our city.

**Please say “no” to this proposal and direct Lantern Properties to submit a design that works for everyone – not just the developer.**

Yours sincerely,

Carolina Ashe  
7-949 Pemberton Road

[REDACTED]

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**From:** Cindy & Eric Tang [REDACTED]  
**Sent:** Wednesday, June 9, 2021 4:38 PM  
**To:** Public Hearings  
**Subject:** 1475 Fort Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council,

Our names are Cindy Au and Eric Tang, and we are writing to you today to show our support for the proposed rental building at 1475 Fort Street. We are a young family of 4 and have lived in Victoria for almost 3 years at 4329 Faithwood Road. We feel as though more needs to be done to ensure future generations are able to secure adequate rental housing at an affordable price in Victoria.

We are fortunate to own our home, but understand that finding reasonably priced housing is a struggle for many. When our children grow up, we will like them to be able to easily find affordable, well-built housing; however, that will not be possible if new supply of rental housing is not added to the market on a consistent basis.

We firmly believe that this proposal is the right contribution to the community. As the population continues to increase and the rental housing stock continues to age, the need to invest in new rental is imperative.

We hope that the Mayor and Council understand our concerns and approve this project, keeping in mind the needs of future generations.

Thank you,

Cindy Au & Eric Tang

**From:** Cynthia Pacheco [REDACTED]  
**Sent:** Thursday, June 10, 2021 12:12 PM  
**To:** Public Hearings  
**Cc:** Ben Isitt (Councillor); Stephen Andrew (Councillor); Marianne Alto (Councillor); lisa.helps@victoria.ca; Jeremy Loveday (Councillor); Geoff Young (Councillor)  
**Subject:** Fwd: Proposed development at 1475 Fort Street

Good morning,

I sent this email June 9, 2021 regarding the proposed development at 1475 Fort St and I would like to add current photos as well as photos of what our patios will look like if the council votes to allow this to happen.

If this proposal is approved the people in the neighboring houses and townhouses will pay a high price in that they will be losing their privacy, trees and neighbourhood character and continuity.

We are not against a new development but we stand firm that the new development should be constructed following the existing zoning setback bylaws.

Thank you,  
Cynthia Pacheco  
Unit 11-949 Pemberton Road

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



From Upstairs Window



From Patio

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



From Upstairs Window



From Patio

----- Forwarded message -----

From: **Cynthia Pacheco** [REDACTED]  
Date: Wed, Jun 9, 2021 at 10:02 PM  
Subject: Proposed development at 1475 Fort Street  
To: <[publichearings@victoria.ca](mailto:publichearings@victoria.ca)>

Cc: <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[stephen.andrew@victoria.ca](mailto:stephen.andrew@victoria.ca)>, <[lisa.helps@victoria.ca](mailto:lisa.helps@victoria.ca)>, [mayor@victoria.ca](mailto:mayor@victoria.ca);  
'[gyoung@victoria.ca](mailto:gyoung@victoria.ca)'; '[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)'; '[bisitt@victoria.ca](mailto:bisitt@victoria.ca)'; '[jloveday@victoria.ca](mailto:jloveday@victoria.ca)'; '[sdubow@victoria.ca](mailto:sdubow@victoria.ca)'; '[spotts@victoria.ca](mailto:spotts@victoria.ca)'; Lisa Helps (Mayor) ; <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, [mayor@victoria.ca](mailto:mayor@victoria.ca); '[gyoung@victoria.ca](mailto:gyoung@victoria.ca)'; '[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)'; '[bisitt@victoria.ca](mailto:bisitt@victoria.ca)'; '[jloveday@victoria.ca](mailto:jloveday@victoria.ca)'; '[sdubow@victoria.ca](mailto:sdubow@victoria.ca)'; '[spotts@victoria.ca](mailto:spotts@victoria.ca)'; Lisa Helps (Mayor) ;  
<[spotts@victoria.ca](mailto:spotts@victoria.ca)>, [mayor@victoria.ca](mailto:mayor@victoria.ca); '[gyoung@victoria.ca](mailto:gyoung@victoria.ca)'; '[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)'; '[bisitt@victoria.ca](mailto:bisitt@victoria.ca)'; '[jloveday@victoria.ca](mailto:jloveday@victoria.ca)'; '[sdubow@victoria.ca](mailto:sdubow@victoria.ca)'; '[spotts@victoria.ca](mailto:spotts@victoria.ca)'; Lisa Helps (Mayor) ;  
<[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, [mayor@victoria.ca](mailto:mayor@victoria.ca); '[gyoung@victoria.ca](mailto:gyoung@victoria.ca)'; '[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)'; '[bisitt@victoria.ca](mailto:bisitt@victoria.ca)'; '[jloveday@victoria.ca](mailto:jloveday@victoria.ca)'; '[sdubow@victoria.ca](mailto:sdubow@victoria.ca)'; '[spotts@victoria.ca](mailto:spotts@victoria.ca)'; Lisa Helps (Mayor) ; <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, [mayor@victoria.ca](mailto:mayor@victoria.ca); '[gyoung@victoria.ca](mailto:gyoung@victoria.ca)'; '[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)'; '[bisitt@victoria.ca](mailto:bisitt@victoria.ca)'; '[jloveday@victoria.ca](mailto:jloveday@victoria.ca)'; '[sdubow@victoria.ca](mailto:sdubow@victoria.ca)'; '[spotts@victoria.ca](mailto:spotts@victoria.ca)'; Lisa Helps (Mayor) ; <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>

Dear Mayor and Council,

I live at #11 – 949 Pemberton Rd which is directly adjacent to 1475 Fort St. I am writing to express my concern about the many significant variances requested by the developer.

As the project is currently proposed, the building will almost take up the whole lot resulting in many residents at 949 Pemberton no longer able to see the sky when they step outside their back doors. Instead they will face a massive wall, 10 to 13 feet from the property line and reaching more than 40 feet above them. Vegetation and mature trees will be permanently removed to accommodate an underground parking lot. The visual and sound barrier which separates this property and provides

natural beauty and wildlife/avian habitat from other neighbours' will be lost. Permanent social housing will be lost.

I ask Council to consider the following questions as it deliberates the outcome of this proposal:

- Is Council prepared to ensure that this project is in keeping with current zoning bylaws, with only minor variances, if any?
- Will Council ensure that this project provides a balancing of interests and benefits for all stakeholders – that includes the public, neighbours, current residents and the developer? Right now the project largely benefits the developer.

Sincerely Yours,

Cynthia Pacheco

[REDACTED]

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**From:** Cynthia Pacheco [REDACTED]  
**Sent:** Wednesday, June 9, 2021 10:03 PM  
**To:** Public Hearings  
**Cc:** Marianne Alto (Councillor); Stephen Andrew (Councillor); lisa.helps@victoria.ca; Jeremy Loveday (Councillor); Sarah Potts (Councillor); Ben Isitt (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor)  
**Subject:** Proposed development at 1475 Fort Street  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council,

I live at #11 – 949 Pemberton Rd which is directly adjacent to 1475 Fort St. I am writing to express my concern about the many significant variances requested by the developer.

As the project is currently proposed, the building will almost take up the whole lot resulting in many residents at 949 Pemberton no longer able to see the sky when they step outside their back doors. Instead they will face a massive wall, 10 to 13 feet from the property line and reaching more than 40 feet above them. Vegetation and mature trees will be permanently removed to accommodate an underground parking lot. The visual and sound barrier which separates this property and provides natural beauty and wildlife/avian habitat from other neighbours' will be lost. Permanent social housing will be lost.

I ask Council to consider the following questions as it deliberates the outcome of this proposal:

- Is Council prepared to ensure that this project is in keeping with current zoning bylaws, with only minor variances, if any?
- Will Council ensure that this project provides a balancing of interests and benefits for all stakeholders – that includes the public, neighbours, current residents and the developer? Right now the project largely benefits the developer.

Sincerely Yours,

Cynthia Pacheco

[REDACTED]

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**From:** Gretchen Karlebach [REDACTED]  
**Sent:** Thursday, June 10, 2021 10:23 AM  
**To:** Public Hearings  
**Subject:** re: 1475 Fort Street

Dear Mayor and Council,

As a neighbour to the west & directly affected by this proposal, I want to express my continued shock at the flawed process, and the many unaddressed concerns re: the proposed construction at 1475 Fort Street. Although we recognize the need for affordable family housing in Victoria, this construction with "high end details" will most likely *not* be "affordable" for many families.

**WHY** has Council agreed to let the developer move forward with this project when the process has failed from the beginning?

- neighbours were NOT informed of the proposed project
- neighbours were NOT invited to information sessions
- online meeting was insulting as developer & architect did NOT respond to neighbours' serious concerns & questions
- the developers' claim is UNTRUE, on the contrary, the neighbours as a group are NOT positive & supportive of the project

**WHY** has Council allowed this project to continue requesting *extreme* variances and NOT be sent back for rezoning?

- the developer & architect have NOT listened to the concerns of those directly affected, as demonstrated by continued pushing of all boundaries
- immediate neighbours to the south will be looking straight up at a 42 foot building only a few feet from their property line
- the proposed footprint is far too large for the site, as indicated by the amount of variances requested
- 10 mature, well established trees, 8 of them city protected, will be removed as a result of pushing to the property lines on all 4 sides

**WHY** is Council expecting the neighbours to be the ones to compromise? --- with loss of privacy, loss of trees & wildlife habitat, loss of sky, increased noise, decrease of home values, change of neighbourhood ambiance, ..... for the financial gain of the developer??

Thank you for seriously considering all the many valid concerns & problems presented this evening. We look forward to hearing answers to our questions. I sincerely hope that we have assisted Council in recognizing the flaws of this proposal, and as a result Council will not approve & allow it to go forward.

gretchen & geoffrey karlebach

[REDACTED]

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**From:** Janene Scordo [REDACTED]  
**Sent:** Thursday, June 10, 2021 9:21 AM  
**To:** Public Hearings  
**Subject:** 1475 Fort Street

Dear Victoria City Council,

We're writing today to support the application for a four-storey rental building at 1475 Fort Street.

We've lived in this community for many years and have chosen to raise our two sons here as well. It's because of them that we feel compelled to comment on housing issues in the city. We are very concerned for how our city will look when it is time for our children to move out on their own. Rental prices are through the roof and if we are having trouble finding affordable housing at our age, how do we expect our kids to manage? We rented for 5.5 years before owning our current home, so we understand the challenges many families are facing right now. Rental apartments are hard to find and often old and dated. There are limited options and it takes a lot of legwork to find something that suits your family's needs.

It is important that we consider the futures of the children who live in this community and are making decisions that are not only beneficial for us but beneficial for them as well.

Thank you for your time,

Janene and Ashton Scordo

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Janene Scordo CPA,CA

[REDACTED]

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**From:** Lorena Mowers [REDACTED]  
**Sent:** Thursday, June 10, 2021 9:46 AM  
**To:** Public Hearings  
**Cc:** Ben Isitt (Councillor); Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Geoff Young (Councillor); Sarah Potts (Councillor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Stephen Andrew (Councillor)  
**Subject:** Proposed Development at 1475 Fort Street

### **Death by a Thousand Cuts**

Victoria's urban forest is the soul of the city.

It is a fantastic aesthetic - and thus economic - asset.

It is an antidepressant and mood enhancer for everyone.

It is an important carbon sink and local climate modifier.

It provides habitat for a multitude of birds and other wildlife.

And it is under constant attack as developers seek to monetize every square foot of the city.

Everyone pays lip service to the urban forest, but almost every day someone aspires to remove "just a few" trees in order to make a new building. 5 trees here, 7 there, 11 somewhere else - it soon adds up to a massive loss to one of the most important of the city's assets.

The developers of 1475 Fort want to remove 11 large trees and replace them with mini trees, most of them in pots, whose total combined biomass, carbon sequestration, and habitat potential will ever equal even one of the big trees removed.

Just as the province's unique old growth forests will be irreparably lost if the tiny remaining fraction is not preserved, so Victoria's urban forest will disappear unless council acts seriously to protect this vital aesthetic, economic, emotional, climatic, and environmental asset.

Every big tree that's felled diminishes the lives of everyone in the city and the CRD. A few here and a few there soon add up to a greatly diminished city.

There are many reasons why the over-development of 1475 Fort Street is a bad idea, but the loss of trees is one of the most important.

Lorena Mowers  
16 - 949 Pemberton Road  
Victoria

[REDACTED]

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**From:** Raymond Dubhe [REDACTED]  
**Sent:** Wednesday, June 9, 2021 3:58 PM  
**To:** Public Hearings  
**Subject:** Application - 1475 Fort Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mayor and Council,

I am writing today to show my support for the application at 1475 Fort Street that is before council in the coming days. I live close to the building at 1180 Fort St. and I have had the opportunity to work in this building, doing small mechanical projects such as installing household appliances and even installing a fence around the property. I have never had any issues with tenants in the area, as they are all respectful of each other, their neighbours, and the space they occupy. Based on my experience I think that more rental homes would fit in very well here.

I have noticed that one of the biggest challenges faced by tenants is the lack of available rental suites in Victoria. As the existing buildings get older I can only imagine that this issue will get worse over time if the City does not get more aggressive at encouraging more rental buildings.

Proposals like this are really important since they are modest in size and replace old buildings that don't warrant more investment and upgrades. Victoria is growing and I'm sure that the need for rental homes will be even greater in the not so distant future. In my opinion it's critical that Council takes this into consideration when reviewing the application. The 32 rental homes proposed here are definitely a positive contribution to our city I am hoping Council sees this as an opportunity to promote more rental housing development projects across the city.

Thank you for your time,

Raymond Dubhe

[REDACTED]

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**From:** Sandra Jones [REDACTED]  
**Sent:** Thursday, June 10, 2021 12:43 PM  
**To:** Public Hearings  
**Subject:** 1475 Fort Street proposed development- pdf file enclosed  
**Attachments:** Birds in Big leaf Maples.pdf

Dear Mayor and Council,

I am a homeowner at 949 Pemberton Road in a complex that runs adjacent to the proposed 1475 development. I oppose this development as proposed.

Please find the enclosed pdf of birds inhabiting the bylaw protected big leaf maples on this site that the proposed development would destroy. Carbon capture by

mature trees is crucial in times of climate change, as well being home to all other inhabitants of this ecological system.

Is Council willing to ensure sustainable and protective measures for the ecology of our neighbourhood which in the big picture is of benefit to all of Victoria's eco-system?

Sincerely,

Sandra Jones  
Unit 6-949 Pemberton Road.

SJ



[REDACTED]

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**From:** Sandra Jones [REDACTED]  
**Sent:** Thursday, June 10, 2021 12:18 PM  
**To:** Public Hearings  
**Subject:** 1475 Fort Street Proposed Development

Dear Mayor and Council,

I am a homeowner at 949 Pemberton Road in a complex that runs adjacent to the 1475 Fort Street proposed development by Lantern Properties.

I am strongly opposed to the plans/large variances/tree removal as outlined so far for the following reasons:

-The proposed development, which is considerably larger than the existing building, despite some recent modifications by the developer, would result in significant loss of privacy, blue sky, and sun to units bordering this development due to the large size, height and close proximity to the property line.

- Regard for our neighbourhood with its mature bylaw protected trees and their unquestionable ecological footprint is crucial and needed. The proposed plan would destroy these peripheral mature trees. Only small plantings would grow as the area allowed is insignificant for large tree growth. As well many of the roots systems of other trees on the border could be compromised.

-Q: Is Council committed to upholding the integrity, tree canopy, privacy and health/well-being of our neighbourhood and the people in it?

-Q: Would Council be willing to arrive at a win/win solution considering all stakeholders and not just the Developer's best interests?

-Q: Are the deeply held values for communication, community engagement and consideration, environmental preservation in the face of climate change, being upheld by Council when considering this proposal?

Sincerely,  
Sandra Jones  
#6- 949 Pemberton Road

[REDACTED]

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**From:** tamarabailey [REDACTED]  
**Sent:** Wednesday, June 9, 2021 6:25 PM  
**To:** Public Hearings  
**Subject:** 1475 Fort St - Public Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mayor and Council,

I am a resident of #10-949 Pemberton Rd, immediately behind the proposed development at 1475 Fort St. These are my concerns:

- Far too many and extensive variance requests. This project should have been a rezoning application.
- A proposed apartment building which is far too large for the size of the property. This is not downtown Victoria!! The building set backs range from 13 feet to 10 feet. The 42 foot height of the building towers over the adjacent residences.
- The proposed underground parking lot ensures that most of the existing vegetation including large and beautiful trees will be removed and can not be replaced due to soil depths limited by the underground parking lot.
- Contrary to the city planner and the developers window overlay – tenant will have a clear view into adjacent residences windows
- The APD was misled by the developer who stated that neighbours were happy with the proposal when in fact only one neighbour had been engaged by the proponent. And that neighbour has never supported this project.
- The ADP never responded to the City's requested information on setbacks, orientation and massing.
- The lack of meaningful engagement with neighbours. Yes, we understand under this application that the proponent was not required to engage but it is not unreasonable and pretty standard practice on major developments for proponents to connect proactively with affected neighbours and to provide information on request.
- Existing social housing will be eliminated. VIHA will not be able to afford the rents here.

Why does the city have bylaws in place if they don't enforce them without clear justification?

If the City is so concerned about the lack of social housing why does it not require the developer to include this requirement into their project? It is the right thing to do.

This proposal needs to go back to the developer to design a project which reduces impacts, provides benefits not just for the developer, is in keeping with the size of this property and which respects existing bylaws .

Sincerely Yours,  
Tamara Bailey

Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Hearings](#)  
**Subject:** 1475 Fort St – Letter  
**Date:** June 10, 2021 1:57:57 PM

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Dear City of Victoria Mayor and Council,

I'm writing to you to support the proposed rental project at 1475 Fort Street and I encourage council to vote in favour of the application.

I am currently a student at the University of Victoria School of Music. Victoria has a large amount of young students looking for rental housing. I can speak to this firsthand by how hard it can be for students to find a decent place to live, listings sometimes get taken within hours of being posted and a lot of what is out there is very expensive for what it is.

I ask the City of Victoria to support young people by approving the 1475 Fort St project and other rental projects that come before council for approval.

Thank you.

Adam Swartz

Previous home 1393 Harrop rd. Victoria BC, Canada

**From:** [REDACTED]  
**To:** [Public Hearings](#)  
**Subject:** Public Hearing on Proposal at 1475 Fort Street  
**Date:** June 10, 2021 1:30:34 PM

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To whom it concerns,

I am a long-time resident and homeowner in the city of Victoria. I am fully behind the managed expansion of our fine city through processes like this one. We need more density, done in a managed and thoughtful way.

I am writing in strong support of the proposed project at 1475 Fort Street.

The project is a great use of the existing footprint; the new 4-storey rental building will deliver MUCH needed rental stock to the city and to a neighborhood that needs it most. By increasing the number of units from 11 to 32, it provides moderately more capacity and yet stays within the style and density patterns of the surrounding areas.

I have reviewed the design as available on the web, and I believe this will enhance the public space along Fort street, and vastly improve the common open spaces for residents.

Thank you.

Darius Millar

**Darius Millar**

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings](#)  
**Subject:** 1475 Fort Street  
**Date:** June 10, 2021 1:40:24 PM

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To whom it may concern,

I am writing to express my support for the redevelopment and allocation of purpose built rental housing at 1475 Fort Street.

As a Victoria resident, and particularly as a resident of the downtown, I am very much aware of the lack of rental housing. I very much support efforts and activities to increase availability of purpose built rental housing, and welcome the diversity this supports within our communities.

Sincerely,

Kim Meyer  
309-562 Yates Street  
Victoria V8W 1K8

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Kim **Meyer**

CELL [REDACTED] • E-MAIL [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings](#)  
**Subject:** 1475 Fort Street - Call to Attention  
**Date:** June 10, 2021 1:10:08 PM

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Dear Mayor and Council,

We are writing to you as residents at 1019 Pemberton Road, Victoria to raise our concerns with the proposed redevelopment adjacent to us at 1475 Fort Street.

The proposed redeveloped building as per the plans submitted by Lantern Properties is too large relative to the property footprint on which it will be built. The new development will impact the environmental values and livability of the Area with the destruction of the mature tree canopy that provides privacy and peace to us here.

My wife and I would like to raise our concerns and objections to this proposal and the process as it sits with the city; **development permit application with variances.**

Our concerns are with:

**1. the project:**

- request for **extraordinary variances** in order to accommodate the new building; building height, set back reduction.
- a request for almost 50% reduction in parking spaces with the new building – excavation required will extend footprint on 3 sides of the property
- removal of old growth trees both on the developer's property and risk to the root system of trees on neighbouring properties
- displacement of bird populations with the removal of the tree canopy
- privacy of neighbouring properties reduced with the tree removal

**2. the process:**

- the developer, architect and city planning representatives have stated that the adjacent neighbours have been consulted over the course of the development permit application process and support the project – this is not true.

- while we understand the challenge to host the requested CALUC meeting during this time of COVID protocol, but the on-line meeting held September 9<sup>th</sup> was poorly moderated and not a truly representative platform whereby neighbouring residents could properly voice and debate this project.
  - we were told that the meeting was recorded, and we encourage council members to listen to the proceeding to better grasp the cumbersome proceedings of the meeting and the concerns the neighbours of the proposed redeveloped property at 1475 Fort Street have.

We ask that Mayor, Council and the Victoria City Planning Department reject the development application (city folder DVP00120) applied for by Lantern Properties; June 12, 2019 and for the company to resubmit an application for redevelopment of the property with a building that maintains the green scape of the neighbourhood and meets the design criteria of the zoning bylaws.

Regards,

Russ and Candace Scruggs