

October 6, 2021

David Barnes

112 Linden Avenue, Victoria, BC

Dear Mayor and Members of City Council

I am writing to you today to provide my support for the development of **1120 BURDETT** in Fairfield and to encourage you to also support this new development. My name is David Barnes and the Barnes family home is located on 112 Linden Avenue in South Fairfield Victoria, it has been the family home for over 50 years and was the place that I grew up.

My wife and I have 4 grown children some of which would also like to reside in the same area. It is desirable to have reasonably priced housing that is comfortable, accessible and located in a safe and vibrant community. Cook street village is a local area that supports Fairfield residents by providing a place to meet up for coffee, have a bite to eat, drink, socialize, or a place to pick up groceries plus more. It has become a central hub for the community as it is a place you can walk to easily for many in the area. Cook Street Village itself has grown and evolved to support the surrounding demographics and lifestyles of the residents over the years. People are outside on the streets day and evenings, making it safe. The surrounding city roads have also undergone change to support a safe bike commute that lifestyle changes have demanded which not only increases accessibility, affordability but removes the need of owning a car. This also supports an environment that is a sustainable type of city transportation.

Fairfield is a truly special neighborhood, on one side is the ocean, and the rest surrounded by other communities, it has an urban village, you can also cycle or easily walk to the downtown area. Nearly 13,000 residents live here and call this neighborhood home. There is starting to be a mix of both old and young, working and retired residents. There are however very limited affordable rental accommodations (*if any at all*) in Fairfield, there are owner lived in houses, and several very large lots with aging homes. The only means to increase density and offer affordable rent is to build-up on existing land, which this development of a new apartment building will do. This requires the foresight for residents and council to be open and embrace the positive change and realize the further revitalization that it not only brings to the community but meets the need for people who want to be a part of the Fairfield Community.

I am hopeful that council will understand that the Burdett Development Proposal will be seen as supporting the future and with complete alignment of the Fairfield Community Plan, which requires sustainability for future generations. This proposal supports the exact type of new development Fairfield needs. This apartment building can accommodate various demographics, young or old, in addition to accommodating new and future generations who are hoping to call Fairfield home. The outside building design is beautiful - like a smooth wave, sleek, it not your old typical square cookie

cutter apartment building. On the inside it includes an elevator and one level living for anyone with mobility issues, it includes one, two and three bedroom suites for those that may want or need to have a room-mate, or have a family with kids, or a spare room for an office for those that may work from home. The property is in close proximity to Cook Street Village and the downtown core for ease of walking or biking. The Burdett Development Proposal has included secure class A bike stalls at grade for ease of use in addition to electric car charging to name a few of the many features. It will replace three very big and old worn homes.

There are more people like myself who have grown children who want to be in the Fairfield neighborhood but cannot afford the very few single family homes that are available today, nor can they afford upgrades or a knock down and rebuild of derelict properties, nor do they want the cost, responsibility and maintenance that goes along with owning a house. This proposal creates greater housing affordability and availability that could provide them and others with the opportunity to live in the wonderful community of Fairfield which is why I urge council to move forward and support this development proposal.

In closing I just want to add that I applaud the developer for his continued demonstration of dedication, commitment, flexibility and especially patience for submission of the Burdett Development Proposal. Please I urge each of you Council Members to vote **Yes** to facilitate Fairfield's revitalization and future sustainability.

Thank you for your time

A handwritten signature in black ink, appearing to read 'David Barnes', with a stylized flourish at the end.

David Barnes

October 7, 2021

The Public Hearing is
October 14, 6:30 PM at
Council Chambers.

Please help us save our Neighborhood.

Thank You

James West



Please print the email, James West

james west [REDACTED]

Fri 4/16/2021 12:37 PM

To: The UPS Store #116 [REDACTED]

April 15 2021

City of Victoria

No. 1 Centennial Square

Victoria BC V8W 1P5

Attn: Mayor and Council

Re: 1120, 1124, 1128 Burdett Avenue Rezoning and Development Permit Application
DPV #00146

Victoria's Underworld

Once again the greed of the Underworld Land Developers has no bounds. There are literally many hundreds of dwelling units currently under development within one Kilometer of Burdett Avenue, yet the Underworld finds it necessary to destroy a friendly happy neighborhood, just to satisfy it's greed.

This Underworld threatened Burdett neighborhood is what makes Victoria unique and enjoyable, tree lined Streets, children playing in their yards, single family houses, People talking with people. Don't let the Underworld's greed destroy this neighborhood. Vote NO on this Variance, DPV #00146, and Development. The development will add 42 Apartments, to one block, that's twice as many living units as there are right now, and at the moment the block is jammed with parked cars, what will it be like if the Underworld's greed is satisfied?

The Underworld is now disguised as a Saviour: *Rental Units*, the poor people of Victoria can't afford to buy, so the Underworld will build rentals and save them.

Anyone knows that the Underworld couldn't care less about Victoria or it's residents, the Underworld only cares about it's greed, Vote NO on this Variance, DPV #00146 and Development.

The Burdett properties could be developed by building Townhouses or renovating the three existing homes, examples of which can be found on the street today. But NO! To satisfy the Underworlds greed, A five story 42 Unit Apartment Block, the first one on Burdett East, must be built which will disrupt the neighborhood residents for years to come. Vote NO on this Variance, DPV #00146 and Development.

James West

204-1115 Rockland Avenue

Victoria BC V8V 3H8

[REDACTED]

[REDACTED]

[REDACTED]

From: Lisa Wills [REDACTED]
Sent: Thursday, October 7, 2021 9:52 AM
To: Public Hearings
Subject: Zoning bylaw #21-069 - comment

I am against the proposed height of the residential building at 5 stories.

This neighbourhood is already very dense and we shouldn't be adding even more to it, but if it gets shoved through, do not make it more than a 4 storey building so that it is in keeping with the others around it.

Lisa

[REDACTED]

From: [REDACTED]
To: [Public Hearings](#)
Subject: Rezoning 1120,1124 & 1128 Burdett Ave.
Date: October 7, 2021 4:58:51 PM

My wife and I live at 1166 Burdett Ave. Our main concerns with the proposed development are the inadequate parking facilities - 40 parking stalls for 40 residential units, so apparently no visitor parking - and the introduction of so many new vehicles to what has been a relatively quiet residential street. The new bike lanes on Vancouver St have forced more vehicles onto Cook St to the point where it is quite difficult for vehicle traffic to make even a right turn from Burdett onto Cook at most times during the day. Left turns onto Cook are almost impossible now at peak times.

Another concern is that since the proposed building has several 3 bedroom units, the developer obviously is hoping to rent to families with children, but there doesn't seem to be any place for those children to safely play outside.

On-street parking is already at a premium on the block, particularly at the Cook Street end.

Ian Cochran
[REDACTED]

Madison Heiser

From: Barbara&Myer Horowitz [REDACTED]
Sent: Monday, October 11, 2021 10:24 PM
To: Public Hearings
Cc: Donna MacFarlane
Subject: Proposed Changes to 1120, 1124 and 1128 Burdett Avenue

Dear Mayor and Other Members of Victoria City Council:

We are shocked that the concerns which had been expressed to the developer have, in large part, been ignored in the proposal that is to be considered on Thursday, October 14, 2021.

As residents in the block of the proposed building (on the Rockland Avenue side of the block) we would be affected negatively if the Development Permit incorporates the variances requested. We endorse the points which Tim Stemp has made in his letter to you of October 9, 2021. There is no point in repeating the very important specific points regarding (1) the site space and the reduction of yard setback and (2) the number of parking stalls.

We urge you **not** to grant the Permit with the requested variances.

Sincerely,

Barbara and Myer Horowitz
#302 - 1149 Rockland Avenue
Victoria BC V8V 4T5

October 12, 2021

Dear Mayor & Council,
Victoria City Hall,
1 Centennial Square
Victoria, BC V8W 1P6

I am writing to you with regard to the proposed rezoning of 1120, 1124 & 1128 Burdett Ave. As someone who lives in the immediate area of these developments, (1149 Rockland Ave), I write to express my concerns.

While my neighbours and I may be cast as 'not in my backyard' kinds of people, I personally don't believe that is true. I feel that we have met with Empresa, the developer on several occasions now, in groups or individually, and we have asked Empresa to consider a development that fits the neighbourhood to the highest degree possible.

Speaking for myself, by fit, I mean that I hope it would fit into the neighbourhood more kindly, with attention to land and sky for all who live there currently, and with respect to footprint and purpose.

It seems that the newest proposal from Empresa, instead of reflecting negotiating/bargaining/working in good faith and respect for process and citizen engagement, that Empresa has instead decided to ask for further exceedances to variances, on almost all previously discussed dimensions of the proposed submission. Density, height, north, west and south extensions beyond zoning by-laws. The only direction in which they have stayed the same is east.

Now, it would be great if Empresa were intent only on increasing rental stock in Victoria, and in so doing would advance the need for truly affordable rental accommodation for so many Victorians who can't afford our current housing environment. Unfortunately, paying attention to affordability does not seem to be high on their agenda, and they will be renting units according to market rent, which is completely unaffordable to many from the outset. It would be ideal if Empresa would hold 1/3 of their proposed units as subsidized spaces/homes for older adults, singles, young families etc. This would be impressive.

I would acknowledge my hope for a development to be built that does not go over 36 units or 4 stories, to better fit the current nature of buildings in the area; and that holds at least 1/3 of the rental units to be rented out at a rental price that is truly affordable.

I oppose their present plan because I do not see any information in this plan that reflects sufficient care and regard for: the current neighbourhood in terms of character and density, and that provides real solutions to the affordability crisis that exists in Victoria today.

Drawing upon notes from another resident of the neighbourhood, I would reiterate the following changes that Empresa intends to make that were rejected by council in their last proposal, specifically that it was:

1. too tall,
2. had too many storeys,
3. was too dense,
4. covered too much of the site, did not have enough open space, and
5. did not provide enough set back from the property lines with its neighbours and the street.

Second, I would also underscore what my neighbour has stated in his table below that that the developer has not listened to the community or council, and has come back with increased demands in the vast majority of the areas of objection from the last submission.

	<u>Original proposal</u>		<u>Current proposal</u>
Building height	13.53M	Increased to	16.46M
Number of storeys	4	Increased to	5
FSR density	1.66:1	Increased to	1.9:1
Site coverage	51%	Increased to	53%
Open space	47%	Decreased to	44%
Front set back	5.1M	Decreased to	4.25M
Rear set back	5.1M	Decreased to	5.0M
East set back	3.75M	no change	3.75M
West set back	4.2M	Decrease to	3.5M

Although I remain hopeful that a solution can be found in the development of these three properties, I find the disregard for past decisions of Council, and the complete inattention to community goals and values, to be disheartening and troubling. As such, I am of the firm opinion that the current proposal for 1120-1128 Burdett must be rejected based on past principles and practice until a better solution can be found.

Sincerely,

D. Cloutier
1149 Rockland Ave.

October 12, 2021

Dear Mayor & Council,
Victoria City Hall,
1 Centennial Square
Victoria, BC V8W 1P6

I am writing to you with regard to the proposed rezoning of 1120, 1124 & 1128 Burdett Ave. This is the second rezoning application submitted to the City for this property by the current developer. Remarkably, the developer appears to have ignored the reasons that the first application was not approved. This new application should not receive approval as it does not fit the spirit and intent of the OCP and Fairfield Community Plan. In fact, it goes further than the original application by requesting approval of additional FSR, increased height and decreased setbacks.

The Fairfield Plan states in numerous places (section 5.1 Future Land Use Summary Table, page 74 Urban Residential Areas Key Directions Summary, and Section 8 Urban Residential Areas) that new development at the edge of the Urban Residential area, adjacent to Traditional Residential development should provide sensitive transitions to lower-scale development, and encourages the development of ground-orientated forms of housing such as houseplexes, townhomes or smaller apartment buildings in this location.

The proposed development is seeking a **50% density bonus, and 25% increase in the number of floors** for the rental retention area which is clearly not what one would consider a sensitive transition.

The property is located on the edge of the Urban Residential and Rental Retention Land Use Area at the interface of the Traditional Residential land use area. Section 5.1 of the Fairfield Plan advocates buildings of up to 4 storeys and an FSR of 1.2:1 in this zone. It further states that Opportunities for bonus density up to 2.0:1 can be considered but only as identified in Chapter 8 of the plan. Chapter 8 (8.1.3) reconfirms that buildings in the Rental Retention Area should only be considered up to 4 storeys (13M) with a max FSR of 1.2:1. The developer acknowledges that the proposal neighbours existing 4-story buildings and 2-storey single family homes.

I encourage you to remind the developer that your concerns raised at the public hearing for the previous proposal have largely been ignored and agree that no positive changes to the material aspects of his proposal have been presented. The disregard for the direction provided by council should not be rewarded and I urge you to reject the requested rezoning for 1120-1128 Burdett.

Thank you,

Dwayne Leskewitch
816 Linden Ave

[REDACTED]

From: Donna Mac [REDACTED]
Sent: Tuesday, October 12, 2021 10:39 AM
To: Public Hearings
Subject: Proposed Development 1120,1124 & 1128 Burdett Ave - (No 1257) - No.21-069

I am amazed, that after the rejection of the original proposal in 2018, City Planners accepted the new proposal by Empressa.

This new proposal has increased demands on variances, height and decreased open space. There are issues of available light to surrounding buildings, along with parking issues.

The current proposal does not pay attention to the OCP and Neighbourhood Plan. And you know that it will not be affordable housing. They are pushing the envelope!!

Their proposal is NOT the right fit for Burdett Avenue.

I agree with Tim Stemp's letter to you and ask you to reject this current proposal from Empressa.

I thank you in advance for your deep consideration of the said proposal by Empressa.

Donna MacFarlane
112-1149 Rockland Ave (Unit 112 entrance on Burdett St on east side of proposed development)
Victoria BC V8V 4T5

[REDACTED]

From: Gail Button [REDACTED]
Sent: Tuesday, October 12, 2021 3:36 PM
To: Public Hearings
Subject: PROPOSED DEVELOPMENT 1120, 1124, 1128 Burkett Avenue. No.125-No.21-069

I am writing in opposition to this proposal. Tim Stemp's letter covers the pertinent issues very clearly. Why on earth would this be considered when it has not addressed any of the issues but rather increased all its requests for variances? This is not a good fit for Burdett!

Secondly, why such a short timeline for taxpayers to respond given all the restrictions due to COVID? A deliberate way to push this this through?

I strongly urge you to reject this proposal in its entirety.

Gail Button
107-1149 Rockland Avenue with exit doors to a very crowded Buffett Street.

Sent from my iPhone

[REDACTED]

From: stephen bett [REDACTED]
Sent: Tuesday, October 12, 2021 5:15 PM
To: Public Hearings
Subject: RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1257) - No. 21-069

Dear Victoria City Council,

My wife & I live at 114-1149 Rockland Ave. Our condo & patio deck will be significantly impacted by the proposed rezoning of the 1120, 1124, & 1128 Burdett Ave property.

We will lose sunlight & also have a building literally looming over our living room, bedroom, & side patio, which faces the Burdett property.

The proposed development was protested against by many in our building & in our neighborhood two years ago. It seems the developer has now simply come back with an even more impactful, & less sensitive, proposal: higher density & more intrusive setbacks looming over our Chateaufneuf Building, & over our corner suite in particular.

I appreciate the need for higher density, & especially for lower-cost housing, but this proposed development seems to cause more problems in the neighborhood than it solves.

Please accept my wife's & my request to turn this development down.

Thank you,

Stephen Bett & Kattie Marr

114-1149 Rockland Ave
[REDACTED]

[REDACTED]

From: Laura Jacobson [REDACTED]
Sent: Tuesday, October 12, 2021 5:21 PM
To: Public Hearings
Cc: [REDACTED]
Subject: Proposed Changes to 1120,1124 and 1128 Burdett Ave.

We would like to register our strong opposition to the proposed rezoning and development of a 5 storey apartment building at the above addresses.

Reviewing the documentation, the variances application has twice been rejected on previous readings by the council. The current proposal from the developer scheduled for a 3rd reading has changed for the worse, with respect to the directions given by Council at May and September 2020 meetings.

A large five story building on Burdett St. is not in keeping with the character of this residential neighborhood. It would over shadow the established roof top deck of the Chateauneuf at 1149 Rockland Ave. and would also prevent western sunlight reaching many balconies at Chateauneuf.

L. Jacobson and D. McConachie
201 - 1149 Rockland Ave.
Victoria, V8V 4T5

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, October 13, 2021 9:08 AM
To: Public Hearings
Subject: Fw: Empresa Public Hearing for 1120-1124-1128 Burdett Avenue / Oct 14, 6"30 PM / City Hall

From: Paula McGahon [REDACTED]
Sent: October 12, 2021 7:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Empresa Public Hearing for 1120-1124-1128 Burdett Avenue / Oct 14, 6"30 PM / City Hall

Mayor and Council

I would like to record my opposition to above mentioned development. I recognize that the city needs new housing, and that new rental housing is vital to given the homeless situation within this city. I support building new rental housing. However I would like new rental housing to be in line with the guidelines of the city plan for **transitional** areas.

Here are some of my arguments for scaling back the size of this project. I do not believe we can block this project, but it can be scaled back so that it is suitable for the area.

This development was rejected by a previous Council on the basis that it was too large for a transitional neighborhood. It appears that the new project is even larger than the initial project. I'm sure this was not council's intention when they asked Empresa to reconsider the project.

Council suggested in their previous decision that the building was too high. The current proposal has added an additional floor.

I live in the next door building at 1149 Rockland Avenue which spans the entire block across onto Burdett avenue. The arborist report on the previous building indicated that the excavation for the proposed underground garage would come so close to our property that it would kill trees on our property. Specifically it will probably kill a 40-year-old Douglas fir tree. This is because the proposed underground excavation will sever the tree's roots at the fence line. In the new proposal they're coming even closer to our fence line than the previous proposal. When the roots of the Douglas fir are severed there is a good chance that, in a high wind, it will fall on either 1115 Rockland Avenue or on our building at 1149 Rockland Avenue.

Who will be responsible if and when that happens? Will Council be responsible because they gave permission for the excavation?

I'm also concerned about rock blasting on the adjacent property to dig out the 3 storey parking garage. Our building has an underground concrete garage made of 50 year old concrete. We are concerned about the effect of blasting. When our building was excavated, I was told that the builders hit the underground water table. This water is directed into concrete channels and then into the sewer. I'm concerned that are older concrete could be vulnerable in the event of blasting next door. The result could affect the water

Thank you for taking my arguments into consideration during your hearing.

You're sincerely,

Paula McGahon

Mayor Helps and City Council
City Hall
1 Centennial Square
VICTORIA, BC V8W 1P6

Dear Mayor Helps & City Council:

Re: Empresa Proposal for 1120-1128 Burdett Avenue

My husband and I strongly support Tim Stemp's letter to Council (October 9, 2021) (appended).

We strongly suggest the Burdett property (1120-1128) be left as it is within the Fairfield Plan. It should be zoned as residential housing.

Sincerely,

Sandra Burgess
Walter Burgess

Sandra & Walter Burgess
209-1149 Rockland Avenue
VICTORIA, BC V8V 4T5
[REDACTED]

enc: copy of letter by Tim Stemp (October 9, 2021)

October 9, 2021

Dear Mayor & Council,
Victoria City Hall,
1 Centennial Square
Victoria, BC V8W 1P6

I am writing to you with regard to the proposed rezoning of 1120, 1124 & 1128 Burdett Ave. As you know this is the second rezoning application submitted to the City for this property by the current developer.

The previous proposal was rejected by council as it did not fit the context of the neighbourhood, specifically that it was:

1. too tall,
2. had too many storeys,
3. was too dense,
4. covered too much of the site, did not have enough open space, and
5. did not provide enough set back from the property lines with its neighbours and the street.

Unfortunately the developer has not listened to the community or council and has come back with increased demands in each of the areas of objection from last time. The table below very simply shows that the developer has not considered the direction from council to reduce the size and mass of the building but rather is going in the opposite direction.

	<u>Original proposal</u>		<u>Current proposal</u>
Building height	13.53M	Increased to	16.46M
Number of storeys	4	Increased to	5
FSR density	1.66:1	Increased to	1.9:1
Site coverage	51%	Increased to	53%
Open space	47%	Decreased to	44%
Front set back	5.1M	Decreased to	4.25M
Rear set back	5.1M	Decreased to	5.0M
East set back	3.75M	no change	3.75M
West set back	4.2M	Decrease to	3.5M

Not a single point of concern or objection by the community or council has been addressed in a positive way.

The developer and City staff have claimed that this development meets the objectives of the OCP and the Fairfield Neighbourhood Plan, but this couldn't be further from the truth. As one of the committee members that works with the city on drafting the community plan I can assure you that one of the Key directions of the plan was to integrate new housing that "Fits the Character of Residential Areas" as documented by Item 9 on page 13 of the approved plan.

The property is located on the edge of the Urban Residential and Rental Retention Land Use Area at the interface of the Traditional Residential land use area. Section 5.1 of the Fairfield Plan clearly says to allow up to 4 storey buildings and an FSR of 1.2:1 in this zone. It further states that Opportunities for bonus density up to 2.0:1 can be considered but only as identified in Chapter 8 of the plan. Chapter 8 (8.1.3) reconfirms that buildings in the Rental Retention Area should only be considered up to 4 storeys (13M) with a max FSR of 1.2:1, and that bonus density up to 2.0:1 and

heights above 4 storeys can be considered, but only when additional amenity contributions and/or affordable housing provisions are secured.

The proposed development does not include any amenity contributions or any affordable housing consistent with City-wide policy to justify any bonus density above 1.2:1 or 4 storeys as required by section 8.1 of the Fairfield Plan. As such council should only be considering approval up to 4 storeys and an FSR of 1.2:1. The current proposal exceeds the OCP and Neighbourhood plan envisioned density by 50% and number of storeys by 25%.

Section 8.1.3.c of the Fairfield Plan also clearly states that for rezoning proposals, decisions about the appropriate density and scale should consider site-specific conditions and approved City policies and objectives including considerations for heritage and retention of existing affordable housing. The current buildings located at 1120-1128 Burdett are not designated as heritage buildings but sit on a street of historic homes including 2 homes across the street that are designated heritage homes. This block of Burdett which runs from Cook and dead ends at Linden consists of mainly single family, duplex and gentle density heritage home conversion multiplex buildings. The only buildings larger than 2.5 storeys are those that face Cook or Rockland and these buildings are only 3 or 4 storeys not five. They also have their primary access off of Cook or Rockland not Burdett and therefore do not impact the quite traditional Residential character and feel of the street. Inserting a 42 unit 5 storey building mid block on the street will significantly increase the amount of traffic, & parking issues and greatly alter the existing heritage character of the community. It also does not meet Key directive 9 of the plan noted above which is to *"integrate new housing that fits the character of residential areas"*.

The current buildings at 1120-1128 Burdett also contain 10 rental units that due to their age are relatively affordable. These units will be demolished as part of the redevelopment and although the proposal is for a 42 unit rental building All 42 units will be at Market rent as the developer has made no allowance for any affordability component.

Lastly, the Fairfield Plan clearly states in numerous places (section 5.1 Future Land Use Summary Table, page 74 Urban Residential Areas Key Directions Summary, and Section 8 Urban Residential Areas) that new development at the edge of the Urban Residential area, adjacent to Traditional Residential development should provide sensitive transitions to lower-scale development, and encourages the development of ground-orientated forms of housing such as houseplexes, townhomes or smaller apartment buildings in this location. The proposed development is directly across the street from the Traditional Residential area and is seeking a 50% density bonus, and 25% increase in the number of floors for the rental retention area which is clearly not what one would consider a sensitive transition.

In closing, I hope that you will see this developer has ignored your direction at the public hearing for the previous proposal and agree that has not made any positive changes to the material aspects of his proposal. His disregard for the direction provided by council should not be rewarded and I urge you to reject the requested rezoning for 1120-1128 Burdett.

Thank you,

Tim Stemp
1153 Burdett Ave.

COPY

[REDACTED]

From: Tyler Engert [REDACTED]
Sent: Tuesday, October 12, 2021 3:23 PM
To: Public Hearings
Subject: Comments on: R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District

Hello,

I'm writing about the public hearing for amendment bylaw (No. 1257) - No. 21-069 for rezoning of properties 1120, 1124, and 1128 on Burdett Avenue.

I think it's **essential that the project be moved forward as urgently as possible** to help improve the available units for rent in this beautiful city. However, I have some concerns:

1. I would like to see a **required minimum of 40% of parking stalls to have free EV charging stations** - if the council has environmental concerns, they should be making every effort to increase incentives for electric vehicles.
2. I would also prefer the **building to be taller** - we're within a 15 minute walk to the downtown core of a major city, there is no reason we should be limiting structures in this area to less than 10 stories.
3. The building **should be required to allow dogs** without size restrictions - COVID has shown us how important it is to have pets for emotional support and mental health, it is not the place of property owners to force tenants into a certain lifestyle or to force would-be tenants to struggle to find affordable housing that would support their pets. Further to that point, size restrictions are often counterproductive. Dogs under 30 lbs are typically louder and more aggressive than larger dogs (golden retrievers, Great Danes, etc.) if there's a concern about exercise for the dogs, then I encourage the Council to review the availability of parks and green-space.

Thank you for your work and considerations.

Cheers,
Tyler

To
Mayor and Council
Victoria City Hall
Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor and Council,

This letter is to present the concerns of neighbours of the proposed development at 1120, 1124 and 1128 Burdett Avenue.

We are very disappointed in the actions of this developer whose revised proposal for these lots is currently before Council. We had hoped they might come back with plans that better suited the neighbourhood and still be able to make it profitable for themselves.


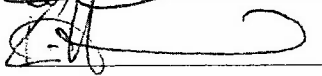

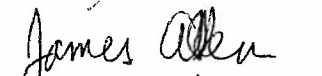
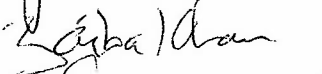

But instead, the developer has come back seeking even more variances than before. We ask the developer: Where are the concession to the neighbours' concerns raised in the last public hearing regarding site coverage and yard set backs?

The general consensus in the neighbourhood remains the same. If variances are given, we want a design that fits into the character of our existing neighbourhood. We want new development to add to our area and make it better for current and future residents by maintaining access to parking, privacy, sunlight for a few examples.

The new proposal with its avoidance of neighbourhood concerns leaves us disheartened and we ask the Mayor and Council to continue to reject all variances until further and more meaningful design is undertaken which result can benefit the surrounding community and make our shared neighbourhood a better place for investment and lifestyle.

Hope for the future of Burdett,

Neighbours:

	D. KOZINUK	#302-1115 ROCKLAND AVE
	Kevin Hanoch	#202-1115 Rockland Ave
	NORA HYNES	#402-1115 Rockland Ave.
	JAMES ALLEN	#404-1115 ROCKLAND AVE.
	Zaiba Khan	304-1115 Rockland Ave
	Shireen Youssef	YOUSSEF 401-1115 ROCKLAND AVE

[REDACTED]

From: Tara Todd-Macdonald [REDACTED]
Sent: Wednesday, October 13, 2021 1:18 PM
To: Public Hearings
Subject: Proposed rezoning of 1120, 1124 and 1128 Burdett Ave

October 13, 2021

Mayor & Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Proposed rezoning of 1120, 1124 and 1128 Burdett Ave, Zoning Regulation Bylaw, Amendment Bylaw (No. 1257) – No. 21-069

I reside at 1149 Rockland Ave which is located adjacent to 1120-1128 Burdett Ave. I have reviewed the rezoning application and am writing to you to indicate my opposition to the proposal for the following reasons:

Too much density – Burdett Avenue is a quiet street and consists mainly of single-family homes, townhouses and multiple family dwellings. Most of the street is zoned Traditional Residential while 1120-1128 Burdett Ave are located in the Urban Residential zone area. The proposed building height and setback variances being sought are excessive and well above the ones set out in the OCP and the Fairfield Neighbourhood Plan by 50% and the number of storeys by 25%. It is also incompatible with the Traditional Residential zoning on the rest of Burdett Ave.

The Fairfield Neighbourhood Plan states that new development on the edge of the Urban Residential area, adjacent to Traditional Residential development should provide sensitive transitions to lower-scale development. The current proposal does not meet the criteria. The Fairfield Plan identifies townhouses, house-plexes or smaller apartment buildings as appropriate options for the edge of the Urban Residential zoned area. Certainly, townhouses or house-plexes would be a better alternative for 1120-1128 Burdett Ave and would be something that I would support rather than the current proposal.

Lack of amenity contributions and/or affordable housing options – while the Fairfield Plan allows for consideration of requests for addition density (up to 2.0:1 and heights above 4 storeys), it is on the understanding that there will be additional amenities provided and/or affordable housing options. I do not see either of those things in the developer's proposal.

Traffic impact - The proposal does not allocate enough parking spots for the building's residents and visitors. Burdett Ave is a dead-end street and the lack of additional parking spots will inevitably create traffic congestion and frustration for the neighbours as the building's residents and their visitors seek additional parking spots on Burdett Avenue or other streets in the neighbourhood.

In closing, due to the reasons above, I urge you to reject this development in its current form. A proposal consisting of townhouses or house-plexes, which better reflects the intent of the Fairfield Neighbourhood Plan and the OCP, would be more suitable for 1120-1128 Burdett Ave.

Sincerely,

Tara Todd-Macdonald

214-1149 Rockland Ave

October 13, 2021

City of Victoria

City Hall

1 Centennial Square

Victoria, BC. V8W 1P6

Attention: Mayor & Council

Dear Sir/Madam:

Re: Public Hearing October 14, 2021. - Zoning Regulation Amendment By-law No 1257 - No. 21-069

This letter is to advise of our strong opposition to the proposed application. The main purpose of having set-back requirements is for the certainty of the neighborhood that any future development meets certain standards and a uniformity of appearance with the rest of the neighbourhood. While this proposed development might be ideal in downtown Victoria, this neighbourhood is NOT downtown, and is a transitioning area into Traditional Residential. The proposed set-backs, number of stories in the building, and the density are all outside of the feel of the neighborhood. If the developer were to adhere to the existing set-back requirements, as well as limiting the building to four stories, the building density issue would also be resolved. The extra green space then around the building on the property would be more in line with the surroundings of the neighborhood.

These issues are quite clearly outlined in the letter of Tim Stemp, dated October 9, 2021, and we agree wholeheartedly with his position. It does not appear that the developer has taken into account the concerns of the previous rejection by Council at all, nor has the developer considered the difference of this neighborhood from a downtown development. Please reject the postponed requested rezoning for 1120-1128 Burdett, and request the developer to submit a proposal that meets with the existing by-law requirements.

Yours truly,

Patricia MacSween. &. Colin Murray

Owners of 314 - 1149 Rockland Ave

(Adjacent on the east side of the proposed development)

October 12, 2021

Dear Mayor & Council,
Victoria City Hall,
1 Centennial Square
Victoria, BC V8W 1P6

I am writing to you with regard to the proposed rezoning of 1120, 1124 & 1128 Burdett Ave. As you know this is the second rezoning application submitted to the City for this property by the current developer.

The previous proposal was rejected by council as it did not fit the context of the neighbourhood, specifically that it was:

1. too tall,
2. had too many storeys,
3. was too dense,
4. covered too much of the site,
5. did not have enough open space, and
6. did not provide enough set back from the property lines with its neighbours and the street.

Unfortunately, the developer has not listened to the community or council and has come back with increased demands in each of the areas of objection from last time. The table below very simply shows that the developer has not considered the direction from council to reduce the size and mass of the building but rather is going in the opposite direction.

	<u>Original proposal</u>		<u>Current proposal</u>
Building height	13.53M	Increased to	16.46M
Number of storeys	4	Increased to	5
FSR density	1.66:1	Increased to	1.9:1
Site coverage	51%	Increased to	53%
Open space	47%	Decreased to	44%
Front set back	5.1M	Decreased to	4.25M
Rear set back	5.1M	Decreased to	5.0M
East set back	3.75M	no change	3.75M
West set back	4.2M	Decrease to	3.5M

Not a single point of concern or objection by the community or council has been addressed in a positive way.

The developer and City staff have stated that the proposed development is consistent with the 2012 Official Community Plan and the 2019 Fairfield Neighbourhood Plan. As one of the steering committee members that worked with the City's Planning Department on drafting the new Fairfield Plan, I can assure you, that statement, couldn't be further from the truth.

The property is located on the edge of the Urban Residential and Rental Retention Land Use Area at the interface of the Traditional Residential land use area. Section 5.1 of the Fairfield Plan clearly says to allow up to 4 storey buildings and an FSR of 1.2:1 in this zone. It further states that Opportunities for bonus density up to 2.0:1 can be considered in this land use designation, but only as identified in Chapter 8 of the plan. Chapter 8 (8.1.3) reconfirms that buildings in the Rental Retention Area should only be considered up to 4 storeys (13M) with a max FSR of 1.2:1. Bonus density up to 2.0:1 and heights above 4 storeys can be considered, but only when additional amenity contributions and/or affordable housing provisions are secured.

The proposed development does not include additional amenity contributions or affordable housing consistent with City-wide policy to justify any bonus density above 1.2:1 or 4 storeys as required by section 8.1 of the Fairfield Plan. As such council should only be considering approval up to 4 storeys and an FSR of 1.2:1. The current proposal therefore exceeds the OCP and Neighbourhood plan envisioned density by 50% and number of storeys by 25%.

One of the Key directions of the plan, as documented by Item 9 on page 13, is to “integrate” new housing into the neighbourhood that “Fits the Character of Residential Areas”. Section 8.1.3.c of the approved Fairfield Plan also clearly states that for rezoning proposals, decisions about the appropriate density and scale should consider site-specific conditions and approved City policies and objectives including considerations for heritage and retention of existing affordable housing. The current buildings located at 1120-1128 Burdett are not designated as heritage buildings but sit on a street of historic homes including 2 homes across the street that are designated heritage buildings. This block of Burdett which runs from Cook and dead ends at Linden consists of mainly single family, duplex and gentle density heritage home conversion multiplex buildings.

The only buildings larger than 2.5 storeys on this block are those that face Cook or Rockland, and these buildings are only 4 storeys not five. They also have their primary access off of Cook or Rockland not Burdett and therefore do not impact the quiet traditional Residential character and feel of the street. Inserting a 42 unit 5 storey building mid block on the street will significantly increase the amount of traffic, & parking issues as well as greatly alter the existing heritage character of the community. This does not meet Key directive 9 of the approved Fairfield Plan noted above which is to “*integrate*” new housing that “*fits the character of residential areas*”.

The current buildings at 1120-1128 Burdett also contain 10 rental units that due to their age are relatively affordable. These units will be demolished as part of the redevelopment and although the proposal is for a 42 unit rental building All 42 units will be at Market rent as the developer has made no allowance for any affordability component. This lack of affordable housing units and/or additional amenity contributions, does not meet the requirements for bonus density in the Fairfield plan, or the requirements for bonus density outlined in the City’s current Inclusionary Housing and Community Amenity Policy.

Lastly, the Fairfield Plan clearly states in numerous places (section 5.1 Future Land Use Summary Table; page 74 Urban Residential Areas Key Directions Summary; and Section 8 Urban Residential Areas) that new development at the edge of the Urban Residential area, adjacent to Traditional Residential development should provide sensitive transitions to lower-scale development, and encourages the development of ground-orientated forms of housing such as houseplexes, townhomes or smaller apartment buildings in this location. The proposed development is directly across the street from the Traditional Residential area but is seeking a 50% density bonus, and 25% increase in the number of floors for the rental retention area which is clearly not what one would consider a sensitive transition.

In closing, I hope that you will see this developer has ignored your direction at the public hearing for the previous proposal and agree he has not made any positive changes to the material aspects of their proposal. His disregard for the direction provided by council should not be rewarded and I urge you to reject the requested rezoning for 1120-1128 Burdett.

Thank you,

Tim Stemp
Burdett Ave.