

WAI WING MEW and
CHEW'S T.V. & STEREO LTD.
Midtown Mews
493 Burnside Road East, Victoria BC
V8T 2X3
c/o [REDACTED] (Power of Attorney)
[REDACTED]

February 23rd, 2022

Dear Mayor and Council,

I am writing to express my continued support for the affordable housing redevelopment proposed for 496-498 Cecelia Road & 3130 Jutland Road, which is scheduled for an upcoming Public Hearing on February 24th, 2022.

Pacifica Housing and their development partners have been in touch with Midtown Mews since early conceptualization of this proposal in 2018. We are the redevelopment's neighbour immediately to the northeast, which is a multi-family residential revenue and street level leased out commercial building located at 493 Burnside Road East.

Beginning with early project design, the proponent's design team has sought to include and accommodate us wherever possible. We appreciate that a resident gate connecting our property with the project site was introduced into the plans early-on in response to our feedback, and has stayed in the design through its progression to prioritize our residents direct access to the community plaza. Our residents also expressed concerns regarding overlook between the north-facing windows of the proposal's Building B and our building's south-facing windows which face the project site. In response to our concerns, the project team increased the setback between the buildings from 4.2 meters to close to 7 meters, significantly minimizing any shadowing and overlook between the buildings. The proponent also satisfied our concerns regarding the mitigation of stormwater run-off through the retaining wall which separates our properties. They have confirmed through the project's grading and stormwater flow path calculations that all stormwaters will be managed onsite, resulting in an improvement to the current state of stormwater run-off from the existing green field.

Pacifica Housing and their project team have provided us with updates through their extended design process which began in 2018, and we are happy to see this project advance to a Public Hearing. We support the advancement of this project and appreciate the proponent's efforts to minimize the project's impact to our property and tenants.

Sincerely,



Wai Wing (Wayne) Mew

Please direct any enquiries to Raymond Mew [REDACTED]