

[REDACTED]

From: Malcolm Harvey [REDACTED]
Sent: January 24, 2022 7:05 PM
To: Public Hearings
Cc: Alan Day; Dan and Alice Simmons; Mark Limacher
Subject: Development Variance Permit 00127

We would like to express our concerns about the setbacks proposed for this development. This proposal has been modified several times during the development process but all versions have required reductions in the front, side and rear setbacks

Reducing the front setback to 0m and allowing stairs from the building directly to the sidewalk means that this building will be closer to the sidewalk than any existing building on the block. It is totally out of keeping with the Abigail's hotel expansion which is currently under construction, with the rest of the buildings on the block as well as with our 20 year old, 4 unit, character conversion next door. This street is not in the downtown core and this building will look completely out of place.

Reducing the side setbacks to 1m while allowing what is in reality a five story building, because the grade level parking isn't included in the number of storeys, is also out of keeping with the rest of the street. Other buildings have either height or reduced setbacks, but not both. The combination of height and reduced setbacks will be a huge negative impact on our property values and quality of life.

We understand the developer's expressed need for this increased density to make the project profitable but Council should not be in the business of compensating developers for their mistakes.

The photos below are of a very similar project this developer is completing on Parry St. We include them since the proposed development for 931 appears to have the same design.

Sincerely

James McClelland
Malcolm Harvey
3-923 McClure St.

This photo shows how the proposed building will probably look when seen from in front of 945 McClure which has similar setbacks to the building on the left. The building under construction appears to be lower than that proposed for 931 McClure.



This photo, taken from 1 meter, gives some idea of what the proposed building will look like from the East property line of 923 McClure



The same wall a few meters further back



The South side of the Parry St. building actually has a larger setback (well over 1 meter) than is proposed for this development.



This photo is of the existing building at 931, it is 1.78 meters from the property line. The proposed wall will be only 1 meter from the property line, will extend out to the street, be more than twice as tall and fill the entire lot with an open stairway on both sides.





Wednesday, January 26, 2022

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps and Council

The ownership and management of Abigail's Hotel are writing in support of the proposed development at 931 McClure St by Aryze Developments. As a business undergoing our own development process, we understand the importance of neighbourhood support of quality projects within the Fairfield neighbourhood / City of Victoria. We believe this development is a thoughtful design, will compliment the neighbourhood and is a welcome addition in our small community.

Sincerely

Allison Fairhurst
General Manager

Shuhua Pei
Owner



[REDACTED]

From: Cathy Brankston [REDACTED]
Sent: January 26, 2022 11:48 AM
To: Public Hearings
Subject: 931 McClure St

Good Morning

Firstly, I am in full support of this request.

Why has this taken over 3 years to reach a public hearing? October 31 2018...

Initial request for 8 townhouse units is now 7 units. the height is similar.

I understand the next door neighbor (large condo building) had issued many protests... A 4 storey building is much smaller than the Fairfield Neighborhood plan which stated up to 6 storeys and more housing in this Northwest corner. Sounds like nimby..... Surely that condo displaced smaller homes.

All of this talk of affordable housing..... one example of why we have skyrocketing development costs, revision after revision.

Catherine Brankston
314 999 Burdett Ave
Victoria BC
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