

[REDACTED]

From: ALAN DAY [REDACTED]
Sent: January 26, 2022 9:31 AM
To: Public Hearings
Cc: Malcolm Harvey; da2simmons; limacher mark
Subject: Development Permit No.00127 - 931 McClure Street

Your Worship, Members of Council,

We wish to object to the above noted permit application.

900 block McClure Street is bounded to the west by Abigail's Hotel, and to the east (at the junction with Vancouver Street) by the Tudor Manor apartment building.

Both buildings have strong Tudor motifs, significant set backs from the street, and extensive landscaping.

923 McClure, which is adjacent to the subject property also has strong tudor motifs, significant setbacks, as well a extensive landscaping - over 40 rhododendons as well as other shrubs.

945 McClure, which is also adjacent to the subject property, has a different architectural style, but is still set back from the street with extensive landscaping.

The development as proposed is completely inconsistent with a majority of the currently occupied buildings on the street. We strongly urge you to reject this proposal and require the developer to reduce massing and increase setbacks in order to maintain the character of our street.

Alan Day
Hilary Clark
4-923 McClure Street

[REDACTED]

From: Jeremy Schmidt [REDACTED]
Sent: Thursday, January 27, 2022 10:45 AM
To: Public Hearings
Subject: 931 McClure St

Hi Mayor and Council,

I write in support of the 931 McClure St rezoning application.

I think the first iteration of this project would have been far better, but it appears that the developer now amended the plans to meet the unsubstantiated complaints after the application was referred back to staff. While unfortunate that their hands were tied by that decision, I think that it is important to support the application that is before the City now.

The reduction of setbacks are important to provide for more livable spaces and to make the project viable. The massing is consistent with the surrounding neighbourhood and if anything, in my view, it should be taller and denser which would still not be out of place in that area. It is important that we use our finite land within the City, where jobs and transit are centrally located, to house more people per acre. We also see the most market affordability from 5-6 storey buildings. Paring this development back and delaying its approval has only resulted in what will likely be marginally less affordable units compared to what we could have had in this centrally located area. However, this should not be read as a reason to not support it; not supporting it will only further delay the project and make it even less viable.

In my view, changes have been made to alleviate the previous concerns and this project should not encounter any further delays. Seven family-sized units is a significantly better use of this land compared to one family home.

Thanks,
Jeremy
160 Wilson St



SHARON KEEN

ANTHROPOLOGY
CULTURAL ECOLOGY

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

THURSDAY, JANUARY 27, 2022

VICTORIA CITY COUNCIL
#1 CENTENNIAL SQUARE
VICTORIA, BC
V8W-1P6

- 931 MCCLURE STREET, PUBLIC HEARING, 27 JAN. 2022:
SAY NO TO THIS THIRD READING OF REZONING-AMENDMENT
BYLAW (NO. 1262) - NO. 22-009.
MAINTAIN THE EXISTING ZONE AND FOOTPRINT OF THE
BUILDING: SEE 1981 CITY OF VICTORIA PLAN 9A WITH
THE WESTERN END OF MCCLURE JOINING QUADRA.
- ** THE YARD AREAS ARE CRITICAL TO KEEP AND SIZE/
STYLE OF BUILDING. FEWER CARS!! (PLAN ATTACHED)
FOR 7 UNITS, THIS EXISTANT BUILDING COULD HAVE
THE TOP DORMER FLOOR ENLARGED, AND REMOVE
BACK BALCONY.
- * HONOUR THE "GENTLE DENSIFICATION" IN OUR
SUPPOSED 30-YEAR O.C.P. FROM 2012.
WE DO NOT NEED TO HAVE MORE HIGH-END, !!
TOD TALL CONDOS WITH LOSS OF RENTAL SUITES!!
REZONING/UP-ZONING DESTRUCTIVE DENSIFICATION.
- * SEE "MCCLURE" BUILT HOUSE AT 821 LINDEN AVE.,
WITH 6 RENTAL SUITES: OWNER ON WHOLE 1ST FLOOR.
AND, "NEW BUILD" BUT "HERITAGE" STYLE AT
1016 SOUTHGATE: "SHAVER" WITH 6 EXPENSIVE CONDOS
ON A MUCH SMALLER LOT: ALL PARKING IN BACKYARD.
- LASTLY, "LOCKDOWN" FOR ANOTHER YEAR HAS GREATLY
HINDERED ACCESS TO "DEVELOPMENT TRACKER" ET AL.
PUBLIC HEARINGS SHOULD HAVE ALL BEEN HELD OFF!
THE MINISTER WILL BE HEARING FROM ME SOON.

(1/3)

Sharon Keen

TIMES COLONIST (A4)
22 JAN 2022

It's your neighbourhood

NOTICE OF PUBLIC HEARING

Public Hearing Items will be considered by Council at a Council Meeting on
Thursday, January 27, 2022 at 6:30 p.m.



Provide your input:

If you are interested in any of the proposed changes being considered, you are invited to share your views with City Council by email at publichearings@victoria.ca

Where:

Council Chambers
Victoria City Hall

1 Centennial Square
Victoria, B.C.

As authorized under the Local Government Act, Public Hearings are to be conducted by electronic means. Outlined below are the ways in which you can participate electronically. The meeting may be viewed and heard via the City's live stream webcast at www.victoria.ca

What is being proposed?

A. Rezoning Application and Development Permit with Variances Application for the Property Known as 931 McClure Street:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1262) - No. 22-009:

To rezone the land known as 931 McClure Street from the R-K Zone, Medium Density Attached Dwelling District, to the R-103 Zone, 931 McClure Street District, to permit an increase in density and allow for a four-storey residential building with multiple dwelling units.

New Zone: R-103 Zone, 931 McClure Street District Legal description:
PID: 008-666-954, Lot 1189, Victoria City

NOT IN SCALE
OR STYLE

NOT O.K.

NO

*

Existing Zone: R-K Zone, Medium Density Attached Dwelling District

Development Permit with Variances Application No. 00127

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 931 McClure Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the four-storey residential building with seven units, as well as landscaping.

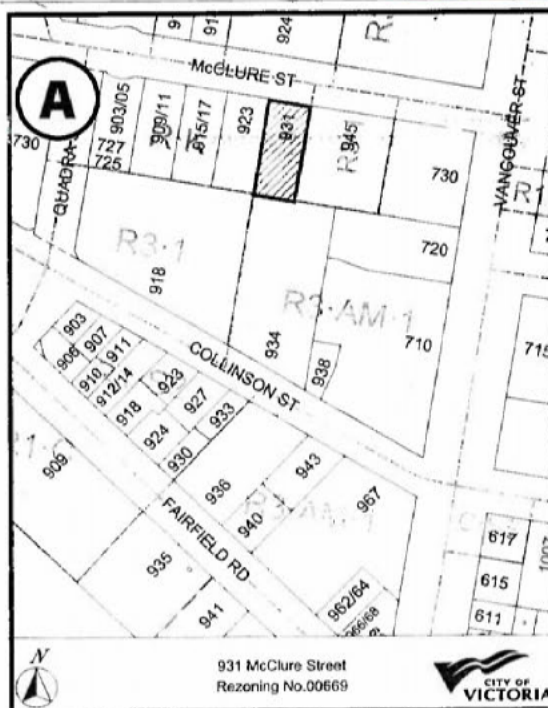
The Development Permit will vary the following requirements of the Zoning Regulation Bylaw:

- increase the maximum site coverage from 60% to 79% NO: SAVE YARD AREAS
- reduce the open site space requirement from 30% to 27% NO
- reduce the minimum parking requirement from 11 stalls to ten stalls [NO: 2 OR 3 AS NOW]
- reduce the minimum rear yard setback from 4.0m to 2.83m (building) and 2.2m (balconies) NO
- reduce the front setback from 5.0m to 0m (front stairs) and 3.0m (building) NO
- reduce the side yard setbacks from 2.0m to 1.0m. NO. KEEP GREEN SPACES

KEEP

THIS IS NOT
"GENTLE
DENSITY"
AS SPECIFIED
IN OCP
2012

STOP NOW



SEE:
MCCLURE
HOUSE AT
821 LINDEN
AVENUE -
6 RENTAL
SUITES &
OWNER ON ALL
FIRST FLOOR

SEE:
"SHAVER" @
1016
SOUTHGATE,
"HERITAGE
STYLE"
NEW BUILD
ON SMALLER
LOT.
SIX ## CONDO
SUITES

(2/3)

(27 JAN 2022) 931 MCCLURE STREET

How to Participate:

All persons who believe their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard. You may indicate your support or opposition to a Public Hearing item in one of the following ways:

1. **Submit written comments to Council:**

You can provide your submission by email to publichearings@victoria.ca or by mail to Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6 or drop your submission off to the Ambassador in the City Hall Lobby (entrance off Pandora Avenue). The deadline to receive submissions is by 2:00 p.m. the date of the meeting. Written submissions will be published on the agenda at the meeting of Council at which this application will be considered.

2. **Pre-recorded Video**

Pre-recorded video submissions up to 5 minutes in length can be submitted and will be played at the Public Hearing. The video should include:

- The Public Hearing item
- Your first and last name
- Your address
- Whether you are in support of or opposed to the item

For further instructions email publichearings@victoria.ca or phone 250.361.0571. **Please submit videos by 2:00 p.m. the Tuesday before the meeting.** We cannot ensure inclusion in the agenda if it is received after the requested time. It may be a maximum of **five** minutes. Please only submit the **FINAL** version as we may be unable to respond to requests for updates or edit. We will test the submission to ensure it can be played and will let you know if there are issues.

3. **Register to Speak Live**

You can register to speak live via phone for up to 5 minutes. Once registered, you will be provided with a phone number to call to join the live meeting. To register to speak live and to receive further instructions, email publichearings@victoria.ca or phone 250.361.0571. **Please pre-register to speak live at the meeting by 2:00 p.m. the day before the meeting to ensure early registration;** however, if you are not able to pre-register by that time you may instead call into the meeting while it is underway.

If you miss pre-registering, please watch the live meeting as there will be an opportunity for you to call in at the end of the list of registered speakers. Please only call if you wish to speak to this application by calling 778-698-2440 then participation code 1551794#.

Copies of the bylaw and relevant documents may be inspected in Legislative Services, City Hall, 1 Centennial Square, Monday to Friday, 8 a.m. to 4:30 p.m., excluding holidays, two weeks before the hearing date. Copies of relevant documents may also be viewed on the City's Development Tracker: www.victoria.ca/devtracker. The Council meeting agenda for this application will be published on the City of Victoria's website www.victoria.ca the Friday prior to the meeting. LOCKED OUT OF THIS COMPUTER ACCESS

Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your phone number and email will not be disclosed. For more information on the FOIPPA Act please email foi@victoria.ca.

CITY OF VICTORIA | 1 CENTENNIAL SQUARE, VICTORIA, BC V8W 1P6 | victoria.ca

(3/3)

~~SHARON KEEN~~

