

From: Victoria Mayor and Council
Sent: February 18, 2022 4:09 PM
To: Public Hearings
Subject: Fw: 1475 Fort St Development Proposal

From: [REDACTED]
Sent: February 18, 2022 2:15 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <Blisitt@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>
Subject: 1475 Fort St Development Proposal

From: [REDACTED]
Sent: February 18, 2022 12:07 PM
To: [REDACTED]
Subject: 1475 Fort St Draft

Mayor and Council:

My neighbours and I have written many letters over the past 24 months regarding concerns about the proposed development at 1475 Fort St. This communication with the City has been respectful, measured, and balanced. No outlandish requests have been made, in fact, the concept of a new apartment building at this location has been unequivocally supported.

Before Council considers once again the outcome of the proposed development, it is legitimate, respectful and accountable for Council to respond to the questions and concerns that neighbours have repeatedly brought forward to Council. These are captured in the following bullets:

- **This proposal includes requests for extreme variances to zoning bylaws. Why is this project not being developed in conformance with the current Design Guidelines for Multi-Unit Residential, Commercial and Industrial?**
- **What is the purpose of zoning bylaws if they are not followed? What are the rules for deviating from them?**
- **Why has the design not been modified to reflect Council's previous feedback and direction?**
- **The project will provide for 34 rental units. To what extent will overbuilding on this small site address Victoria's housing shortage?**

No effort has been made to develop a design option that attempts to reasonably balance all interests and reduce the substantial impacts associated with this project. **Is Council prepared to send this back to the developer to design a structure that reduces the impacts to livability, the charm and character of our City and the environment?** It is possible, with the genuine support and commitment of Council for a structure to be designed that helps offset these

impacts while meaningfully contributing to the goal of improving Victoria's housing stock and providing a viable investment for the developer.

Is Council prepared to respond to these questions?

Resepctfully,

Barbara Bolli
9-949 Pemberton Rd

[REDACTED]

From: Barry Willimott [REDACTED]
Sent: February 20, 2022 12:08 PM
To: Public Hearings; Barbara Bolli
Subject: 1475 Fort Street

Please add the following correspondence to the above file. This was a letter that was published in Letters to the Editor in The Times Colonist in early December 2021.

Thank you,

Barry Willimott

1030 St. Charles St.
[REDACTED]

We are writing to express our concern over remarks that Lisa Helps has made in her blog of November 28th, 2021 in which she says;

“And, one proposed rental apartment building at 1475 Fort Street has been sent back to staff three times because the neighbours nearby don’t want to lose their privacy. The new building would be approximately 30 feet away from their homes.”

The record needs to be set straight. Lisa Helps is totally incorrect and fails to mention that this 4 story over height structure will be as close as 10 feet to the property line with patios and balconies protruding within that 10 feet resulting in having a neighbouring patio within 3 feet of neighbours fence and property lines. The required setback is 21 feet as a minimum.

The 28 neighbours directly impacted by this proposal have never opposed a new rental building being constructed on the site. We have simply requested that the project conform to the existing by-laws and community plan. If the developer did this, it might reduce the number of units from 32 to 26 or possibly more if the unit sizes were reduced to accommodate more (affordable) apartments.

We respectfully ask that the Mayor better acquaint herself with the details of this project and ensure that an accurate representation of the facts be presented.

Barry Willimott

Vincent Turner

Barbara Bolli

David McCurragh

Anthony Danda

Gillian Lawson

Russ Scruggs

Candace Scruggs

Sandra Jones

Dr. & Ms. Karlebach

Christine Morissette

Chantal Brodeur

Tamara Bailey

Cynthia Pacheco