



James Bay Neighbourhood Association

jbna@jbna.org

Victoria, B.C., Canada

www.jbna.org

June 9th, 2022

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councillors,

Re: CALUC Community Discussion – 680 Montreal – Laurel Point Inn

The 680 Montreal St rezoning proposal was considered at the June 9th, 2021, JBNA ZOOM Discussion Forum (see letter attached). In response to a request of the City, the proponent visited the JBNA for a second presentation on June 8, 2022. 39 people participated in the meeting.

John Graham, Architect, Graham Sherwin Studio, represented the Inn at Laurel Point. To demonstrate the impact of site specific zoning, with specified setbacks, he presented possible building structures of what could be done.

The concept of a remake of the “old” wing to mirror the step-backs as done in the Erickson wing showed a modern design with the reduced shadowing that could exist if the building were renovated in the years ahead.

No. concerns were raised by meeting participants.

For your consideration,

Marg Gardiner
President, JBNA

Cc: JBNA Board
Michael Angrove, CoV Planner,
John Graham, Architect, Graham Sherwin Studio



James Bay Neighbourhood Association

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Victoria, B.C., Canada

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June 12th, 2021

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councillors,

Re: CALUC Community Discussion – 680 Montreal – Laurel Point Inn

The 680 Montreal St rezoning proposal was considered at the June 9th, 2021, JBNA ZOOM Discussion Forum. 29 people participated.

Due to the nature of the rezoning, Marg Gardiner spoke with John Graham on April 7. On April 8, Tim VanAlstine and Marg Gardiner met with City Planner Michael Angrove, City Planner, to discuss the rezoning initiative with the Inn and other properties with similar issues.

No changes to the property or building are proposed. The current zoning is split between two industrial zones. This proposal is to change the zoning so that it conforms to the current hotel buildings and use when the existing Land Use Contract is terminated by the Province.

Zoning (existing): C-4H Harbour Activity District and M-2 Light Industrial District.

Zoning (proposed): Site specific.

John Graham, Architect, Graham Sherwin Studio, represented the Inn at Laurel Point. No concerns were raised by meeting participants. Prior to the meeting, nearby residents had called to discuss the rezoning, but did not express any problems or concerns with this initiative.

We believe that the CALUC community consultation obligations have now been met.

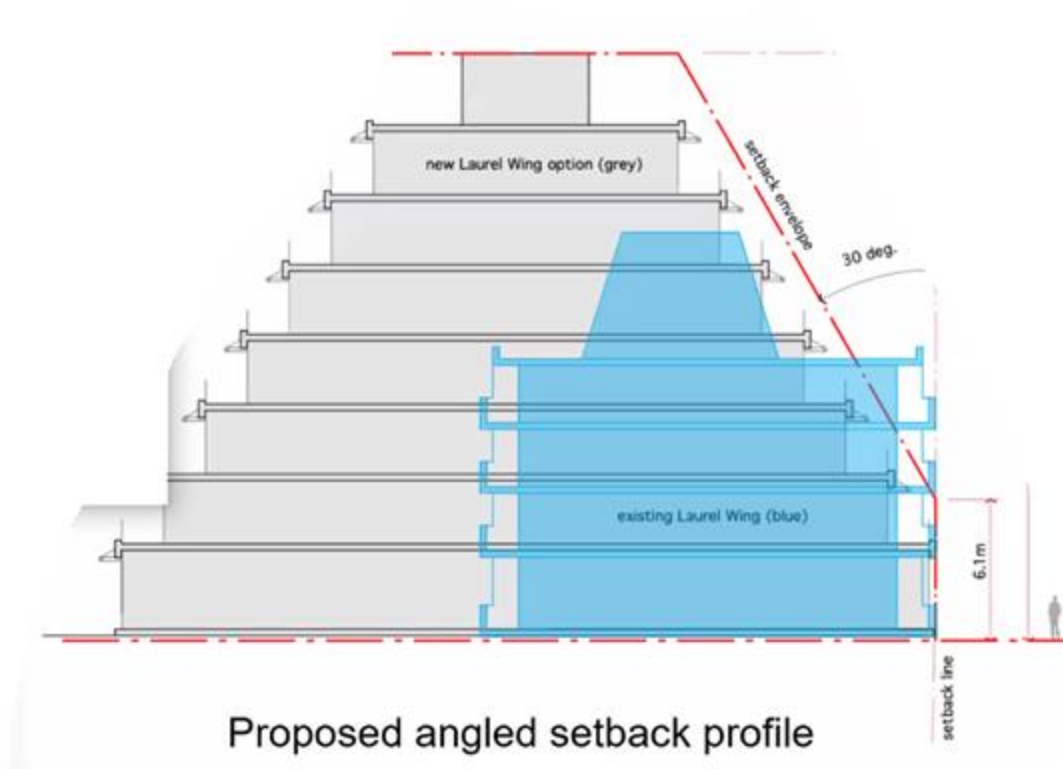
For your consideration,

Marg Gardiner
President, JBNA

Cc: JBNA Board
Michael Angrove, CoV Planner,
John Graham, Architect, Graham Sherwin Studio

To all concerned,
How unfortunate that the proposal is in the form of a concrete tower with concrete townhouses. This is a missed opportunity for something beautiful, responsive, environmentally sound and community appropriate to be built. John Graham Architect has been able to design a beautiful and fitting building at the Laurel Point Inn as follows:





Please request the proponent and its architect to **reconsider the massing and the facades of the proposal on Montreal**. Let's not miss this golden opportunity, as a developer, as a community and as city stewards to be forward thinking and to create an architectural piece that will be a gem in James Bay, for residents and tourists alike, and not a monolithic nod to designs of the past.

Edy Bradley BID
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