E.1.a.b902 Foul Bay Road: Rezoning Application No. 00737, Development Permit with Variances Application No. 00192 and Heritage Alteration Permit No. 00250 (Gonzales)

Moved By Councillor Alto Seconded By Councillor Loveday

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00737 for 902 Foul Bay Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1. Plan revisions to:
 - a. label the visitor parking stall
 - b. correct the tree retention plan, site plan and landscape plans, to the satisfaction of the Director of Parks, Recreation and Facilities
 - c. consider relocation of the bicycle parking structure and make associated landscape changes and parking reductions if required, and the creation of adaptable units
 - d. Consider the retention of additional trees.
- 2. Further analysis of the proposed tree planting plan and the viability of the proposed on-site and off-site trees, considering site servicing requirements, as well as proximity to proposed buildings on the subject property and existing buildings on the neighbouring properties, to the satisfaction of the Director of Parks, Recreation and Facilities.
- 3. An executed legal agreement between the owner and Capital Regional Housing Corporation or Capital Regional District to secure four dwelling units (two one-bedroom units and two three-bedroom units) to be sold at a minimum of 20% below market rate (below-market ownership units) in perpetuity, in a form and with terms to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
- 4. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, to secure:
 - a. 2.08m wide statutory right-of-way along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works
 - b. public realm improvements to include two curb bulbs on Quamichan Street, with terms to the satisfaction of the Director of Engineering and Public Works

- c. car share vehicle memberships and usage credits for each dwelling unit, with terms to the satisfaction of the Director of Sustainable Planning and Community Development
- d. future strata cannot restrict the rental of units to nonowners (with the exception of the four below-market ownership units), with terms to the satisfaction of the Director of Sustainable Planning and Community Development
- e. a minimum of 16 three-bedroom units within the development, with terms to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances Application No. 00192 for 902 Foul Bay Road, in accordance with:

a.Plans date stamped August 6, 2021.

b.Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- I. increase the building height from 10.5m to 11.54m;
- II. reduce the vehicle parking from 27 stalls to 16 stalls and the visitor parking from two stalls to one stall (with potential further reduction to accommodate relocated bicycle parking);
- III. reduce the front (Quamichan Street) setback requirement from 6m to 3.10 (to building) and 1.44m (to stairs);
- IV. reduce the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs);
- V. reduce the flanking street (Foul Bay Road) setback from 6m to 3.73m;
- VI. reduce the rear yard setback from 4m to 3m.
- 2. That the Development Permit lapses two years from the date of this resolution."

Heritage Designation Bylaw Amendment and Heritage Alteration Permit Application

That Council,

 Instruct staff to prepare a bylaw amending Heritage Designation (902 Foul Bay Road) Bylaw No. 495, to protect the historic stone wall that extends the full length of the property's Quamichan Street frontage and the iron gate located at the corner of Foul Bay Road and Quamichan Street and remove the other features (land, house and trees), that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.

- 2. Approve the new Statement of Significance for 902 Foul Bay Road attached as Attachment I to this report recognizing the rock wall as the primary historic feature of the property.
- 3. After the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:

1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00250 for 902 Foul Bay Road, in accordance with:

a. Plans date stamped August 6, 2021.

b. The Rock Wall Heritage Conservation Plan by Donald Luxton and Associates Inc. dated March 2020.

c. That the Heritage Alteration Permit lapses two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, OPPOSED (1): Councillor Young

CARRIED (7 to 1)

E.1 <u>902 Foul Bay Road: Rezoning Application No. 00737, Development Permit</u> with Variances Application No. 00192 and Heritage Alteration Permit No. 00250 (Gonzales)

Council received a report from the Director of Sustainable Planning & Community Development dated February 10, 2022 presenting Council with a Rezoning application, Development Permit with Variances application and Heritage Alteration Permit application to allow for an increase in density and for groundoriented multiple dwellings on the site.

Committee discussed the following:

- Removal of trees and tree retention
- Ramping for adaptable housing
- Current land use regulations in the local area
- Garden suite impact on tree coverage
- Expected cost of individual units
- Lack of existing tenants on the lot, preventing displacement of residents
- Moving the bike storage in order to retain more trees

Moved By Mayor Helps Seconded By Councillor Alto

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00737 for 902 Foul Bay Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1. Plan revisions to:
 - a. label the visitor parking stall
 - b. correct the tree retention plan, site plan and landscape plans, to the satisfaction of the Director of Parks, Recreation and Facilities
 - c. relocate the bicycle parking structure and make associated landscape changes and parking reductions if required.
- 2. Further analysis of the proposed tree planting plan and the viability of the proposed on-site and off-site trees, considering site servicing requirements, as well as proximity to proposed buildings on the subject property and existing buildings on the neighbouring properties, to the satisfaction of the Director of Parks, Recreation and Facilities.
- 3. An executed legal agreement between the owner and Capital Regional Housing Corporation or Capital Regional District to secure four dwelling units (two one-bedroom units and two three-bedroom units) to be sold at a minimum of 20% below market rate (below-market ownership units) in perpetuity, in a form and with terms to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.

- 4. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, to secure:
 - a. 2.08m wide statutory right-of-way along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works
 - public realm improvements to include two curb bulbs on Quamichan Street, with terms to the satisfaction of the Director of Engineering and Public Works
 - c. car share vehicle memberships and usage credits for each dwelling unit, with terms to the satisfaction of the Director of Sustainable Planning and Community Development
 - d. future strata cannot restrict the rental of units to non-owners (with the exception of the four below-market ownership units), with terms to the satisfaction of the Director of Sustainable Planning and Community Development
 - e. a minimum of 16 three-bedroom units within the development, with terms to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:

- 1. "That Council authorize the issuance of Development Permit with Variances Application No. 00192 for 902 Foul Bay Road, in accordance with:
 - a. Plans date stamped August 6, 2021.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the building height from 10.5m to 11.54m;
 - ii. reduce the vehicle parking from 27 stalls to 16 stalls and the visitor parking from two stalls to one stall (with potential further reduction to accommodate relocated bicycle parking);
 - iii. reduce the front (Quamichan Street) setback requirement from 6m to 3.10 (to building) and 1.44m (to stairs);
 - iv. reduce the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs);
 - v. reduce the flanking street (Foul Bay Road) setback from 6m to 3.73m;
 - vi. reduce the rear yard setback from 4m to 3m.
- 2. That the Development Permit lapses two years from the date of this resolution."

Heritage Designation Bylaw Amendment and Heritage Alteration Permit Application

That Council,

- Instruct staff to prepare a bylaw amending Heritage Designation (902 Foul Bay Road) Bylaw No. 495, to protect the historic stone wall that extends the full length of the property's Quamichan Street frontage and the iron gate located at the corner of Foul Bay Road and Quamichan Street and remove the other features (land, house and trees), that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.
- Approve the new Statement of Significance for 902 Foul Bay Road attached as Attachment I to this report recognizing the rock wall as the primary historic feature of the property.
- 3. After the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:
 - 1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00250 for 902 Foul Bay Road, in accordance with:
 - a. Plans date stamped August 6, 2021.
 - b. The Rock Wall Heritage Conservation Plan by Donald Luxton and Associates Inc. dated March 2020.
 - c. That the Heritage Alteration Permit lapses two years from the date of this resolution."

Amendment:

Moved By Councillor Thornton-Joe Seconded By Councillor Andrew

1. Plan revisions to:

d. consider the retention of additional trees

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps Seconded By Councillor Loveday

- 1. Plan revisions to:
 - c. **consider relocation of** relocate the bicycle parking structure and make associated landscape changes and parking reductions if required, **and the creation of adaptable units**

CARRIED UNANIMOUSLY

On the main motion as amended:

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00737 for 902 Foul Bay Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

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 - a. label the visitor parking stall
 - b. correct the tree retention plan, site plan and landscape plans, to the satisfaction of the Director of Parks, Recreation and Facilities
 - c. consider relocation of the bicycle parking structure and make associated landscape changes and parking reductions if required, and the creation of adaptable units.
 - d. Consider the retention of additional trees
- 2. Further analysis of the proposed tree planting plan and the viability of the proposed on-site and off-site trees, considering site servicing requirements, as well as proximity to proposed buildings on the subject property and existing buildings on the neighbouring properties, to the satisfaction of the Director of Parks, Recreation and Facilities.
- 3. An executed legal agreement between the owner and Capital Regional Housing Corporation or Capital Regional District to secure four dwelling units (two one-bedroom units and two three-bedroom units) to be sold at a minimum of 20% below market rate (below-market ownership units) in perpetuity, in a form and with terms to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
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 - c. car share vehicle memberships and usage credits for each dwelling unit, with terms to the satisfaction of the Director of Sustainable Planning and Community Development
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e. a minimum of 16 three-bedroom units within the development, with terms to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application

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- 2. Approve the new Statement of Significance for 902 Foul Bay Road attached as Attachment I to this report recognizing the rock wall as the primary historic feature of the property.

- 3. After the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:
 - 1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00250 for 902 Foul Bay Road, in accordance with:
 - a. Plans date stamped August 6, 2021.
 - b. The Rock Wall Heritage Conservation Plan by Donald Luxton and Associates Inc. dated March 2020.
 - c. That the Heritage Alteration Permit lapses two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)



Committee of the Whole Report For the Meeting of February 24, 2022

To: Committee of the Whole	Date:	February 10, 2022
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From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00737 for 902 Foul Bay Road and associated Development Permit with Variances Application No. 00192 and Heritage Alteration Permit No. 00250

RECOMMENDATION

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00737 for 902 Foul Bay Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1. Plan revisions to:
 - a. label the visitor parking stall

b. correct the tree retention plan, site plan and landscape plans, to the satisfaction of the Director of Parks, Recreation and Facilities

c. relocate the bicycle parking structure and make associated landscape changes and parking reductions if required.

- 2. Further analysis of the proposed tree planting plan and the viability of the proposed onsite and off-site trees, considering site servicing requirements, as well as proximity to proposed buildings on the subject property and existing buildings on the neighbouring properties, to the satisfaction of the Director of Parks, Recreation and Facilities.
- 3. An executed legal agreement between the owner and Capital Regional Housing Corporation or Capital Regional District to secure four dwelling units (two one-bedroom units and two three-bedroom units) to be sold at a minimum of 20% below market rate (below-market ownership units) in perpetuity, in a form and with terms to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
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 - a. a 2.08m wide statutory right-of-way along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works

- b. public realm improvements to include two curb bulbs on Quamichan Street, with terms to the satisfaction of the Director of Engineering and Public Works
- c. car share vehicle memberships and usage credits for each dwelling unit, with terms to the satisfaction of the Director of Sustainable Planning and Community Development
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Development Permit with Variances Application

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"1. That Council authorize the issuance of Development Permit with Variances Application No. 00192 for 902 Foul Bay Road, in accordance with:

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- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
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 - ii. reduce the vehicle parking from 27 stalls to 16 stalls and the visitor parking from two stalls to one stall (with potential further reduction to accommodate relocated bicycle parking);
 - iii. reduce the front (Quamichan Street) setback requirement from 6m to 3.10 (to building) and 1.44m (to stairs);
 - iv. reduce the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs);
 - v. reduce the flanking street (Foul Bay Road) setback from 6m to 3.73m;
 - vi. reduce the rear yard setback from 4m to 3m.
- 2. That the Development Permit lapses two years from the date of this resolution."

Heritage Designation Bylaw Amendment and Heritage Alteration Permit Application

That Council,

- Instruct staff to prepare a bylaw amending Heritage Designation (902 Foul Bay Road) Bylaw No. 495, to protect the historic stone wall that extends the full length of the property's Quamichan Street frontage and the iron gate located at the corner of Foul Bay Road and Quamichan Street and remove the other features (land, house and trees), that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.
- 2. Approve the new Statement of Significance for 902 Foul Bay Road attached as Attachment I to this report recognizing the rock wall as the primary historic feature of the property.
- 3. After the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:

- "1. That Council authorize the issuance of Heritage Alteration Permit Application No. 00250 for 902 Foul Bay Road, in accordance with:
 - a. Plans date stamped August 6, 2021.
 - b. The Rock Wall Heritage Conservation Plan by Donald Luxton and Associates Inc. dated March 2020.
 - c. That the Heritage Alteration Permit lapses two years from the date of this resolution."

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Development Permit with Variances Application together with a concurrent Heritage Alteration Permit Application.

Relevant Rezoning considerations relate to:

- proposed density
- change of use to allow ground-oriented multiple dwellings
- new regulations pertaining to height, siting and open site space.

The relevant Development Permit with Variances Permit considerations relate to:

- the application's consistency with design guidelines
- impact of variances.

The relevant Heritage Designation considerations are whether the historic rock wall has sufficient heritage value and heritage character to justify conservation. The relevant Heritage Alteration Permit considerations are the impact of the new pedestrian gate entrance to the rock wall.

Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*, *2012* (OCP). A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property. In accordance with section 611 (2)(c), a heritage designation bylaw may apply to fixtures identified in the bylaw.

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application, Development Permit with Variances Application and a Heritage Alteration Permit Application for the property located at 902 Foul Bay Road. The proposal is to rezone from the R1-G Zone, Gonzales Single Family Dwelling District to a new site-specific zone in order to increase the density from 0.5:1 floor space ratio (FSR) to 0.72:1 FSR and allow for ground-oriented multiple dwellings at this location.

There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping and variances related to height, siting, setbacks and parking for two three-storey buildings containing a total of 18 dwelling units.

A Heritage Designation Bylaw Amendment is also associated with this proposal and would retain protection of the historic stone wall that extends the full length of the property's Quamichan Street frontage and the iron gate located at the corner of Foul Bay Road and Quamichan Street and would remove the other features (land, house and trees). A concurrent Heritage Alteration Permit would allow for a new pedestrian opening and gate in the rock wall.

The following points were considered in assessing the Rezoning Application:

- The proposal is generally consistent with the *Official Community Plan, 2012* (OCP) Traditional Residential Urban Place Designation, which envisions ground-oriented residential uses with density up to 1:1 floor space ratio. The creation of 18 dwelling units, including 16 three-bedroom townhouses and two one-bedroom units, with four of the units secured as below market dwellings, would further the OCP goals of providing housing that is suitable for households with children and providing housing that meets the needs of different people at various income levels.
- The proposal is inconsistent with some of the housing policies in the *Gonzales Neighbourhood Community Plan*, which supports a continuation of existing zoning regulations that ensure the neighbourhood retains its detached dwelling character. However, the proposed mix of market and below market townhouse units is consistent with the Plan's objective to maintain and enhance a diversity of housing to meet different needs and incomes.
- The proposed 2.08m statutory right-of-way (SRW) along Foul Bay Road would provide space for a new sidewalk, boulevard, and street trees, which supports the OCP's transportation and placemaking policies.
- The proposed curb bulbs would introduce traffic calming measures that improve

walkability and enhance pedestrian safety.

The following points were considered in assessing the Development Permit with Variances Application:

- The proposed form and character of the development is generally consistent with the design guidelines for Development Permit Area 16: General Form and Character, which envisions buildings and landscaping that complements and enhances the established place character of an area through high quality architecture, landscape and urban design.
- The proposed height and rear yard setback variances are considered supportable because the shadowing and privacy impacts are minimal, and the siting of the buildings and landscaping helps to provide a sensitive transition with the adjacent properties.
- The proposed street setback variances are considered supportable as the proposal provides sufficient setback to accommodate some front landscaping and the setbacks are generally consistent with the existing street context, particularly along Redfern Street.
- The proposed parking variance is considered supportable as the applicant is offering car share memberships and usage credits as well as enhanced bicycle parking to mitigate the impact.
- The proposed siting of the accessory building (bicycle pavilion) is not considered supportable; while the design, materials and green roof help the building to integrate with the overall building and landscape design, there are potentially other less prominent and more suitable locations for the bicycle parking.
- The proposal would result in the loss of 28 trees and replacement with 42 new trees for a net increase of 14 trees.

The following points were considered in assessing the Heritage Designation Bylaw Amendment:

- The heritage designation bylaw for the site (Bylaw No. 03-04) included a 1911 Arts and Crafts style house, select interior features and the land, including the trees, rock wall and iron gate. The house was destroyed by arson in 2016.
- The trees, rock wall and iron gate survived the fire and remain technically protected under the bylaw, however staff and the Heritage Advisory Panel believe the degree of change to the trees and landscape is justified in the absence of the 1911 house, which was the central organizing feature.
- Retention and restoration of the rock wall is consistent with the objectives of the *Official Community Plan, 2012* (OCP), which promotes the conservation and enhancement of heritage property throughout the City.
- Retention of the rock wall is supported by the *Gonzales Neighbourhood Community Plan*, which encourages retention and protection of trees, rock walls and other character features.

The following points were considered in assessing the Heritage Alteration Permit:

• The proposed removal of 1.5% of the rock wall to create a new opening is a minor alteration to the wall that facilitates pedestrian access and is consistent with the minimal intervention principle in Standard 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada.*

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-G Zone, Gonzales Single Family Dwelling District to a new site-specific zone in order to increase the density to 0.72:1 floor space ratio and allow for ground-oriented multiple dwellings at this location.

The following differences from the standard RTM Zone, Traditional Residential Multiple Dwelling District, are being proposed and would be accommodated in the new zone:

- limit the maximum density to 0.72:1 FSR
- replace "multiple dwelling" with "ground-oriented multiple dwelling" as a permitted use.

The associated Development Permit with Variances Application is for two three-storey buildings containing a total of 18 dwelling units. One building would front onto Redfern Street and contain ten dwelling units in a stacked configuration. The other building would front onto Foul Bay Road and contain eight dwelling units also in a stacked configuration. Additional accessory structures include two carports located parallel to the north property line and a bicycle parking pavilion located near the corner of Foul Bay Road and Quamichan Street.

Specific details include:

- two buildings containing stacked townhouse units, with entrances oriented towards the street
- modern architectural expression that incorporates traditional building elements and materials that are characteristic of the neighbourhood, such as a gabled roof, inset balconies, shingle siding and raised front entries
- clustered surface parking accessed via Redfern Street and located under one of the townhouse buildings and carport structures
- green roofs above the bicycle pavilion, carport and flat roof portion of the townhouse building fronting Redfern Street.

Exterior materials include:

- painted shingle and panel cladding
- architectural and rendered concrete
- metal roof, awning and picket guard rails.

Landscape elements include:

- common outdoor space with playground
- benches constructed with repurposed heritage stone
- permeable pavers and permeable concrete
- extensive planting with primarily native species
- retention of the heritage rock wall and iron gate with one new pedestrian gate onto Quamichan Street
- 28 trees removed, 14 trees retained, 42 new trees planted.

The proposed variances are related to:

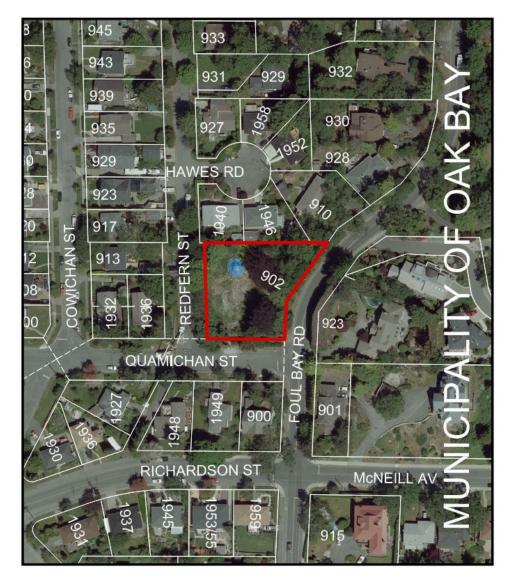
- increasing the building height from 10.5m to 11.54m
- reducing the vehicle parking from 27 stalls to 16 stalls and the visitor parking from two

stalls to one stall

- reducing the front (Quamichan Street) setback requirement from 6m to 3.10 (to building) and 1.44m (to stairs)
- reducing the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs)
- reducing the flanking street (Foul Bay Road) setback from 6m to 3.73m
- reducing the rear yard setback from 4m to 3m
- allowing an accessory building to be in the front yard.

Land Use Context

The area is characterized by single-family dwellings – some with secondary suites or garden suites – and duplexes. Properties to the east, on the opposite side of Foul Bay Road, are in the District of Oak Bay.



Existing Site Development and Development Potential

The site has remained vacant since the heritage-designated house was destroyed by fire in

2016. The heritage designation also applies to the land, including the remaining rock wall, iron gate and trees.

Under the current R1-G Zone, the property could be subdivided into four lots. Each of the lots could then be developed with a single-family dwelling, with either a secondary suite or garden suite, for a total of eight dwellings.

Data Table

The following data table compares the proposal with the existing R1-G Zone, Gonzales Single Family District and the standard RTM Zone, Traditional Residential Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing or standard Zone. Additionally, the *Official Community Plan, 2012* (OCP) and *Gonzales Neighbourhood Community Plan* policies that pertain to the area have been included in this table.

Zoning Criteria	Proposal	R1-G (existing zone)	RTM (zone standard)	Plan Policy
Site area (m²) – minimum	2042	460 (per lot)	920	-
Density (Floor Space Ratio) – maximum	0.72:1*	0.5:1	1:1	1:1 (OCP)
Number of dwelling units	18*	8 (4 lots, 2 dwelling units/lot)	-	-
Height (m) – maximum	11.54 * 7.6		10.5	-
Storeys – maximum	3* (plus basement)	2 (1.5 with basement)	3 (plus basement)	2-3 (OCP)
Site coverage (%) – maximum	42.6*	30	50	Limit site coverage (Gonzales Plan)
Open site space (%) – minimum	49*	50	30	Maintain and enhance open space (Gonzales Plan)
Setbacks (m) – minimum				
Front (Quamichan Street)	3.10* (building) 1.44* (stairs)	7.5 (building) 5.0 (stairs)	6.00	Variable setbacks
Rear (N)	3.00*		4.00	-
Flanking Street (Redfern Street)	3.37* (building) 0.37* (stairs)	6.89 (15% of lot width)	6.00	-
Flanking Street	3.73*	6.89 (15% of lot width)	6.00	-

Zoning Criteria	Proposal	R1-G (existing zone)	RTM (zone standard)	Plan Policy
(Foul Bay Road)				
Total vehicle parking – minimum	16*	27	27	-
Visitor vehicle parking (included in total vehicle parking) – minimum	1*	2	2	-
Bicycle parking stalls – minimum				
Long term	24	23	23	-
Short term	12	12	12	-

Description of Historic Place

The house at 902 Foul Bay Road was a large two-storey, Arts and Crafts style house built in 1911 for lawyer David S. Tait. The architect is unknown. The building had historical and aesthetic significance as a good example of the Arts and Crafts style. It was considered a good example of a grand home built for the wealthy business and professional classes in Rockland, Gonzales and Oak Bay during the early 20th century. Character defining elements included the building's exterior, select interior features, and the surrounding mature landscaping on a generous size lot. After the house was destroyed in 2016, the granite foundation blocks were salvaged and remain on site.

Heritage Designation Bylaw No. 03-04 covers the house, including select interior features as shown on the attached schedule, the land, including the trees, rock wall and iron gate.

Active Transportation

The application proposes a bicycle storage building with 24 long-term parking stalls (including two stalls for longer bikes) and a bike repair station which supports active transportation.

Public Realm

The following public realm improvements are proposed in association with this application:

- a statutory right-of-way (SRW) of 2.08m along the Foul Bay Road frontage to facilitate installation of a new 1.75m wide sidewalk and grassed boulevard with four street trees
- two curb bulbs on Quamichan Street.

These would be secured with a legal agreement, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on November 21, 2019. A summary of the meeting is attached to this report.

Subsequent revisions to the proposal triggered the requirement for a second CALUC consultation period; therefore, consistent with the *CALUC Procedures for Processing Rezoning and Variance Applications*, the application was posted on the Development Tracker on December 7, 2020 along with an invitation to complete a comment form by January 7, 2021. Additionally, the applicant participated in a virtual CALUC meeting on December 17, 2020. A summary of the meeting along with the comment forms are attached to this report.

In response to the consultation the applicant has made minor changes to the proposal; however, the applicant has noted in the letter to Mayor and Council that more significant revisions to reduce density, height or number of units have not been made due to the impact it would have on the affordability aspects of the proposal.

ANALYSIS

Rezoning Application

Official Community Plan

The Official Community Plan, 2012 (OCP) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses. The OCP policies for Traditional Residential areas states that new development may have a density of generally up to 1:1 floor space ratio (FSR) and up to two-storeys in height and approximately three-storeys along arterial and secondary arterial roads. The OCP also notes that within each designation there will be a range of built forms and that decisions about the appropriate scale for a particular site will be based on an evaluation of the context in addition to consistency with OCP policies, other relevant City policies and local area plans.

Although the policy would generally discourage a three-storey building at this location given it is not located on an arterial road (Foul Bay is a collector and Redfern and Quamichan are local roads), the proposal is considered supportable because it aligns with many of the other OCP policies and would advance multiple strategic objectives, including:

- providing ground-oriented housing with a density that is less than 1:1 FSR and housing that is suitable for households with children (i.e. three-bedroom units)
- locating new housing along a transit corridor
- securing four below market homeownership units in perpetuity which provides more homeownership options for a range of people
- providing open space and new trees that contribute to the City's urban forest and providing a wide range of ecological and community benefits
- providing new boulevard and sidewalks which advance placemaking objectives by contributing to a more pedestrian friendly environment
- advancing transportation related objectives through the provision of an SRW along Foul Bay Road.

While the buildings are technically three-storeys, they present as 2.5-storey buildings with

partially above grade basements. The design aspects of the proposal including building height, are considered in more detail as part of the development permit review.

Gonzales Neighbourhood Community Plan

The proposal is inconsistent with some of the *Gonzales Neighbourhood Community Plan* housing policies, which encourage the retention of zoning and land use policies that maintain the detached dwelling character of the neighbourhood. However, the proposal would help to advance the Plan's housing objective of creating a range of housing that meets the needs of people with different needs and incomes, which can include townhouses marketed to first-time homebuyers. The criteria for qualified homebuyers for the four below market units secured with and administered by the Capital Region Housing Corporation include the requirement that purchasers are first-time homebuyers, which is defined as an individual that has not owned property in the past five years.

Inclusionary Housing and Community Amenity Contribution Policy

The *Inclusionary Housing and Community Amenity Policy* does not apply to this rezoning application because the subject site is designated as Traditional Residential.

<u>Housing</u>

The application, if approved, would add approximately 18 new strata residential units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*. The proposed dwelling units would provide market housing options for those in the moderate- to above-moderate income brackets.

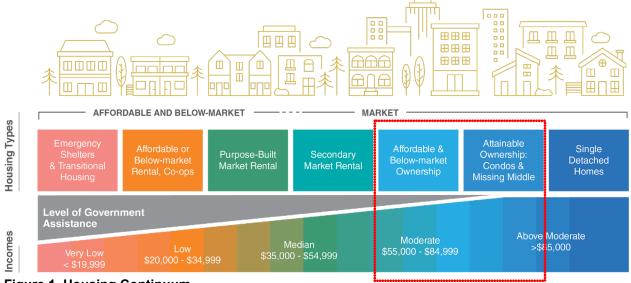


Figure 1. Housing Continuum

Affordability Targets

Attainable Ownership – 14 three-bedroom units Below Market Ownership – two three-bedroom units and two one-bedroom units

Housing Mix

At present there is no policy that provides targets regarding housing mix and providing minimum unit types is not mandated by the City. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including housing that is suitable for households with children. As submitted, this application proposes two one-bedroom and 16 three-bedroom units. The applicant is offering a legal agreement to secure the provision of at least 16 three-bedroom units.

Security of Tenure

The applicant is offering to secure four of the units (two one-bedroom and two three-bedroom) to be sold at a minimum of 20% below market value for the first and all subsequent sales. The Capital Region Housing Corporation (CRHC) would manage the appraisal and sale of the below-market units in perpetuity (see attached letter from the CRHC). This arrangement would be secured by the CRHC/CRD through legal agreements on title. In addition to income qualification, qualified buyers would have to have lived in the Capital Region for at least a year and have not owned a principal residence within the past five years. Further, a Housing Agreement with the City is also being proposed which would ensure that future strata bylaws could not prohibit the rental of the 14 remaining units.

Statutory Right-of-Way

The applicant is amenable to providing a 2.08m wide statutory right-of-way (SRW) along Foul Bay Road to help achieve a more standard collector roadway width. A retaining wall would be installed on the private property side of the SRW to allow for proper grading and drainage towards the street. A new sidewalk would be constructed within the SRW connecting to a new corner bulb at Foul Bay Road and Quamichan Street. North of the subject site, there is no sidewalk to connect to along Foul Bay Road, so the new sidewalk would stop short of the north property line to allow a cluster of trees to be retained. A new boulevard with three new street trees would be established between the sidewalk and travel lane.

Development Permit with Variance Application

Official Community Plan: Design Guidelines

The OCP identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate new developments in a manner that complements and enhances the established place character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form of three-storeys or lower, and to achieve more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The proposal complies with the guidelines as follows:

- the building design, materials and landscaping respects the character of the established area and incorporates exterior materials that are high-quality, durable and will weather gracefully
- street-oriented entrances along Redfern Street and Quamichan Street are prominent and include entry canopies and porches that provide a transition from the public realm of

the street and sidewalk to the private realm of the proposed residences

- landscaped planting areas and communal outdoor spaces that foster community and contribute to the green character of the area
- pedestrian oriented site planning with clustered parking located to the side and rear of the buildings and accessed via a shared driveway, which limits the visual impact of vehicle parking on the existing street character and reduces the amount of site area taken up by vehicle access and parking.

The Gonzales Neighbourhood Community Plan encourages property owners to retain and protect trees, rock walls, and other unique features that contribute to the green character of the area. The Plan also supports new development that takes into consideration the character of the site, as well as the design of neighbouring buildings. The proposal would result in the loss of many of the mature trees on the site; however, the heritage rock wall would be retained and stone from the heritage house would be used to construct stone benches and featured in a retaining wall on the east side of the property.

The proposed stacked townhouses are considered consistent with the place character envisioned in the OCP for Development Permit Area 16 and generally compatible with the existing context. However, staff have encouraged the applicant to consider stepping down the building height or increasing the building setback at the northeast end of the site to provide a more sensitive transition in scale with the neighbouring property, limit shadowing impacts and potentially retain additional trees. The applicant has not made these changes due to concerns that it could have on the financial viability of the project and the ability to provide the below market housing units.

<u>Variances</u>

Although a site-specific zone is sought, variances are recommended (instead of inclusion in the new zone) for areas where the proposal is not consistent with the standard RTM Zone, Traditional Residential Multiple Dwelling District, and the Off-Street Parking Regulations (Schedule C) of the *Zoning Regulation Bylaw*. This ensures that if this proposal is not built, any potential future redevelopment would require Council's consideration and approval for these specific aspects.

Building Height

A variance is requested to increase the building height from 10.5m to 11.54m. To ameliorate the impact of the height variance, the building to the west is sited closer to the corner of Redfern Street and Quamichan Street. In addition, the portion of the building closest to the north property line would be stepped down in height by approximately 4m. The building to the east is set closer to the north property line (3.0m) so a row of trees is proposed along the property line to mitigate the impact of height. Furthermore, there are no windows on the upper storey and minimal windows on the lower storeys facing the north neighbours to mitigate any privacy concerns associated with overlook.

The applicant has provided a shadow analysis that demonstrates there would be minimal shadowing impacts on the properties to the north by the building to the west and some shadowing of the rear yard by the east building. The amount of shadow is likely less than would be created by subdivision and development of single-family dwellings under the existing zoning.

Parking

A variance is requested to reduce the required number of parking spaces from 27 stalls to 16

stalls and the visitor parking from two stalls to one stall. Although the proposed dwellings are ground-oriented, due to the stacked configuration of the units they are considered "multiple dwellings" under the Zoning Regulation Bylaw rather than "attached dwellings" (i.e. townhouses). The magnitude of the variance results from the proposal being assessed against the parking requirements for larger multiple dwellings (1.45 stalls per unit) rather than the requirements for attached dwellings (1 stall per unit). To mitigate the potential impacts from this variance the applicant is proposing car-share memberships and credits for each of the dwelling units, as well as enhanced bicycle parking facilities. It is also worth noting that for the four below market units the CRHC gives preference to qualified buyers that do not own vehicles.

Should Council choose to advance the application, plan revisions are recommended to explore an alternate location for the proposed bicycle parking. For example, the parking stalls located under the west building could potentially be converted to a secure bicycle parking area. This would result in a larger parking variance; however, it would also provide additional open site space at the most prominent corner of the site (Foul Bay Road and Quamichan Street) which could be use as planting space for additional bylaw replacement trees. The applicant has been encouraged to explore this option during the application review process, but there has been a reluctance to provide less than a 1:1 parking ratio for the larger three-bedroom units. However, now that two of the larger units secured with the CRHC are intended to be occupied by residents without cars, there may be less demand for on-site parking. The staff recommendation includes language to allow for some flexibility to allow the bike parking to be located where vehicle parking is currently indicated. A follow-up staff report would advise Council of the updated parking variance should this change be pursued.

Setbacks

Variances are requested to reduce the front yard, flanking street and rear yard setbacks (see table below).

	Proposal	RTM Zone
Front Yard Setback (Quamichan Street)	3.10* (building) 1.44* (stairs)	6.00
Flanking Street Setback (Redfern Street)	3.37* (building) 0.37* (stairs)	6.00
Flanking Street Setback (Foul Bay Road)	3.73*	6.00
Rear Yard Setback (North)	3.00*	4.00

The setback variances are considered supportable as the proposed siting would have minimal shadowing impacts on the adjacent properties and the units are staggered along the street frontages so that the setbacks are variable and provide space for front yard landscaping and tree retention. Furthermore, the proposed setback along Redfern Street is generally consistent with the setbacks for properties to the north of the subject site. The rear yard setback is considered supportable because only the north wall of the east building is set 3.0m from the property line, while the majority of the development is setback much further from the property line.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code.*

Sustainability

As stated in the applicant's letter to Mayor and Council, the architectural design and site planning is based on passive design principles to increase solar gain in winter and minimize solar heating in summer. The proposed green roofs, permeable pavers and open space areas would also aid in on-site stormwater management.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel on October 28, 2020 (minutes attached). Staff requested input from the Panel regarding the proposed interface with Foul Bay Road, transition in scale with surrounding properties and any other aspects of the proposal on which ADP chose to comment on. The Panel supported moving the application forward as presented with consideration of the Foul Bay frontage improvements and building interface with Foul Bay Road.

In response, the applicant has reconfigured the landscaping, patio entrances and pathways connecting to a new sidewalk along Foul Bay Road, creating more prominent connections and better delineation between private and public space.

Heritage Designation Bylaw Amendment and Heritage Alteration Permit Application

Standards and Guidelines for the Conservation of Historic Places in Canada (2010)

The Standards and Guidelines is a national framework for assessing alterations to historic places. It defines three main conservation treatments, a set of standards or conservation principles for all projects to follow and a set of specific guidelines for conserving different types of historic features. According to the *Official Community Plan, 2012* (OCP) and the *Heritage Property Protection Bylaw No. 95-62*, alterations to protected heritage property are required to adhere to the Standards and Guidelines.

Heritage Designation Bylaw Amendment

The Heritage Designation Bylaw for this property currently designates the house, including select interior features, the land, including the trees, stone wall and iron gate as protected heritage property. As noted, the 1911 house was destroyed in a fire and no longer exists. The proposal is to amend the Heritage Designation Bylaw to retain the designation of the remaining stone wall and iron gate.

The conservation treatment proposed for the remaining heritage features at 902 Foul Bay Road is *rehabilitation*, defined as the sensitive adaptation of an historic place for a continuing or compatible contemporary use, while protecting heritage value. The changes proposed to the land and trees on the site are significant, however the degree of change is justified in the absence of the 1911 house. The statement of significance describes the heritage features as a collection whose heritage value was interdependent. It focuses on the house as the central organizing feature that imparted meaning to the trees, wall and the lot. The statement of significance refers to the mature landscaping only as a setting for the house and does not

identify particular trees as individually significant features:

"The house is surrounded by mature landscaping on a generous size lot and retains its original relationship to the site, and these elements also define its character."

Although the trees are protected under the heritage designation bylaw, they derived their heritage significance from the house. In staff's opinion, removal of references to trees and land from the designation bylaw is appropriate.

Heritage Alteration Permit

The rock wall extends the full length of the property's Quamichan Street frontage, with a small portion extending up Foul Bay Road. It has a total length of approximately 40 metres. The applicant proposes one new pedestrian opening in the rock wall, which would measure under 1.5 metres in width. Staff consider the removal of less than 4% of the wall to be a minor alteration that facilitates pedestrian access and would provide increased opportunities for residents to view the wall up close.

Heritage Advisory Panel Review

The application was reviewed by the Heritage Advisory Panel on November 10, 2020 and recommended that Council approve the application and limit the scope of the heritage designation to the wall alone:

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00022 for 902 Foul Bay Road be approved with the following changes:

The heritage designation bylaw be revised with the exception of the stone wall.

Carried (5 in favour, 1 opposed)

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received between October 24, 2019, and July 1, 2021, so *Tree Preservation Bylaw* No. 05-106 (consolidated November 22, 2019) applies.

Forty-two trees have been inventoried. There are 33 trees located on the subject lot, seven trees on municipal property and two neighbouring trees impacted by the proposal. Of the trees inventoried, there are a total of 26 protected by the *Tree Preservation Bylaw*: 25 on the subject lot and one neighbouring tree.

Proposed Tree Removals

Twenty-eight trees are proposed for removal, including 17 trees on the subject lot that are protected under the *Tree Preservation Bylaw* and five municipal trees. Removal of trees #268, #323 and NT4 would be required for construction of the parking lot and covered car parking areas. Trees #330, #334, #335, #336, #338, #339, #340, #341, #345, #348, #372, and #446 are in the building area or immediately adjacent and their removal would be required for excavation and building construction. Tree #420 is dead, tree #422 is nearly dead and Parks is

recommending it's removal. Municipal poplar trees #266 and #267 will require removal for construction of the parking area and English hawthorn #NT3 will require removal for construction of off-site works. Municipal holly #NT8 and Laburnum #NT7 are proposed for removal at the request of City staff as these trees are not suitable candidates for retention.

The table below outlines details on *Tree Preservation Bylaw* protected and municipal trees proposed for removal:

Tree #	Species	Diameter (DBH)	Health Condition	Structural Condition	Ownership	Reason for Removal
268	Trembling aspen	46	Fair	Fair	Subject site	Construction of parking lot and covered parking
323	Horse chestnut	51	Fair	Fair	Subject site	Construction of parking lot and covered parking
330	Garry oak	106	Poor	Poor	Subject site	Within building outline
334	Garry oak	26	Good	Fair	Subject site	Within building outline
335	Garry oak	36	Good	Fair	Subject site	Within building outline
336	Garry oak	26, 67	Fair	Fair	Subject site	Excavation for building
338	Arbutus	18	Good	Good	Subject site	Excavation for building
339	Garry oak	52, 62	Fair	Fair	Subject site	Excavation for building
340	Garry oak	62	Fair	Fair	Subject site	Excavation for building
341	European beech	85	Fair	Fair	Subject site	Within building outline
343	European beech	89	Fair	Fair	Subject site	Excavation for building
345	Horse chestnut	64	Fair	Fair	Subject site	Excavation for building
348	European birch	65	Fair	Fair	Subject site	Excavation for building
372	European birch	59	Fair	Fair/Poor	Subject site	Excavation for

						building
420	Garry oak				Subject site	Tree is dead
446	Douglas fir	30	Fair	Good	Subject site	Excavation for building
NT4	Holly	15, 30	Good	Good	Subject site	Within parking lot outline
266	Trembling aspen	26, 37	Fair	Fair	Municipal	Construction of parking lot and covered parking
267	Trembling aspen	41	Fair	Fair	Municipal	Construction of parking lot and covered parking
NT7	Laburnum	11,15,17	Poor	Poor	Municipal	Unsuitable for retention
NT3	English Hawthorn	28	Good	Fair	Municipal	Construction of off-site works
NT8	Holly	14	Fair	Good	Municipal	Unsuitable for retention

Trees Proposed for Retention

A total of 14 trees would be retained with this development project including nine trees on the subject lot that are protected by the *Tree Preservation Bylaw*. Most of these trees are in the northeast and the southwest corners of the lot. The project arborist has recommended several mitigation measures at various stages of the project to ensure these trees shall be retained. The table below outlines details on all trees proposed for retention:

Tree #	Species	Diameter (DBH)	Health Condition	Structural Condition	Tree Preservation Bylaw Protected	Ownership
269	Horse chestnut	33,34,35,45	Fair	Fair/Poor	No	Municipal
270	Horse chestnut	84	Fair	Fair/Poor	No	Municipal
313	Garry oak	88	Fair	Fair	Yes	Subject site
337	Arbutus	12	Fair	Fair	Yes	Subject site
361	Horse chestnut	62	Fair	Fair	Yes	Subject site
362	Holly	52	Good	Fair/Poor	Yes	Subject site
384	Horse chestnut	54	Fair	Fair/Poor	Yes	Subject site

385	Horse chestnut	80	Fair	Fair	Yes	Subject site
387	Horse chestnut	66	Fair	Fair/Poor	Yes	Subject site
421	Garry oak	91	Fair/Poor	Fair	Yes	Subject site
422	Garry oak	34	Poor	Poor	Yes	Subject site
NT1	False cypress	22	Fair/Poor	Fair	No	Neighbour
NT2	Laburnum	10, 10, 20	Fair	Fair	Yes	Neighbour
NT6	Holly	8, 12	Good	Good	No	Subject Site

Proposed Planting and Replacement Tree Compensation

At the 2:1 replacement ratio outlined in the *Tree Preservation Bylaw*; 34 replacement trees are required. The proposed Tree Planting Plan shows 33 new trees for this development, with 21 identified as bylaw replacement trees. The other 12 new trees are proposed in areas with very limited growing space and therefore, based on the current proposal, cannot be considered replacement trees. Under the current proposal, the applicant would be required to pay \$24,000 cash-in-lieu towards the City's Tree Reserve Fund (\$2,000 X 12 replacement trees not planted). The recommendation for Council's consideration includes a requirement for the applicant to undertake further analysis of the viability of the additional 12 proposed trees prior to scheduling a public hearing.

Nine new boulevard trees are proposed. Approval of a statutory right-of-way along Foul Bay Road would allow for four municipal trees to be planted in a separated boulevard. Three boulevard trees are also proposed along Quamichan Street and two along Redfern Street.

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, protected by the <i>Tree Preservation Bylaw</i>	26	17	21	+4
On-site trees, not protected by the <i>Tree Preservation Bylaw</i>	7	6	12	+6
Municipal trees	7	5	9	+4
Neighbouring trees, protected by the <i>Tree Preservation Bylaw</i>	1	0	0	0
Neighbouring trees, not protected by the <i>Tree Preservation Bylaw</i>	1	0	0	0
Total	42	28	42	+14

Tree Impact Summary Table

Resource Impacts

The proposal would increase the number of street trees by four, which have an annual maintenance cost of \$60 per tree or \$240 in total.

CONCLUSION

The proposed rezoning is generally consistent with the OCP as it relates to ground-oriented residential development within Traditional Residential areas and furthers the goals in the OCP with regards to encouraging development along transit corridors and providing a diversity of housing types to create more home ownership options. The proposed development is generally consistent with the applicable Design Guidelines and includes high-quality building materials and landscape finishes. The contemporary design is supportable and complementary to the existing character of the area. The variances have been mitigated through design and the provision of TDM measures. Therefore, it is recommended for Council's consideration that the applications advance to a Public Hearing and Opportunity for Public Comment, subject to minor plan revisions and the preparation of legal agreements.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00737, Development Permit with Variances Application No. 00192 and Heritage Alteration Permit No. 00250 for 902 Foul Bay Road.

Respectfully submitted,

Alec Johnston	John O'Reilly	Karen Hoese, Director
Senior Planner	Senor Heritage Planner	Sustainable Planning and
Development Services Division	Development Services Division	Community Development
		Department

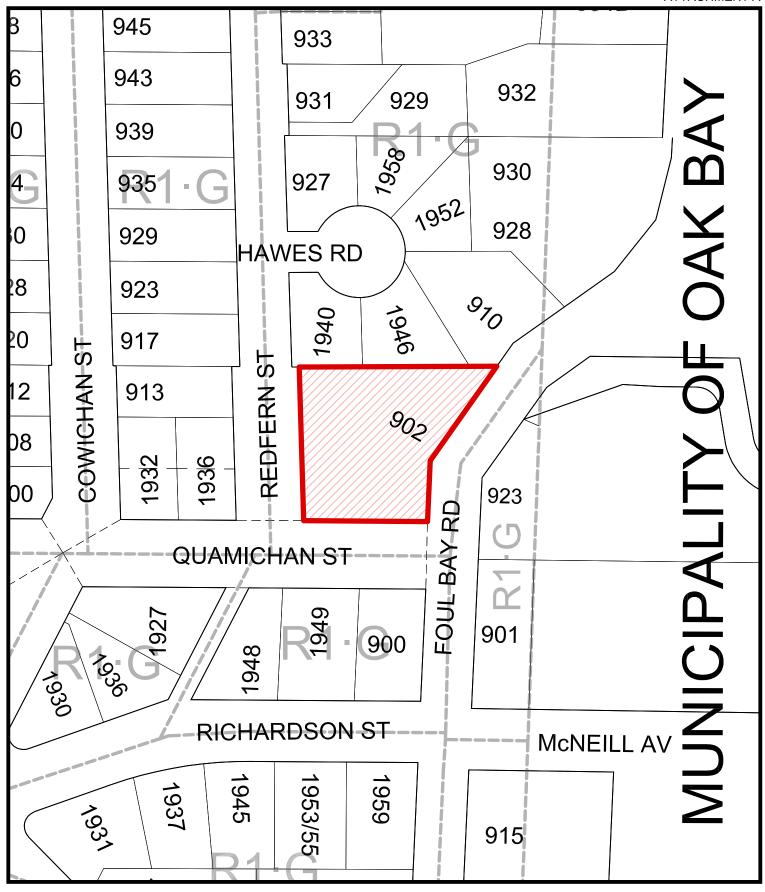
Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped August 6, 2021
- Attachment C: Letter from applicant to Mayor and Council received August 31, 2021
- Attachment D: Letter from Capital Region Housing Corporation dated November 16, 2021
- Attachment E: Pre-Application Consultation Comments from Online Feedback Form
- Attachment F: Fairfield Gonzales CALUC meeting summaries dated November 21, 2019 and December 17, 2020
- Attachment G: Advisory Design Panel minutes dated October 28, 2020
- Attachment H: Heritage Advisory Panel minutes dated November 10, 2020
- Attachment I: Rock wall heritage conservation plan including revised statement of significance, dated March 2020

- Attachment J: Arborist Report dated April 20, 2020 and amended August 4, 2021
- Attachment K: Correspondence (Letters received from residents).

ATTACHMENT A





902 Foul Bay Road Rezoning No.00737



List of Drawings

Architectural

D'Ambrosio architecture + urbanism 2960 Jutland Road Victoria, BC V8T 5K2

A0.0 Cover Sheet

- A0.1 Site Survey + Location Plan A0.2 Shadow Analysis
- A0.3 3D Shadow Analysis

A1.0 Site Plan + Project Information

- + Grade Calculation A2.0 Basement Plan
- A2.1 First Storey Plan
- A2.2 Second Storey Plan
- A2.3 Third Storey Plan
- A2.4 Roof Plan

A3.0 East Building Elevations

- A3.1 West Building Elevations
- A3.2 Street/Context Elevations
- A3.3 Materials Palette
- A4.0 Building Sections
- A4.1 Roof Sections

Civil

J.E. Anderson 4212 Glanford Ave. Victoria, BC V8Z 4B7

C1 Site Servicing Plan

- L1 Landscape Site Plan L2 Green Roof on Parking Facility
- L3 Green Roof over Second Storey
- L4 Existing Tree Removal and Retention Plan
- L5 Arborist Report of Existing Trees

Landscape

Biophilia Design Collective Ltd. 1608 Camosun Street Victoria, BC V8T 3E6

L0 Cover Page

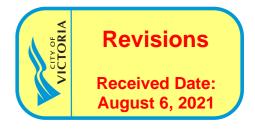
- L6 Tree Planting Plan
- L7 Shrub Planting Plan
- L8 Planting Imagery
- L9 Design Detail



ATTACHMENT B

D'AMBROSIO architecture + urbanism

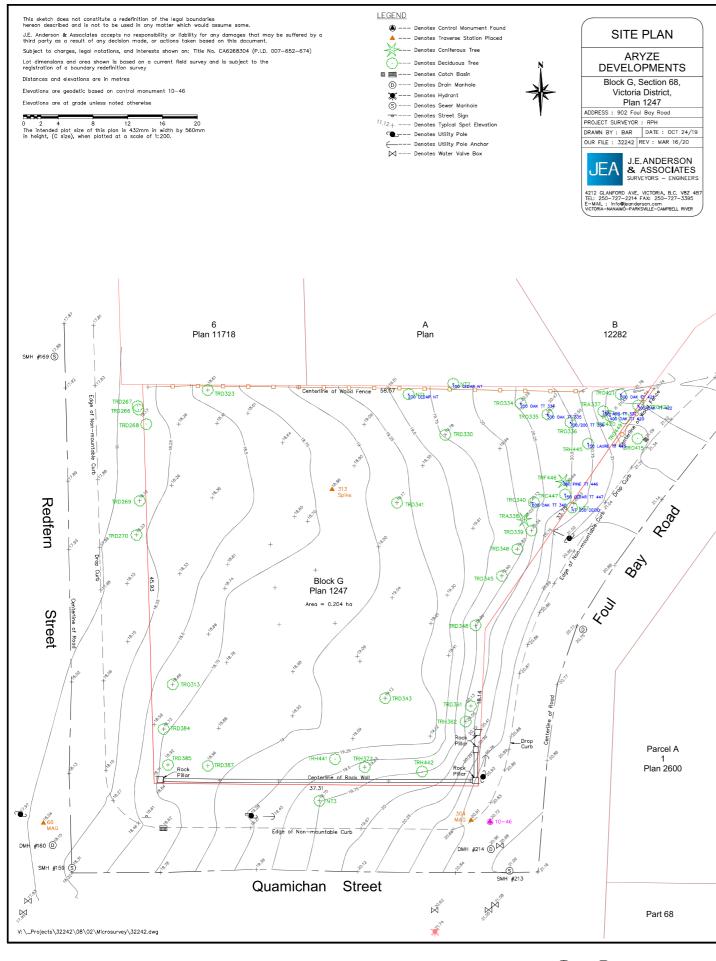
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Victoria	BC	Canada	V8T5K2
tel		250.3	84.2400
fax		250.3	84.7893
eml		mail@	fdarc.ca
web		www.	fdarc.ca

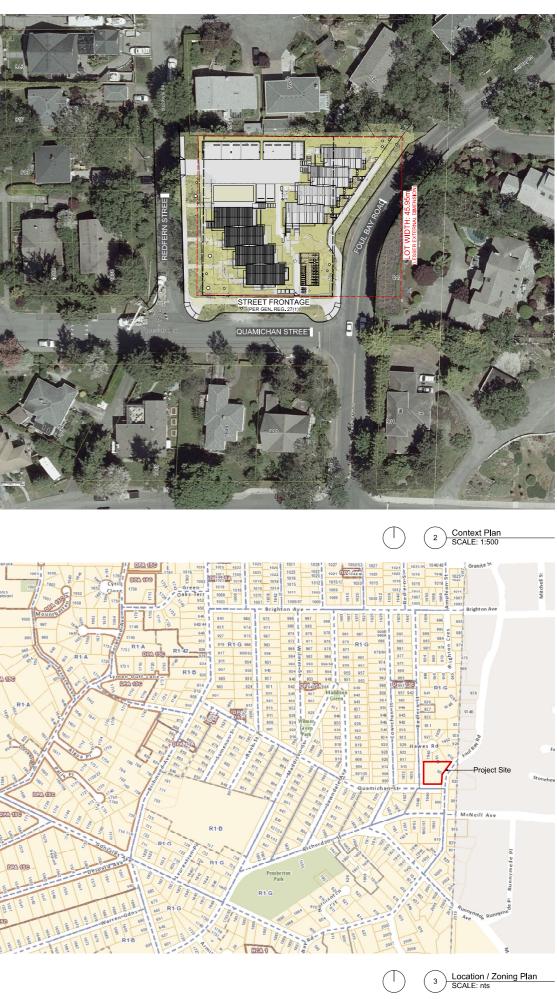


902 Foul Bay Road

Victoria B.C.

Revised Rezoning III July 29, 2021







1 Site Survey SCALE: 1:200 (|)

SUPPLIED B IMAGES O CERTIFICAT REVISED REZONING SUBMISSION III REVISED REZONING SUBMISSION II REVISED REZONING SUBMISSION ISSUED FOR REZONING 4 21.07.29 3 21.01.12 2 20.07.16 20.04.17 description date rev no are and at all ture to be copyright resent times remain the used for the pro-written consent roject name 902 Foul Bay Road Victoria, BC sheet title Site Survey, Context, Location / Zoning Plan roject no 1933 drawing file 21.01.12 date scale 1:100 JDH drawn by ES checked by revision no. sheet no. 4A0.1

D'AMBROSIO

architecture + urbanism

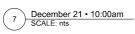


1 June 21 • 9:00am SCALE: nts



4 March 21 • 9:00am SCALE: nts







2 June 21 • 12:00pm SCALE: nts









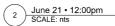


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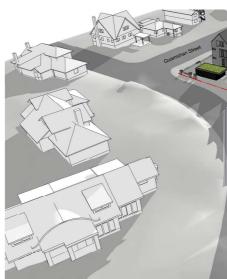










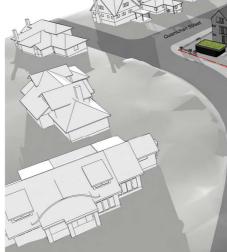


5 March 21 • 12:00pm SCALE: nts



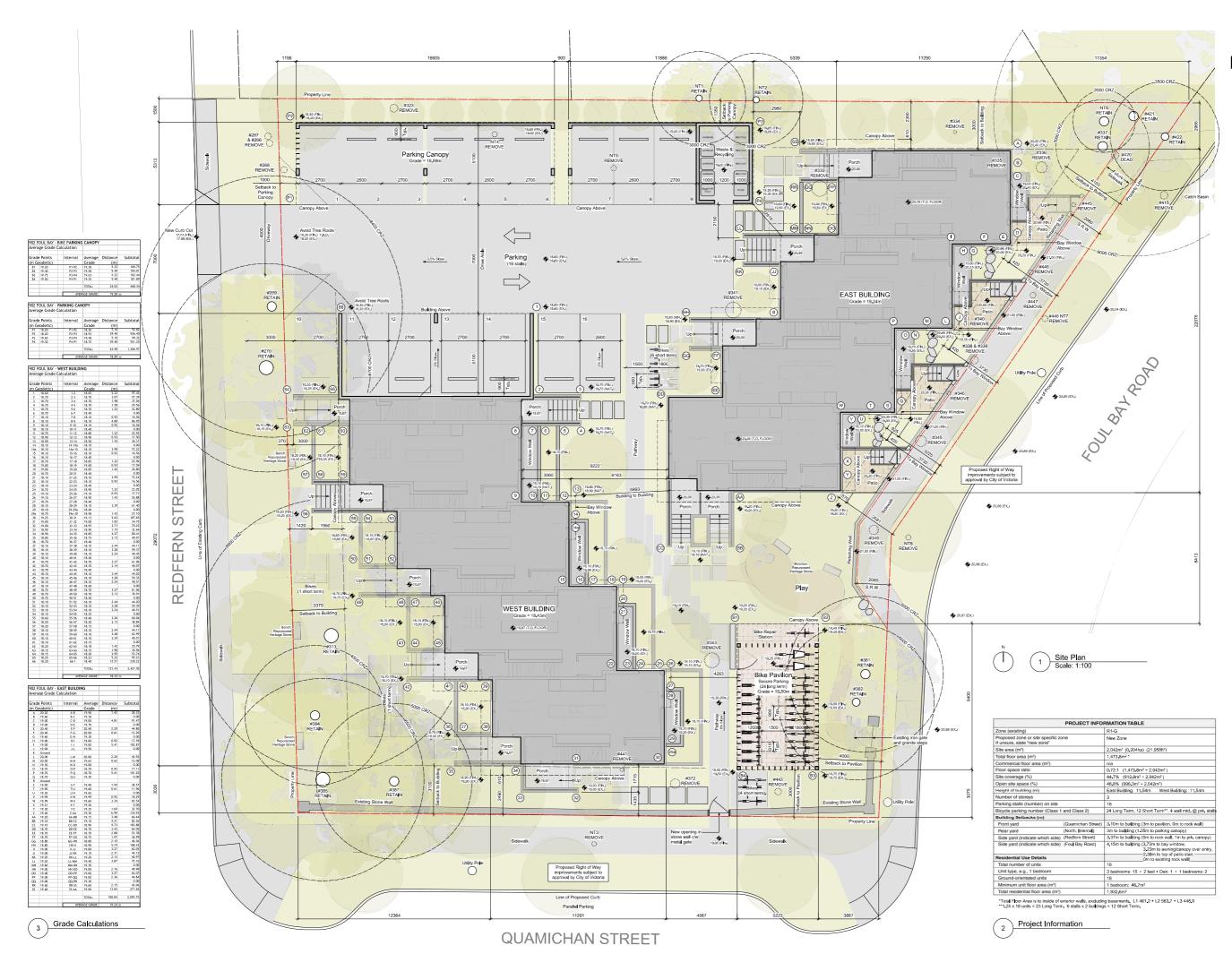
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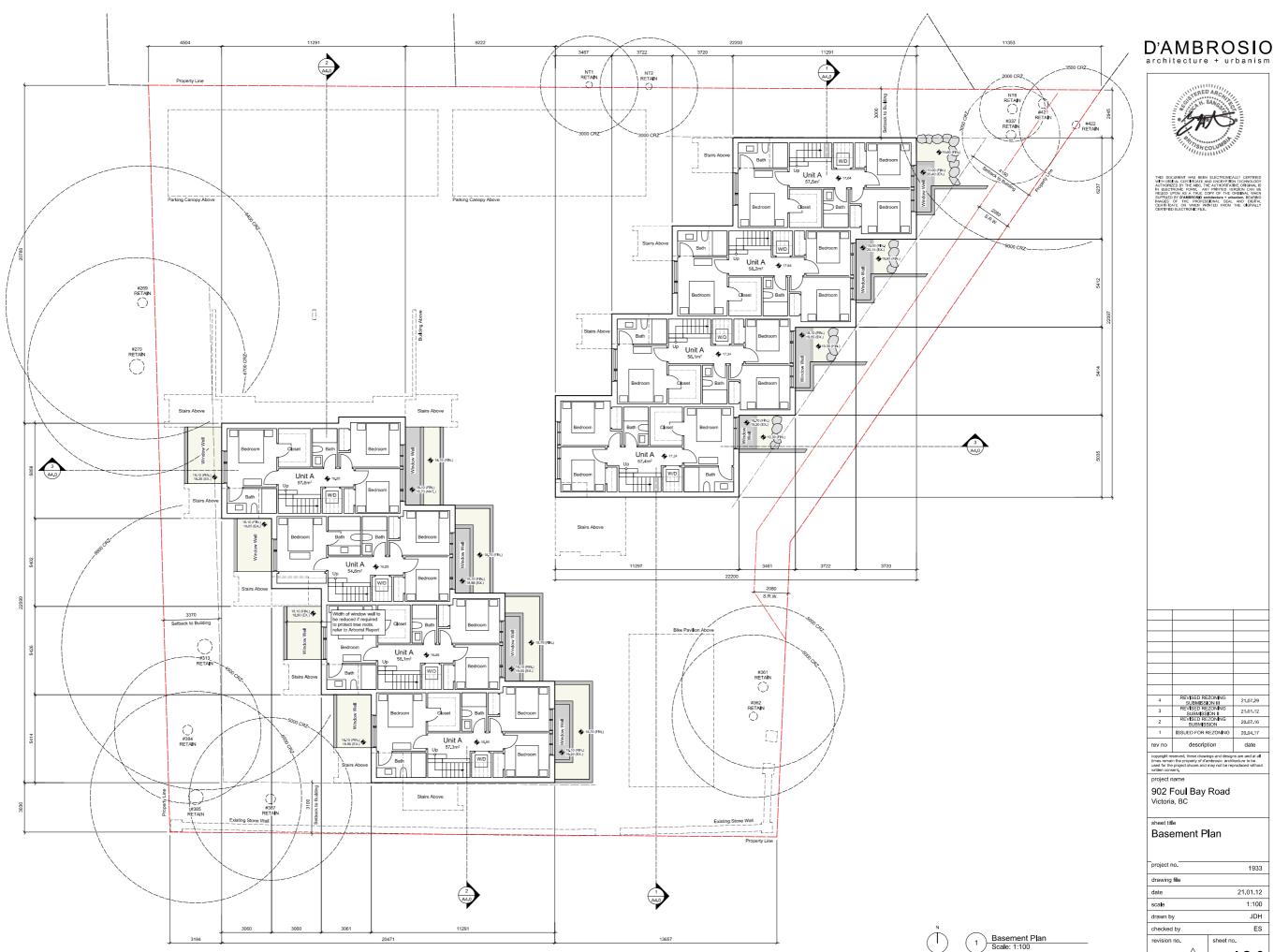


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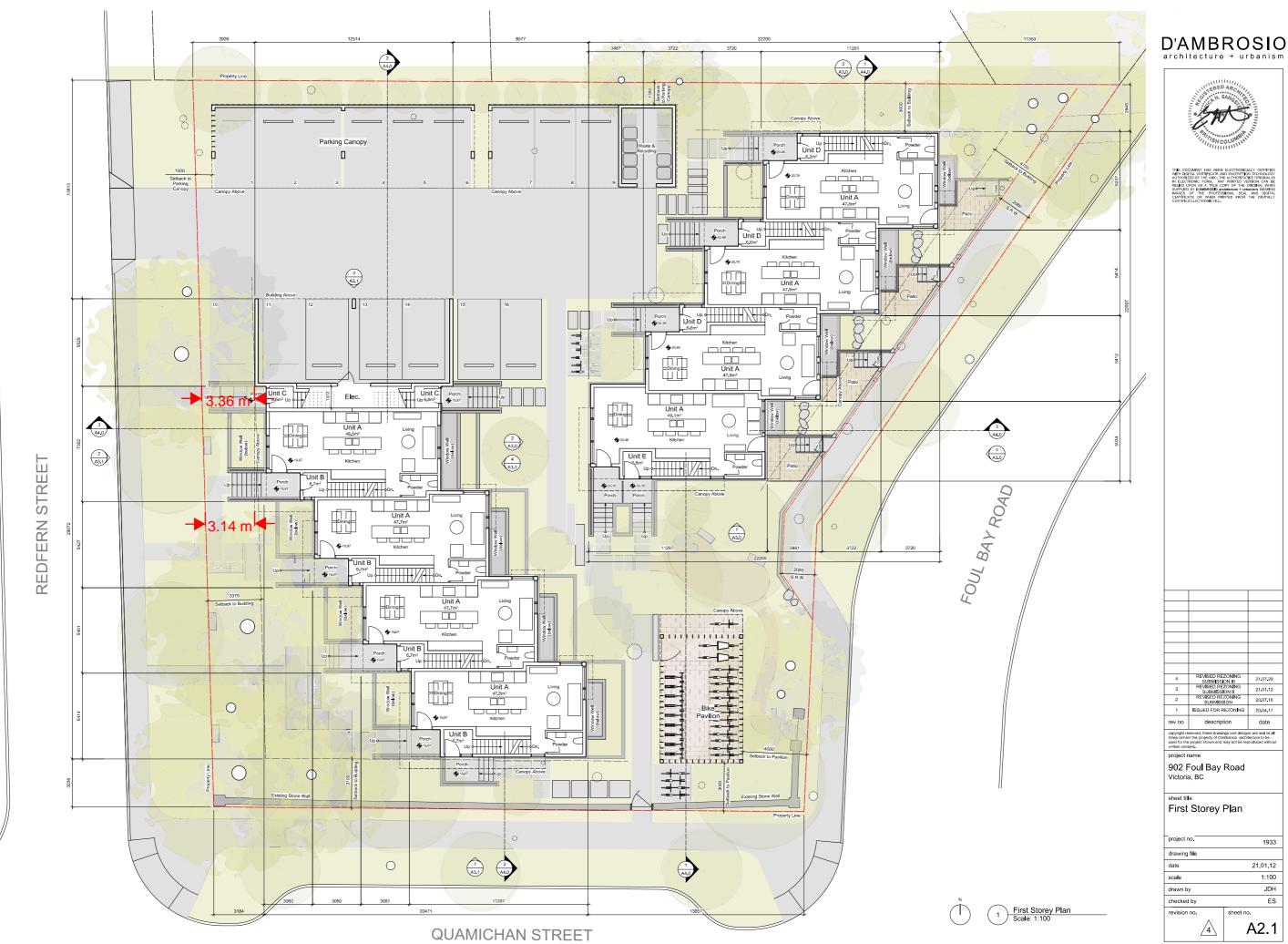


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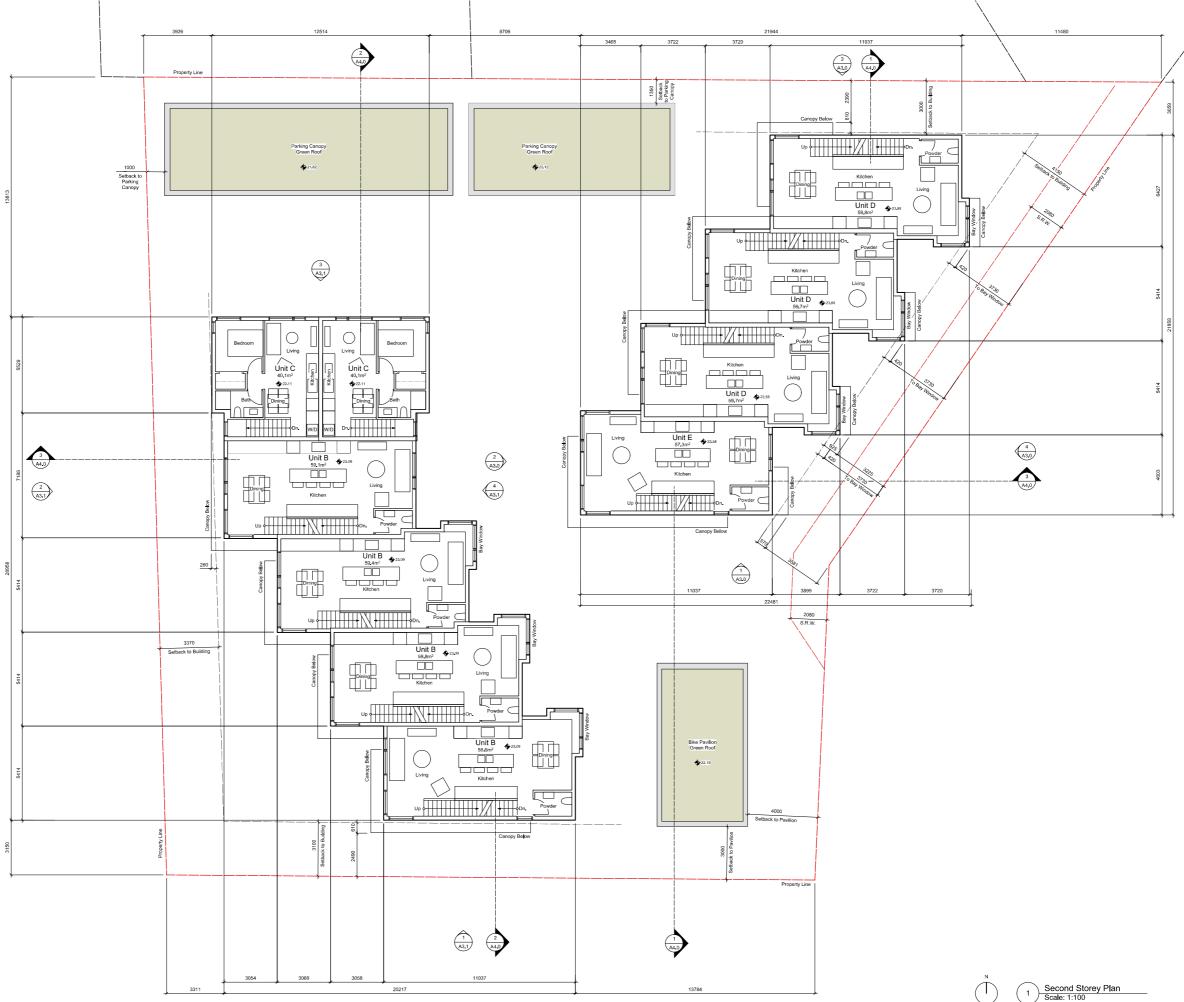
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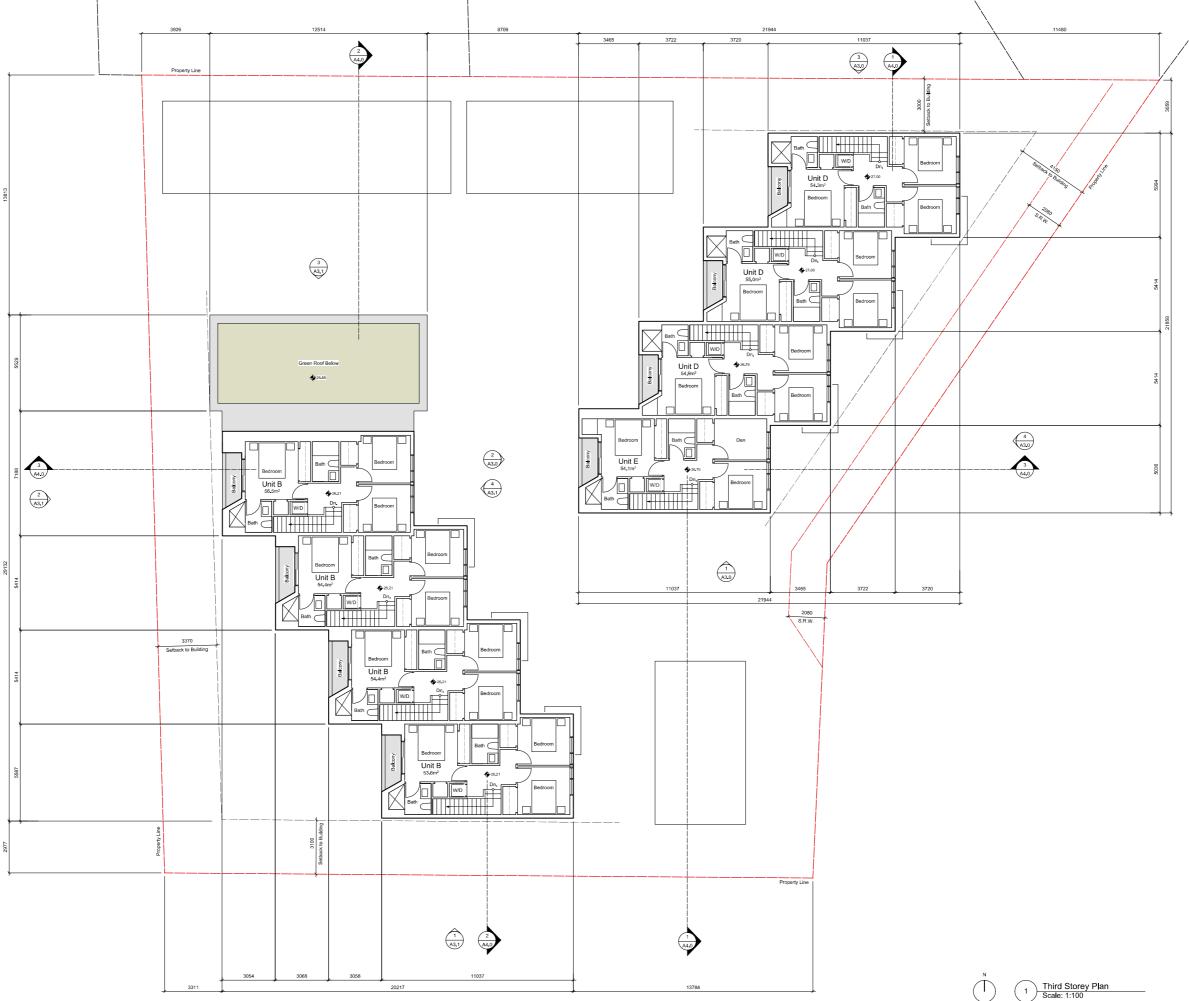
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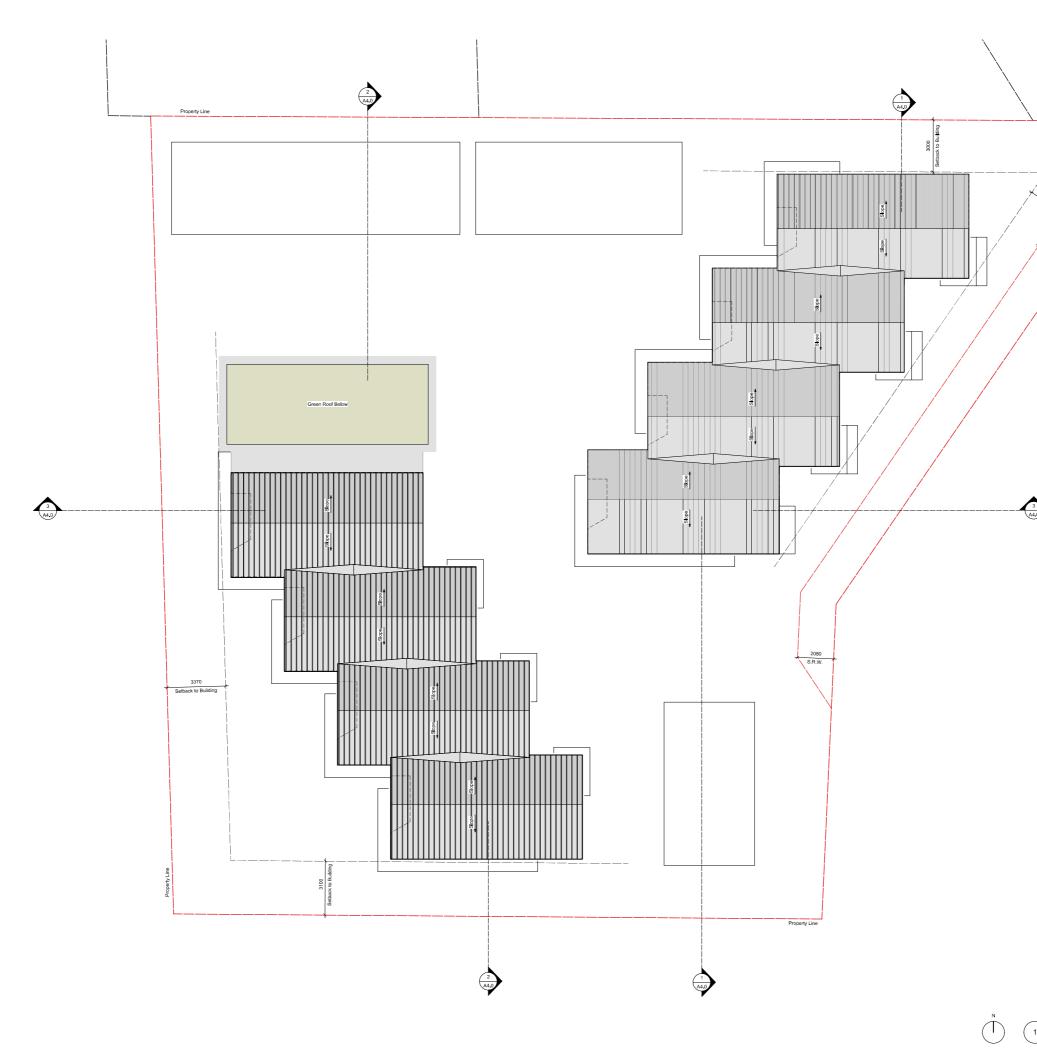
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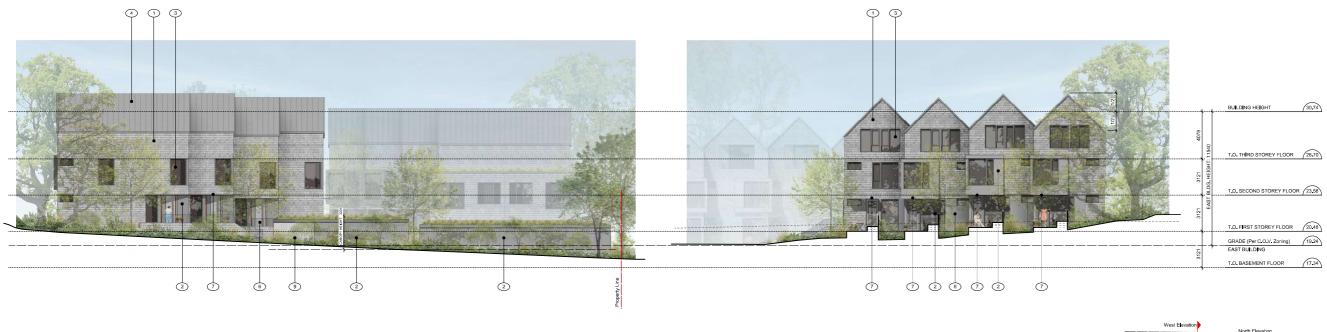


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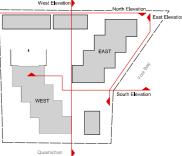
1 East Building • South Elevation Scale: 1:150

2 East Building • West Elevation Scale: 1:150



3 East Building • North Elevation Scale: 1:150

4 East Building • East Elevation (Foul Bay) Scale: 1:150



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Materials Key

\bigcirc	Painted Shingle Cladding	Warm	Grey
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- 2 Panel Cladding Charcoal
- 3 Windows / Doors Charcoal
- 4 Prefinished Metal Roof Weathered Zind
- 5 Painted Wood Steps Warm Grey
- 6 Painted Metal Picket Guard Charcoal
- 7 Painted Metal Plate Awning Charcoal
- B Render Warm Grey
- 9 Architectural Concrete

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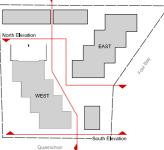


 West Building • South Elevation (Quamichan)

 Scale: 1:150

2 West Building • West Elevation (Redfern) Scale: 1:150





D'AMBROSIO architecture + urbanism



SUPPLIED B IMAGES O CERTIFICAT

Materials Key

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- 2 Panel Cladding Charcoal
- 3 Windows / Doors Charcoal
- 4 Prefinished Metal Roof Weathered Zin
- 5 Painted Wood Steps Warm Grey
- 6 Painted Metal Picket Guard Charcoal
- 7 Painted Metal Plate Awning Charcoal
- 8 Render Warm Grey
- 9 Architectural Concrete
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		 T.O. BASEMENT FLOOR	17.34

Foul Bay Street / Context Elevation Scale: 1:200

2 Quamichan Street / Context Elevation Scale: 1:200

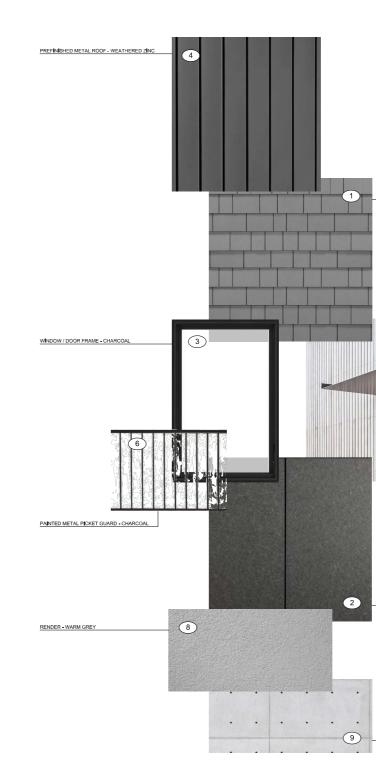
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D'AMBROSIO SUPPLIE IMAGES CERTIFI Materials Key 1 Painted Shingle Cladding - Warm Grey 2 Panel Cladding - Charcoal 3 Windows / Doors - Charcoal 4 Prefinished Metal Roof - W 5 Painted Wood Steps - Warm Grey 6 Painted Metal Picket Guard - Charcoa 7 Painted Metal Plate Awning - Charcoa 8 Render - Warm Grey 9 Architectural Concrete REVISED REZONING SUBMISSION III REVISED REZONING SUBMISSION II REVISED REZONING SUBMISSION ISSUED FOR REZONING 4 21.07.29 21.01.12 2 20.07.16 20.04.17 rev no description date copyright reser-times remain th used for the pro written consent project name 902 Foul Bay Road Victoria, BC sheet title Materials Palette project no. 1933 drawing file 21.01.12 date scale JDH drawn by ES checked by revision no. sheet no. 4A3.3

PAINTED SHINGLE CLADDING - WARM GREY

PAINTED METAL PLATE AWNING - CHARCOAL

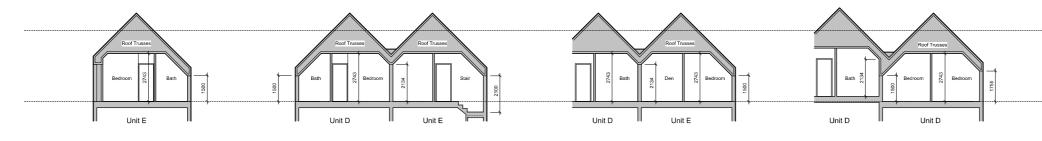
PANEL CLADDING - CHARCOAI

ARCHITECTURAL CONCRETE

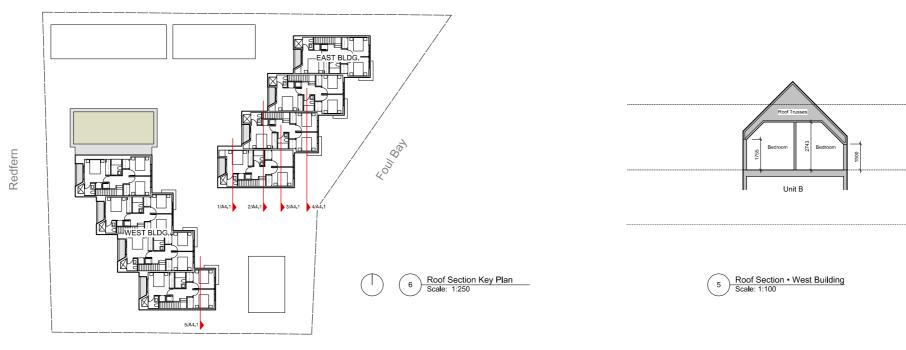




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3121		
	T.O. SECOND STOREY FL	00R 23.58

	BUILDING HEIGHT (29.97)
3759	T.O. THIRD STOREY FLOOR 2821
3121	T.O. SECOND STOREY FLOOR (23,09)









STORM WATER MANAGEMENT - INDIGENOUS PLANTED GREEN ROOFS

NATURAL PLAY AREA

POLLINATOR



GARRY OAK MEADOW

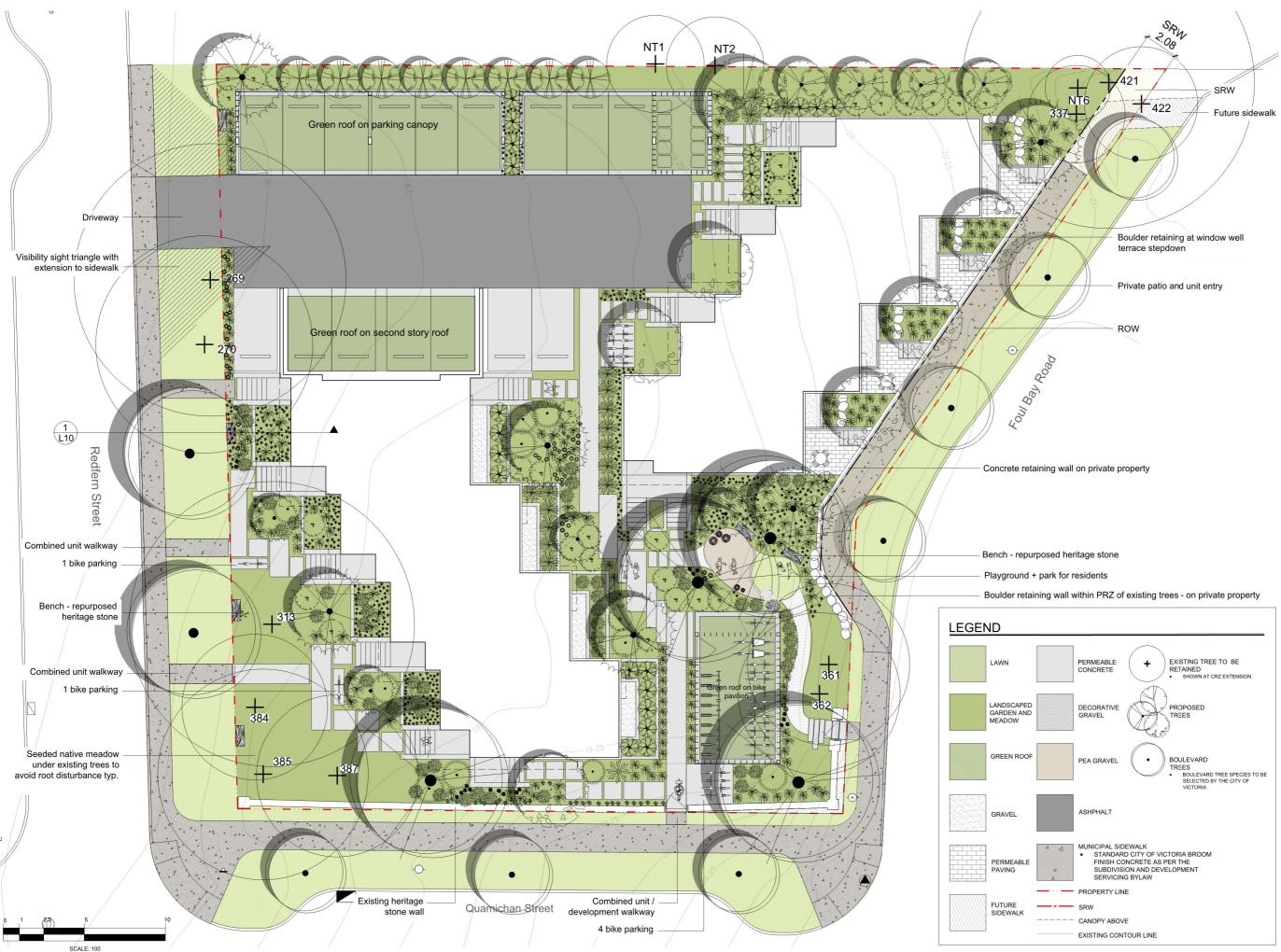


GRANITE STONE WALL PRESERVATION

Issued For: Revised Rezoning III August 4, 2021









Biophilia design collective Ltd. 250.590.1156 Info@biophiliacollective.ca

CLIENT NAME Purdey Group

ADDRESS 902 Foul Bay Rd Victoria, BC

DESIGNED BY **Bianca Bodley**

DRAWN BY KΤ



ISSUED FOR **REVISED ZONING III** AUGUST 4, 2021

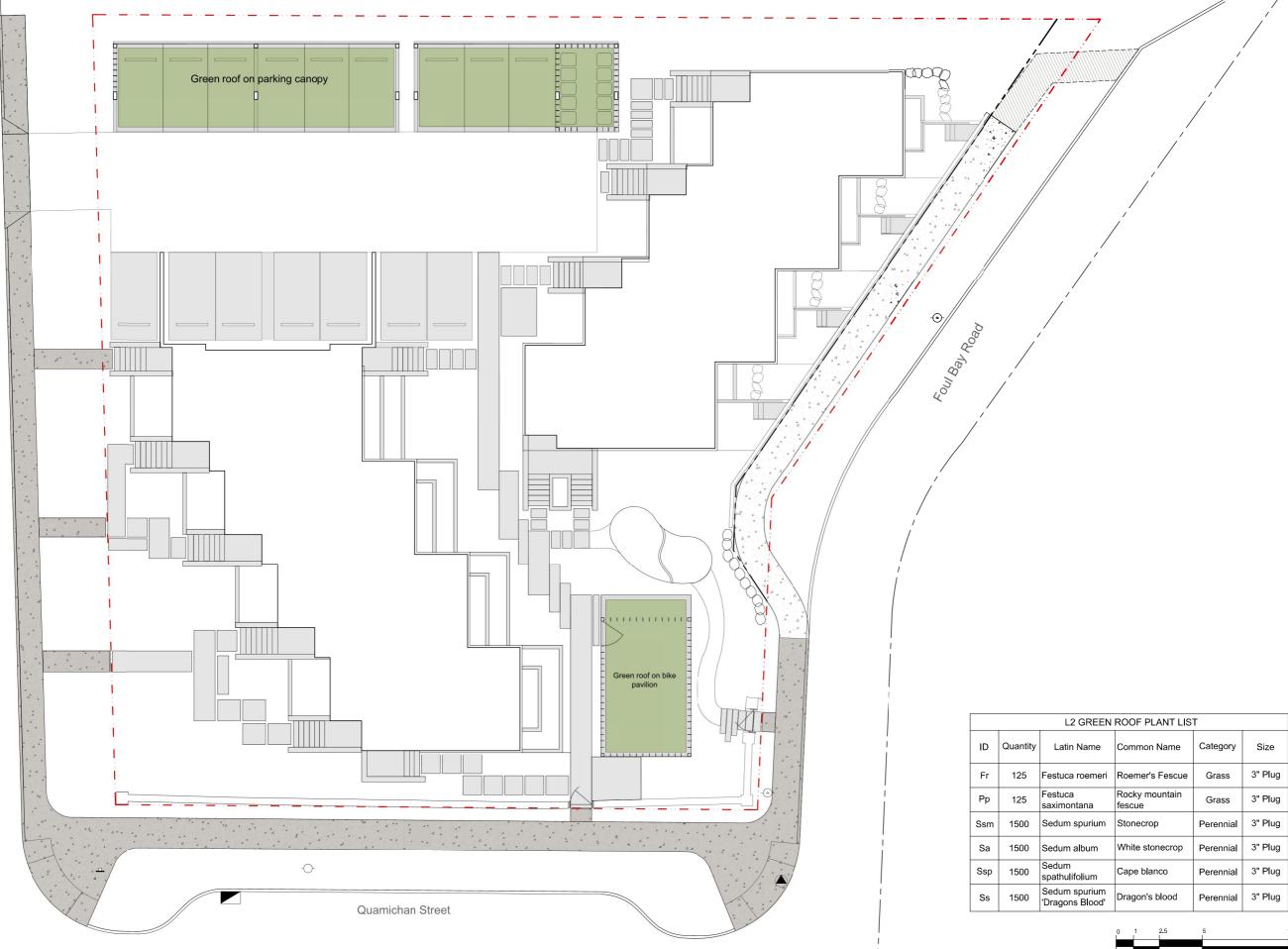


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Landscape Site Plan

DATE August 4, 2021





BIOPHILIA design collective

Biophilia design collective Ltd. 250.590.1156 Info@biophiliacollective.ca

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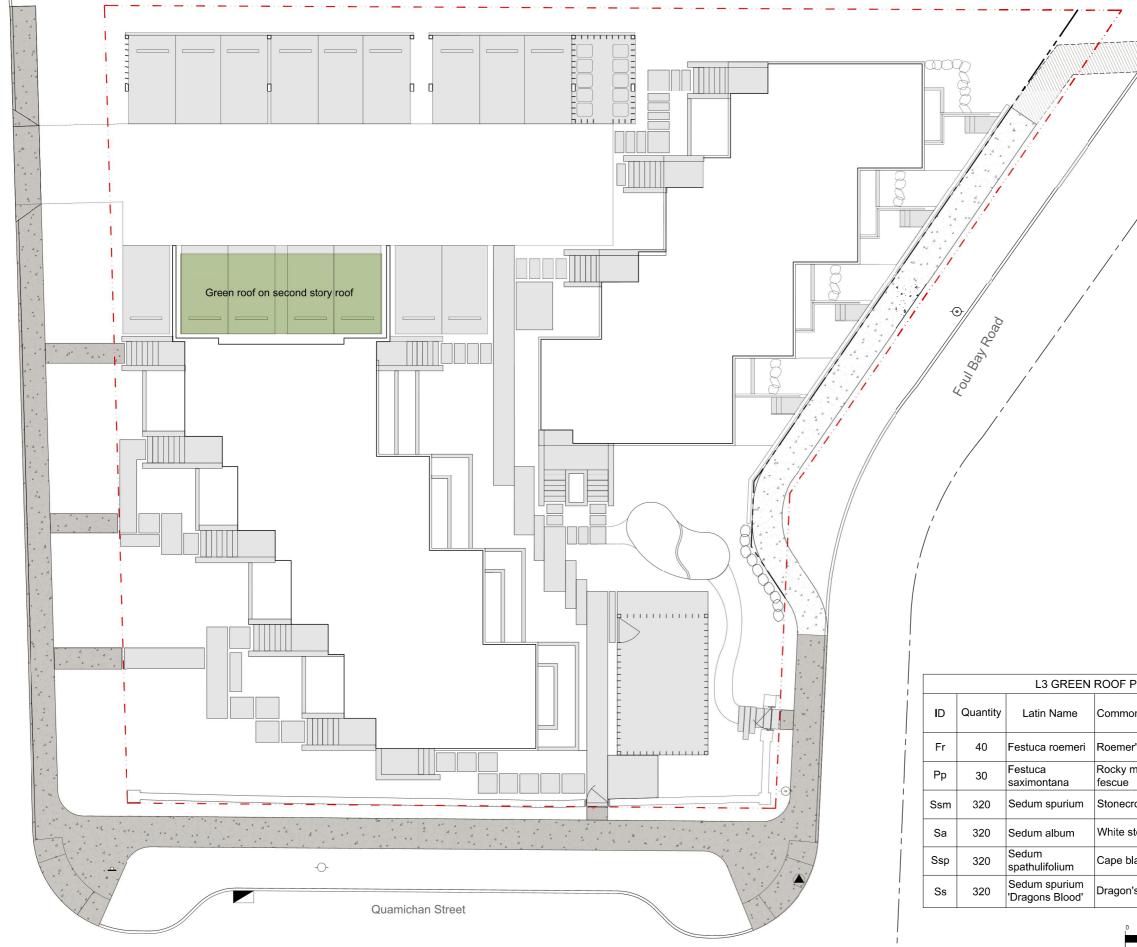
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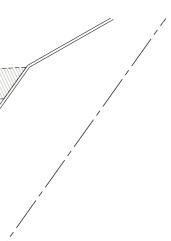
Green Roof on Parking Facility

DATE August 4, 2021

OF PLANT LIST					
ommon Name	Category	Size			
emer's Fescue	Grass	3" Plug			
ocky mountain scue	Grass	3" Plug			
onecrop	Perennial	3" Plug			
hite stonecrop	Perennial	3" Plug			
ape blanco	Perennial	3" Plug			
agon's blood	Perennial	3" Plug			
1 25	5				

SCALE: 100







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DRAWN BY KT



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NORTH

Scale: 1:100

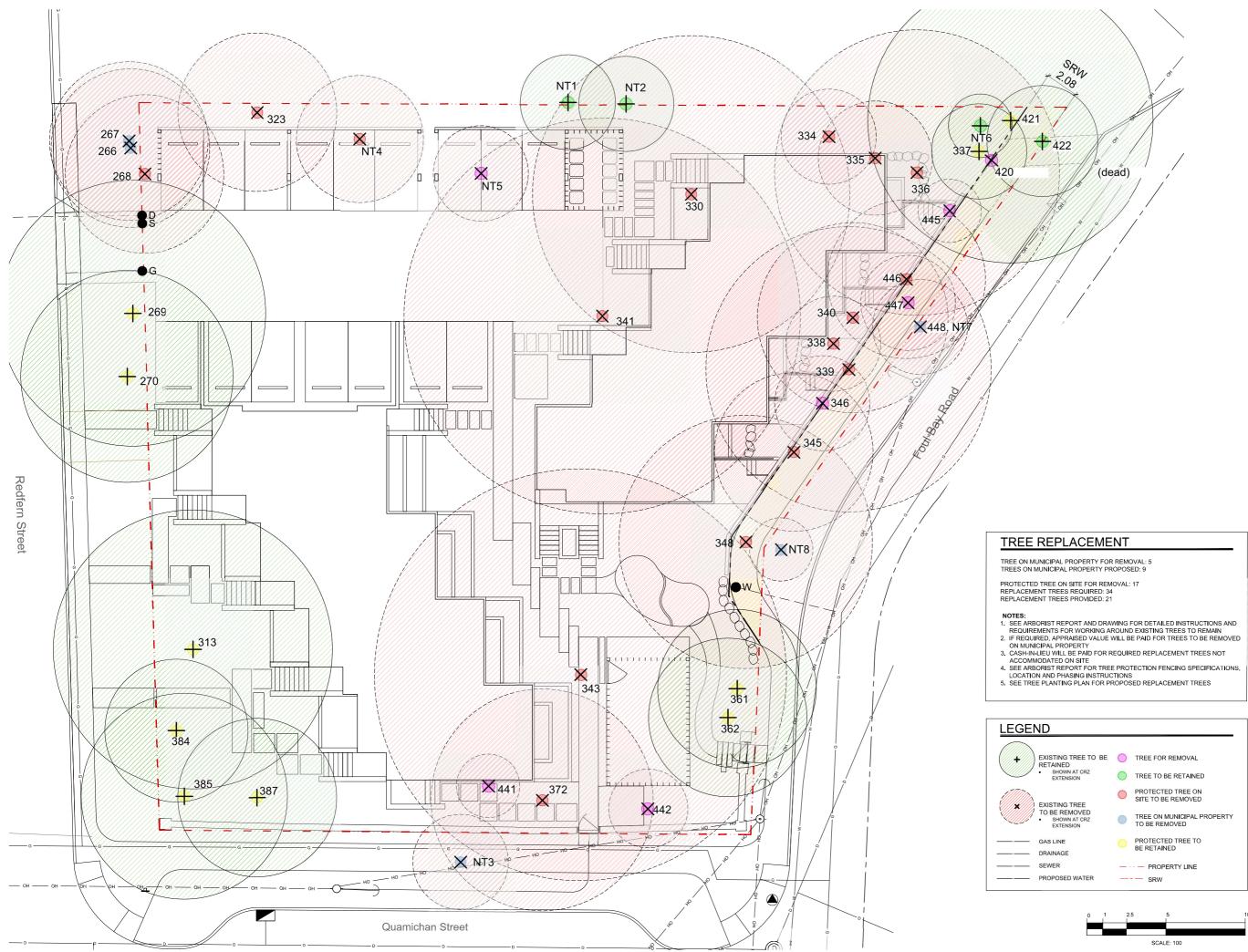


Green Roof over Second Storey

DATE August 4, 2021

PLANT LIST						
on Name	Category	Size				
r's Fescue	Grass	3" Plug				
nountain	Grass	3" Plug				
rop	Perennial	3" Plug				
tonecrop	Perennial	3" Plug				
lanco	Perennial	3" Plug				
's blood	Perennial	3" Plug				
1 2.5	5					

SCALE: 100





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DESIGNED BY Bianca Bodley

DRAWN BY KΤ



ISSUED FOR REVISED ZONING III AUGUST 4, 2021



Scale: 1:100

4

Tree Removal and Retention Plan

DATE August 4, 2021 amended 07.27.21

Tree Resource Spreadsheet

Page 1 of 3

1				Crown								
Free ID	Common Name	Latin Name	DBH (cm) ~ approximate	Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
	Trembling	Populus tremuloides	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	x	Impacts from parking and changes in drainage.
	Trembling	Populus tremuloides	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy		x	Impacts from parking and changes in drainage.
	Trembling	Populus tremuloides	46.0	9.0	5.0		Fair				x	Impacts from parking and
	aspen	Aesculus				Moderate		Fair	Large deadwood, ivy on trunk, canker	Yes		changes in drainage.
269	Horse chestnut	hippocasianum Aesculus	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	hippocasianum Quercus	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	garryana	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	Aesculus hippocasianum	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	x	Parking and structure.
330	Garryoak	Quercus garryana	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	x	In building
334	Garryoak	Quercus garryana	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	x	Too close to excavation fo building
335	Garryoak	Quercus garryana	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	x	In building
336	Garryoak	Quercus garryana	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	x	In building
337	Arbutus	Arbutus menziesii	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
	Arbutus	Arbutus menziesii	18.0	4.0	3.0	Poor	Good	Good		Yes	x	Too close to excavation f building
		Quercus										Too close to excavation f
	Garryoak	garryana Quercus	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.	Yes	X	building
340								1				
J+U	Garryoak	garryana	62.0	9.0 Crown	6.0	Good	Fair	Fair	Some large deadwood	Yes		In building
	Comnon	garryana Latin Name	62.0 DBH (cm) ~ approximate		6.0 CRZ (m)	Good Relative Tolerance	Fair Health	Fair Structure	Some large deadwood Remarks and Recommendations	Yes Bylaw protected	X Retention Status	In building Reason for removal
ree ID	Comnon		DBH (cm)	Crown Spread	CRZ	Relative				Bylaw	Retention	
'ree ID 341	Common Name European	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible	Bylaw protected	Retention Status	Reason for removal
'ree ID 341	Common Name European Beeck European Beeck	Latin Name Fagus sylvatica Fagus sylvatica Aesculus	DBH (cm) ~ approximate 85.0	Crown Spread (m) 17.0	CRZ (m) 12.5	Relative Tolerance Poor	Health Fair	Structure Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old	Bylaw protected Yes	Retention Status X X	Reason for removal In building Too close to excavation f building Too close to excavation f
341 343 345	Common Name European Beeck European Beeck Horse chestnut	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum	DBH (cm) ~ approximate 85.0 89.0 64.0	Crown Spread (m) 17.0 15.0	CRZ (m) 12.5 13.0 5.0	Relative Tolerance Poor Poor Good	Health Fair Fair Fair	Structure Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Bylaw protected Yes Yes Yes	Retention Status X X X	Reason for removal In building Too close to excavation 1 building Too close to excavation 1 building Too close to excavation 1
341 343 345 346	Common Name European Beech European Beech Horse chestnut Holly	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum Ilex aquifolium	DBH (cm) ~ approximate 85.0 89.0 64.0 28.0	Crown Spread (m) 17.0 15.0 10.0 4.0	CRZ (m) 12.5 13.0 5.0 3.0	Relative Tolerance Poor Poor Good Good	Health Fair Fair Good	Structure Fair Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Bylaw protected Yes Yes No	Retention Status X X X X X	Reason for removal In building Too close to excavation f
Tree ID 341 343 345 346 348	Comnon Name European Beech Horse chestnut Holly European Birch	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum Ilex aquifolium Betula pendula Aesculus	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0	Crown Spread (m) 17.0 15.0 10.0 4.0 9.0	CRZ (m) 12.5 13.0 5.0 3.0 8.0	Relative Tolerance Poor Good Good	Health Fair Fair Good Fair	Structure Fair Fair Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related	Bylaw protected Yes Yes No Yes	Retention Status X X X X X	Reason for removal In building Too close to excavation 1 building Too close to excavation 1 building Too close to excavation 1 building
Tree ID 341 343 345 346 348	Comnon Name European Beech Horse chestnut Holly European Birch	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocasianum Ilex aquifolium Betula pendula	DBH (cm) ~ approximate 85.0 89.0 64.0 28.0	Crown Spread (m) 17.0 15.0 10.0 4.0	CRZ (m) 12.5 13.0 5.0 3.0	Relative Tolerance Poor Poor Good Good	Health Fair Fair Good	Structure Fair Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Bylaw protected Yes Yes No	Retention Status X X X X X	Reason for removal In building Too close to excavation t
341 343 345 346 348 361	Comnon Name European Beech Horse chestnut Holly European Birch	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum Ilex aquifolium Betula pendula Aesculus	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0	Crown Spread (m) 17.0 15.0 10.0 4.0 9.0	CRZ (m) 12.5 13.0 5.0 3.0 8.0	Relative Tolerance Poor Good Good	Health Fair Fair Good Fair	Structure Fair Fair Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related Pruned for utilities	Bylaw protected Yes Yes No Yes	Retention Status X X X X X	Reason for removal In building Too close to excavation f building
Spree ID 341 343 345 346 348 361 362	Common Name European Beeck Horse chestnut Holly European Birch Horse chestnut Holly	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum Ilex aquifolium Betula pendula Aesculus hippocastanum Ilex aquifolium Betula pendula	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0 62.0	Crown Spread (m) 17.0 15.0 10.0 9.0 9.0	CRZ (m) 12.5 13.0 5.0 8.0 5.0	Relative Tolerance Poor Good Good Good	Health Fair Fair Good Fair Fair	Structure Fair Fair Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related	Bylaw protected Yes Yes No Yes Yes	Retention Status X X X X X Retain	Reason for removal In building Too close to excavation f
Since ID 341 343 345 346 348 361 362	Common Name European Beeck Horse chestnut Holly European Birch Holly European Birch	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum Ilex aquifolium Betula pendula Aesculus hippocastanum Ilex aquifolium	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0 62.0 52.0	Crown Spread (m) 17.0 15.0 4.0 9.0 8.0	CRZ (m) 12.5 13.0 5.0 3.0 8.0 5.0 5.0	Relative Tolerance Poor Good Good Poor Good Good	Health Fair Fair Good Fair Fair Good	Structure Fair Fair Fair Fair Fair Fair Fair/poor	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related Pruned for utilities Possible cavity in lower trunk. Closer examination	Bylaw protected Yes Yes No Yes Yes Yes	Retention Status X X X X X X Retain Retain	Reason for removal In building Too close to excavation 1 building, services.
irree ID 341 343 345 346 348 361 362 372 384	Common Name European Beeck Horse chestnut Holly European Birch Holly European Birch Holly European Birch	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocastanum Ilex aquifolium Betula pendula Aesculus hippocastanum Ilex aquifolium Betula pendula Aesculus	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0 62.0 52.0 59.0	Crown Spread (m) 17.0 15.0 10.0 4.0 9.0 9.0 8.0 11.0	CRZ (m) 12.5 13.0 5.0 5.0 5.0 7.0	Relative Tolerance Poor Good Good Good Good Good	Health Fair Fair Good Fair Good Fair	Structure Fair Fair Fair Fair Fair Fair Fair/poor Fair/poor	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related Pruned for utilities Possible cavity in lower trunk. Closer examination recommended if retained	Bylaw protected Yes Yes No Yes Yes Yes	Retention Status X X X X X Retain Retain	Reason for removal In building Too close to excavation 1 building, services.
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irce ID 341 343 345 346 348 361 362 372 384 385 387	Common Name European Beeck Horse chestnut Holly European Birch Holly European Birch Holly European Birch	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocasianum Ilex aquifolium Betula pendula Aesculus hippocasianum Ilex aquifolium Betula pendula Aesculus hippocasianum Aesculus hippocasianum Aesculus hippocasianum Aesculus	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0 62.0 52.0 59.0 54.0 80.0	Crown Spread (m) 17.0 15.0 4.0 9.0 9.0 9.0 8.0 11.0 8.0 12.0	CRZ (m) 12.5 13.0 5.0 3.0 5.0 5.0 5.0 5.0 7.0 4.5 6.5	Relative Tolerance Poor Good Good Good Good Poor Good	Health Fair Fair Good Fair Good Fair Fair Fair	Structure Fair Fair Fair Fair Fair Fair/poor Fair/poor Fair/poor	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible ninor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related Pruned for utilities Possible cavity in lower trunk. Closer examination recommended if retained Multi stem at 2.5 meters Multi stem, ivy on trunks	Bylaw protected Yes Yes No Yes Yes Yes Yes Yes	Retention Status X X X X X X Retain Retain Retain	Reason for removal In building Too close to excavation 1 building, services.
irce ID 341 343 344 346 348 361 362 372 384 385 387 420	Common Name European Beeck Horse chestnut Holly European Birch Holly European Birch Holly European Birch Holly Horse chestnut Horse chestnut	Latin Name Fagus sylvatica Fagus sylvatica Aesculus hippocasianum Ilex aquifolium Betula pendula Aesculus hippocasianum Ilex aquifolium Betula pendula Aesculus hippocasianum	DBH (cm) - approximate 85.0 89.0 64.0 28.0 65.0 62.0 52.0 59.0 54.0 80.0	Crown Spread (m) 17.0 15.0 4.0 9.0 9.0 9.0 8.0 11.0 8.0 12.0	CRZ (m) 12.5 13.0 5.0 3.0 5.0 5.0 5.0 5.0 7.0 4.5 6.5	Relative Tolerance Poor Good Good Good Good Good Good Good	Health Fair Fair Good Fair Good Fair Fair Fair Fair Fair Fair Fair Fair	Structure Fair Fair Fair Fair Fair Fair Fair Fair	Remarks and Recommendations Stunted growth at top, some epicormic growth, possible minor root injury from old house removal. Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained. Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds Some tip dieback, possibly insect related Pruned for utilities Possible cavity in lower trunk. Closer examination recommended if retained Multi stem at 2.5 meters Multi stem, ivy on trunks Large stubbed off limbs	Bylaw protected Yes Yes	Retention Status X X X X X X Retain Retain Retain Retain	Reason for removal In building Too close to excavation f building, services. Too close to excavation f building

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	Ilex aquifolium	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	x	Too close to excavation for building
442	Holly	Ilex aquifolium	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	x	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	Ilex aquifolium	13.0	4.0	2.0	Good	Good	Good		No	x	Too close to excavation for building
446	Douglas fir	Pseudotsuga menziesii	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	x	Too close to excavation for building
447	Western Red cedar	Thuja plicata	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	x	Too close to excavation for building
448 (N.t.7)		Laburnum anagyroides	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	x	Remove as requested by city staff.
N.t. 1	Chamaecyparis	Chamaecyparis sp.	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t. 2	Laburnum	Laburnum anagyroides	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line	Neighbours	Retain	
N.t. 3	English hawthorn	Crataegus laevigata	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	x	Municipal sidewalk conflict
N.t. 4	Holly	Ilex aquifolium	30,15	6.0	4.0	Good	Good	Fair		Yes	x	in parking
N.t. 5	Laurel hedge	Prunus laurocerasus	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	x	in parking
		Ilex aquifolium	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
		Ilex aquifolium	14.0	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

Prepared by: Talbot Mackenzie & Associates ISA Certified and Consulting Arborists Phone: (250) 479-8733 Fax: (250) 479-7050 email: tmtreehelp@gmail.com



Biophilia design collective Ltd. 250.590.1156 Info@biophiliacollective.ca

CLIENT NAME Purdey Group

ADDRESS 902 Foul Bay Rd Victoria, BC

DESIGNED BY Bianca Bodley

DRAWN BY KT

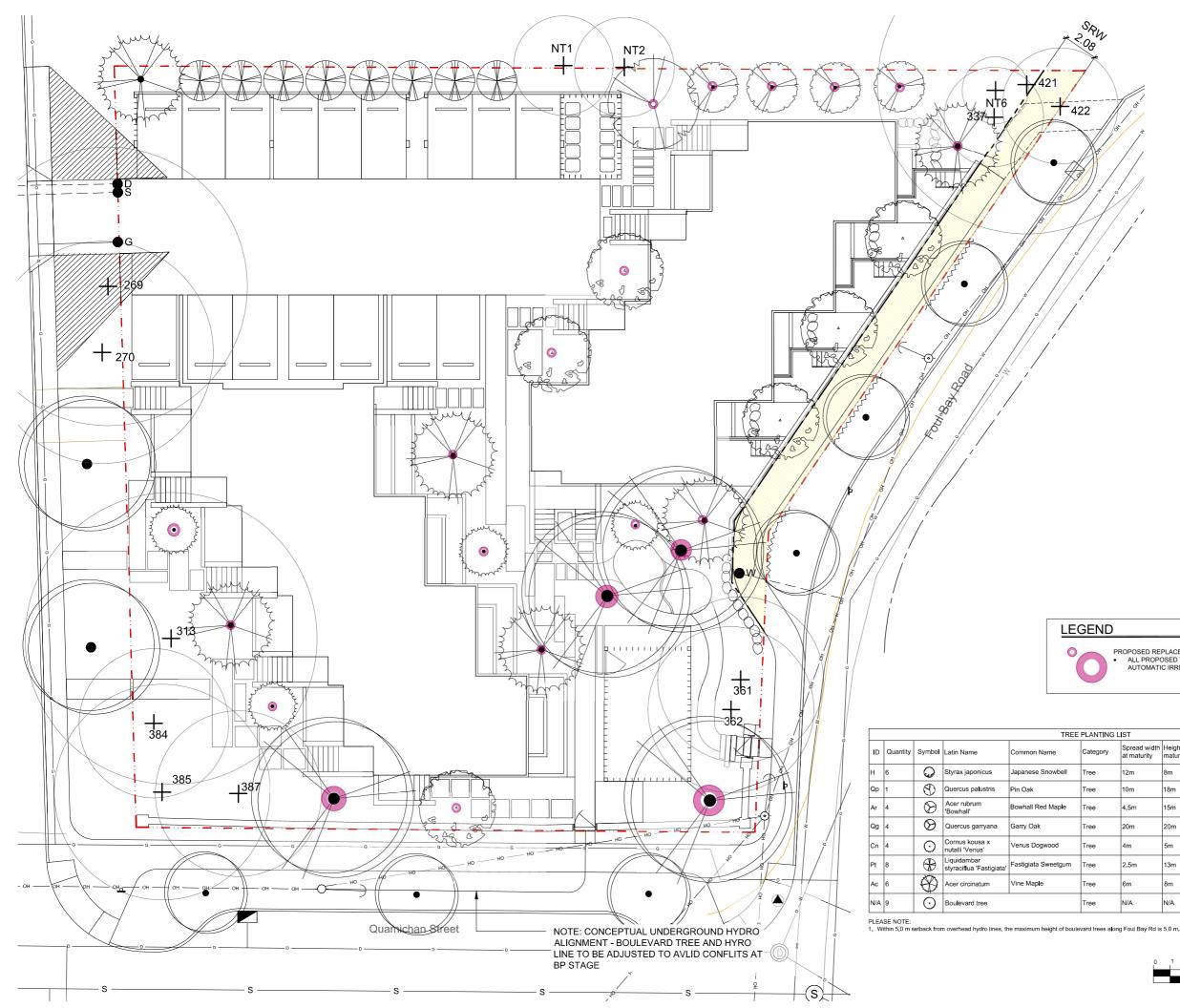


ISSUED FOR REVISED ZONING III AUGUST 4, 2021



_5 Arborist Report of Existing Trees

DATE August 4, 2021





Biophilia design collective Ltd. 250.590.1156 Info@biophiliacollective.ca

CLIENT NAME Purdey Group

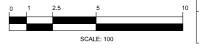
ADDRESS 902 Foul Bay Rd Victoria, BC

DESIGNED BY Bianca Bodley

DRAWN BY KΤ

PROPOSED REPLACEMENT TREE ALL PROPOSED TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

id width turity	Height at maturity	Pollinator	Food bearing	Native	Non-native
	8m	х			х
	18m				х
	15m				х
	20m			x	
	5m	x			х
	13m				х
	8m			x	
	N/A	N/A	N/A	N/A	N/A
	•			-	



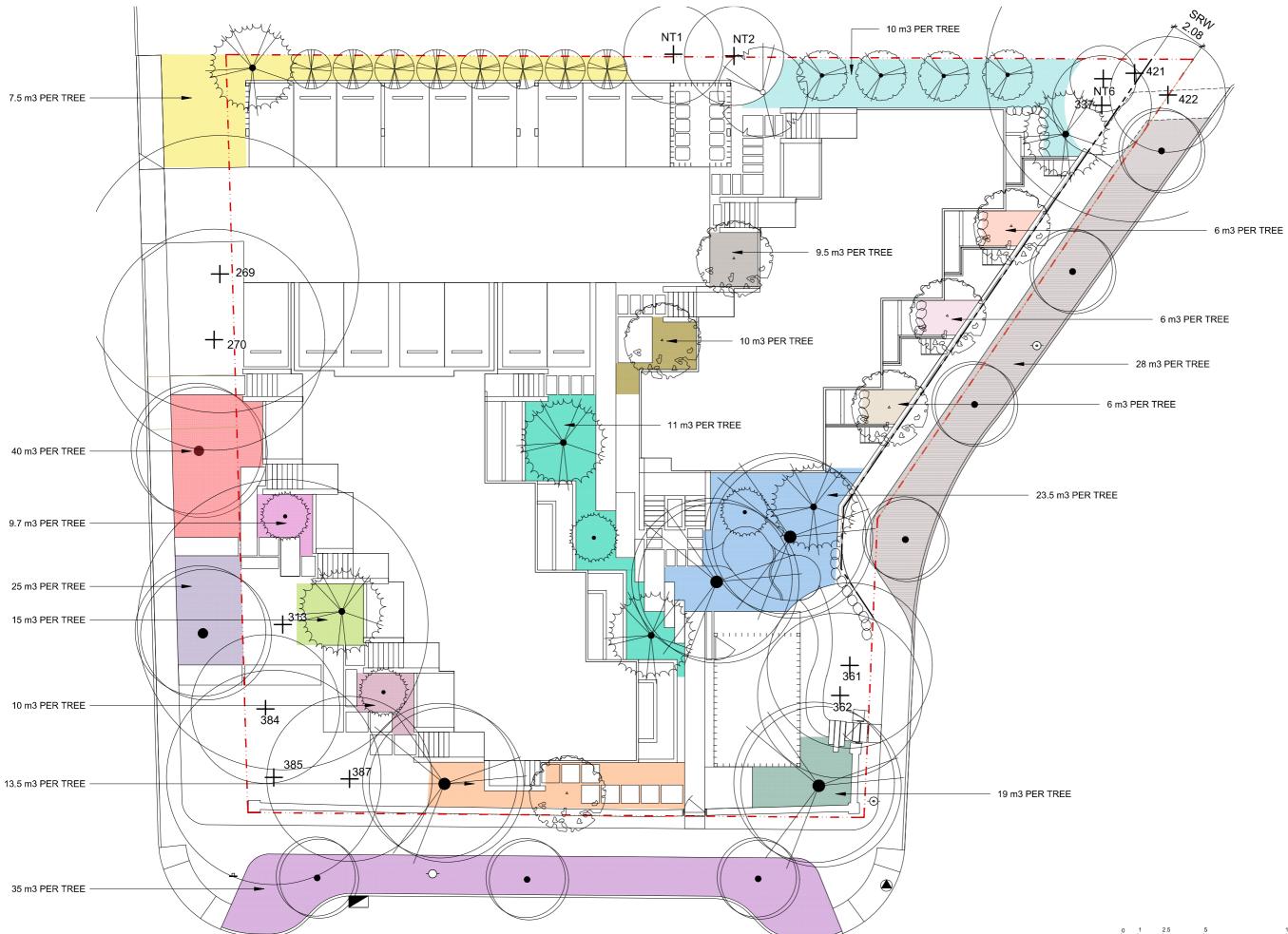


ISSUED FOR REVISED ZONING III AUGUST 4, 2021



Scale: 1:100







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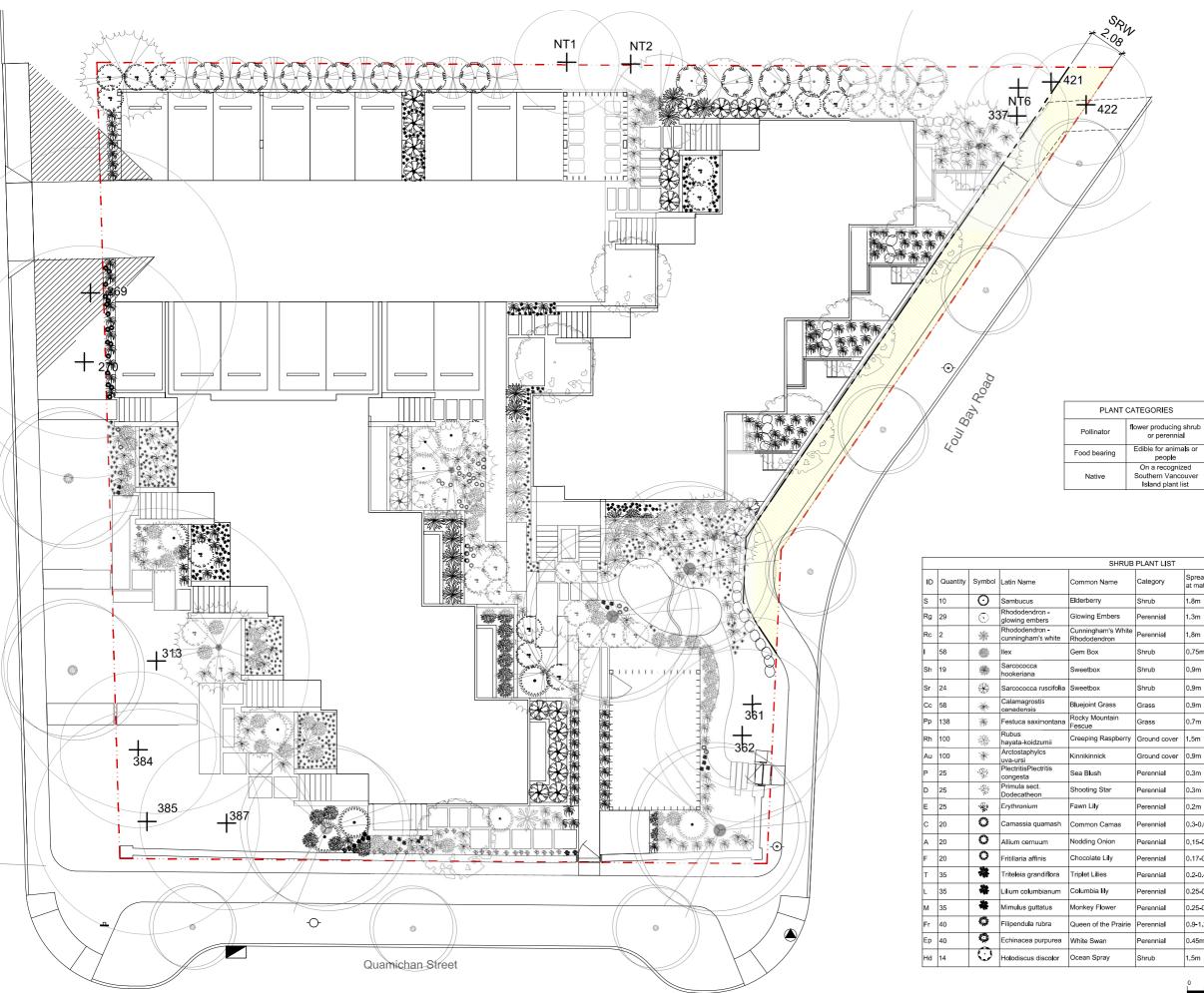


Scale: 1:100

Soil Volume Analysis for Tree Planting

DATE August 4, 2021







Biophilia design collective Ltd. 250.590.1156 Info@biophiliacollective.ca

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DRAWN BY KT

PLANT CATEGORY PERCENTAGE (by plant quantity)				
Total plant quantity	872			
Pollinator	47%			
Food bearing	27%			
Native	64%			
Non-native	36%			

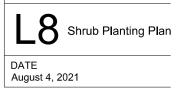
			-	
Spread width at maturity	Pollinator	Food bearing	Native	Non-native
1.8m		х	x	
1.3m	x			x
1.8m	x			x
0.75m				x
0.9m	x			x
0.9m	x	x		x
0.9m			x	
0.7m			x	
1.5m		x		x
0.9m		x	x	
0.3m	x		x	
0.3m	x		x	
0.2m	х		x	
0.3-0.6m	x		x	
0.15-0.2m	x		x	
0.17-0.2m	x		x	
0.2-0.4m	х		x	
0.25-0.35m	x		x	
0.25-0.30m	x		x	
0.9 - 1.2m	x			x
0.45m	x			x
1.5m	x		x	



ISSUED FOR REVISED ZONING III AUGUST 4, 2021



Scale: 1:100



spring blooming bulbs





Grass





Calamagrostis canadensis, Bluejoint grass





Mimulus, Monkey flower





summer blooming bulbs



Echinacea purpurea, White swan Filipendula rubra, Queen of the prairie

sun plant palette



Philadelphus coronarius, Mock orange



Rubus hayata-koidzumii, Creeping raspberry

Hamamelis, Witch-hazel

Cornus nuttallii, Eddie's white wonder

Sambucus, Elderberry

llex, Gem box



Arbutus unedo 'Compacta', Dwarf Strawberry

Acer pseudosie Korean maple

shade plant palette

keriana. Sweetbox

sun + shade plant palette







Rhododendron, Cunningham's white







Sedum album, White stonecrop















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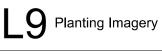
DESIGNED BY Bianca Bodley

DRAWN BY KT



ISSUED FOR REVISED ZONING III AUGUST 4, 2021





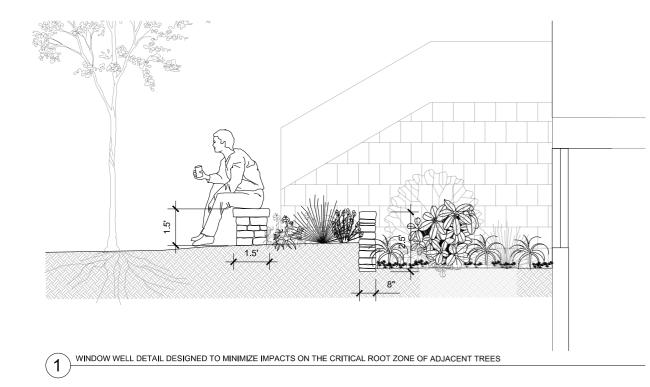
DATE August 4, 2021















BENCH WITH REPURPOSED HERITAGE STONE



Biophilia design collective Ltd. 250.590.1156 Info@biophiliacollective.ca

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ADDRESS 902 Foul Bay Rd Victoria, BC

DESIGNED BY Bianca Bodley

DRAWN BY KT





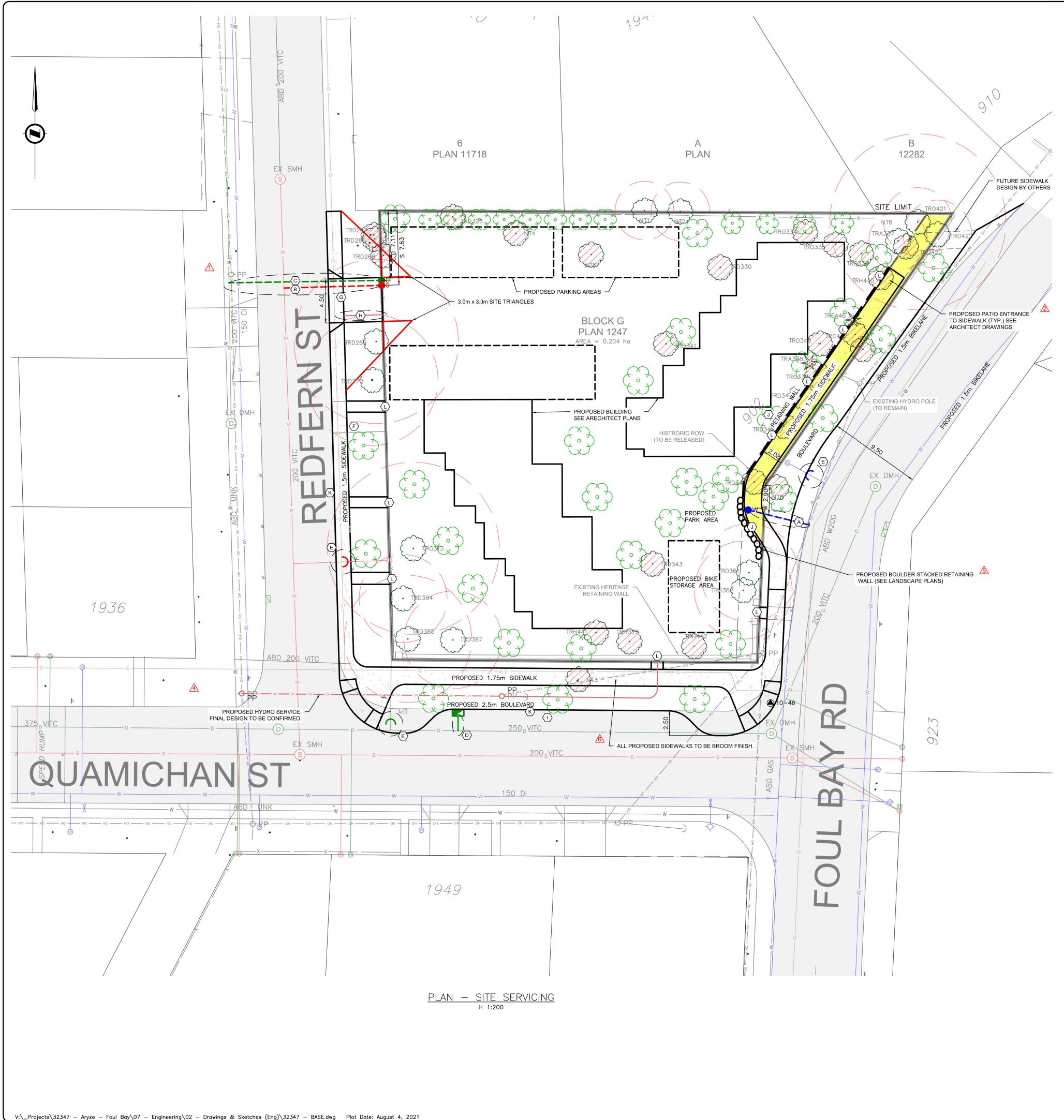
ISSUED FOR REVISED ZONING III AUGUST 4, 2021

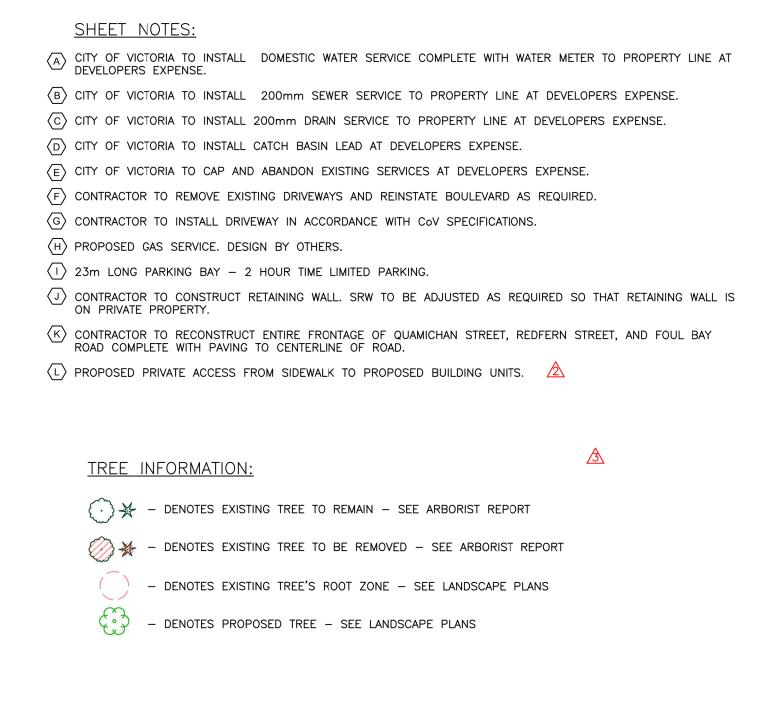
Scale: NTS



DESIGN DETAIL

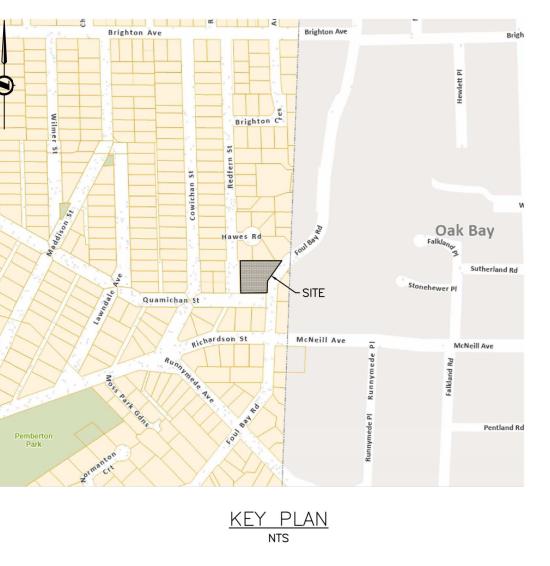
DATE August 4, 2021





REVISION NOTES:

- A DENOTES UPDATED SEWER AND DRAIN SERVICE LOCATION.
- A DENOTES UPDATED PROPOSED ENTRANCE TO SIDEWALKS. SEE ARCHITECT PLANS.
- A DENOTES UPDATED TREE INFORMATION LEGEND. SEE ARBORIST REPORT.
- A DENOTES PROPOSED HYDRO SERVICE. DESIGN BY OTHERS.
- A DENOTES PROPOSED BOULDER STACKED WALL. SEE LANDSCAPE PLANS.
- 6 DENOTES ALL SIDEWALKS TO BE BROOM FINISH.



LEGAL DESCRIPTION: BLOCK G, SECTION 68, VICTORIA, PLAN 1247





SURVEYORS - ENGINEERS VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER PHONE: 250-727-2214 info@jeanderson.com

ATTACHMENT C

Rezoning Application 31 August 2021

902 Foul Bay Road



Mayor and Council,

This letter will outline the core content of our application to rezone the property at 902 Foul Bay Road to allow for the proposed 18-unit mixed-market townhouse development. We are requesting to amend these properties from the current R1-G zoning to a new site specific CD-(TBD) zoning.

Site Context & History

Located at the junction of Quamichan, Redfern and Foul Bay, the subject site is within the Victoria neighbourhood of Gonzales but adjacent to the District of Oak Bay. The site was previously occupied by a 1911 heritage house originally designed for Victoria lawyer David S. Tait. Sadly, in January of 2016 the home burned down and the property has sat vacant ever since.

Neighbourhood Grain

The housing stock of the area ranges from heritage to bungalows and estate homes. While there is currently little multifamily housing in the area, the Official Community Plan envisions single family homes, duplexes, and townhouses in order to form a neighbourhood of diverse housing and tenures.

When the building footprints are isolated, what is being proposed is no larger than the existing zoning allowance for four single family homes or many of the existing homes in the area.

This location is well supported by walking, cycling, transit, parks, schools, retail and service offerings which makes it a great place for some incremental density.

Design Inspiration

Our inspiration for the architectural expression of the project came from the neighbourhood, which has many lovely craftsman era homes. A strong theme of the design is front gabled roof forms, fine textured cladding, either wood lapped siding or shingles.

Windows and balconies inset into the roof volume and classic front porches that are sheltered and look out over the street.

Site Layout

The proposed homes are arranged in two clusters at the Southwest and Northeast corners of the site. The cluster along Foul Bay Road are stepped in plan to follow the curve of the road.

The northwest corner of the site has been kept open to minimize building shadowing onto the neighbours to the North as these are their backyards that share a property line with the proposal.

This area holds 16 parking spaces, most of which will be sheltered and screened from view by a green roofed carport.

We developed a concept for the site that would be of a comparable scale to larger

houses in the neighbourhood, that would maintain meaningful open space on the site, and provide respectful clearances and alignments with surrounding homes.

The series of roof gables calls out each townhouse as a distinct element and creates a house-scaled rhythm along Redfern Street and Foul Bay Road.

Landscape design

We envision the future residences nestled in a semi-wild landscape of native perennials, grasses and shrubs; creating an exciting visual contrast with the clean lines of the architecture and enhancing biodiversity within the urban ecosystem. The establishment of a Garry Oak meadow reflects the pre-development landscape of the neighbourhood and complements the existing Garry Oak trees, while also supporting the successional growth of a new Garry Oak grove. A variety of attractive native shrubs are arranged around the perimeter of the site to create a landscape buffer that also provides wildlife habitat. A formal clipped hedge along the property line and regularly spaced boulevard trees contain the wilderness within, and present an orderly and well kept face to the neighbourhood.

Attainable Homeownership

The project was previously envisioned to fall under the BC Housing Affordable Homeownership Program (AHOP) whereby homes are sold below market value with the discount shared between the buyer and the City's affordable housing fund. Unfortunately, due to the length of processing time, volume of off-site improvements, rampant increase in construction costs, and the Fall 2020 BC Provincial Election, we don't have firm direction from BC Housing on the details surrounding this program. With these details in mind, we are pivoting the project to include four homes (22%) to fall under the Capital Regional District's price restrictive resale program whereby the homes are sold between 15% - 25% below market in perpetuity. The townhomes proposed are 2 x One Bedroom & 2 x Three Bedroom.

Elevations

Foul Bay Street Elevation

The group of homes is settled into a densely landscaped frontage with the natural topography sloping up to Foul Bay Road, meaning the average grade for this grouping is about 5' below the level of the roadway.

Redfern Street Elevation

Sheltered front porches about 3' above the ground connect to the sidewalk between screening trees. In addition, the first floor is raised to porch height in order to bring daylight into the basement spaces, that have windows looking onto landscaped lightwells. The roof heights step down to the North, transitioning to be more in keeping with the houses on Hawes Road.

Streetviews

Quamichan Street

On the Quamichan Street frontage, the Redfern cluster addresses the street with a covered entrance porch and the gabled roof profile is visible at the corner which includes small balconies inset into the roof volume.

Foul Bay Avenue

From the corner of Quamichan Street and Foul Bay Road, the view is dominated by the landscaped open space and the heritage rock wall.

Foul Bay Avenue

Sheltered front porches about 3' above the ground connect to the sidewalk between screening trees. In addition, the first floor is raised to porch height in order to bring daylight into the basement spaces, that have windows looking onto landscaped lightwells. The roof heights step down to the North, transitioning to be more in keeping with the houses on Hawes Road.

Mobility Context

Multi-modal Network

From the subject property's doorstep there are diverse cycle routes, bus routes, and walking options. The City's 25 year transportation masterplan places even more focus and investment in alternative transportation options with additional transit service and bike lanes planned for the area.

Road Network

The area is well served by local, collector, and secondary arterial road networks. The immediate neighbourhood is blessed with short neighbourhood blocks which is indicative of a fine grain road pattern. This road design allows for ease of movement through the area as there are multiple connectivity options in all directions. From the subject property, North/South movements are captured by Foul Bay Road, the main collector for this service. For East/West movements, Richardson Street, Oak Bay Ave, and Fairfield Rd are all within a short distance.

On-street parking availability near the subject property is as follows:

200m / 2.5 min walk/ 252 parking stalls

- Residential Parking Only: 1,021m / 113 stalls
- Unrestricted Parking: 1,247m / 139 stalls

400m / 5 min walk/ 841 parking stalls

- Residential Parking Only: 4,056m / 451 stalls
- Time Limited Parking: 719m / 80 stalls
- Unrestricted Parking: 2,796m / 311 stalls

Gonzales has the highest level of onstreet parking availability in the City with an average of four parking stalls for every single dwelling unit.

Home Mix

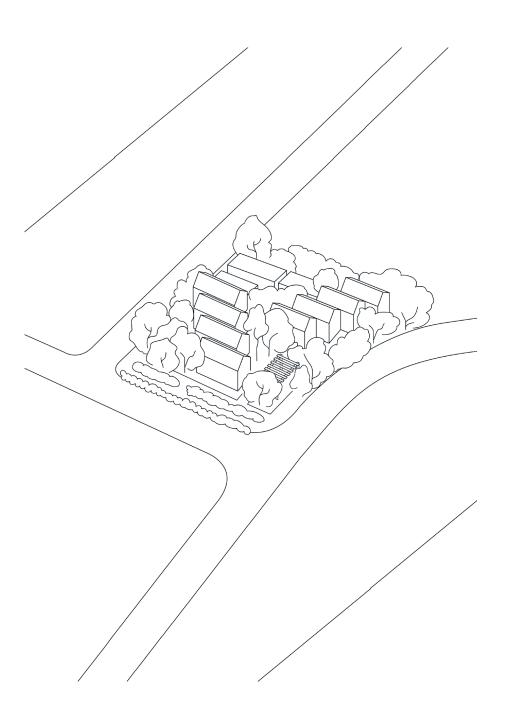
The proposed project includes two townhouse clusters comprising eighteen strata townhouses centered around an open mews. The site density currently sits at 0.72 FSR which is below the maximum permissible of 1.0 FSR under the Traditional Residential designation in the Official Community Plan. This density is a reflection of the larger site area of 0.51 acres which is a rarity in built out neighbourhoods like Gonzales.

The site design proposes two distinct but interrelated building clusters to form a small-scale ground oriented urban community. Each unit has ground level access and is provided with semi-private outdoor living space.

Townhome Types

2 units of 1-bedroom, 500 sqft **16 units** of 3-bedroom, 1,140-1,300 sqft

Car parking: **16 stalls** Bike parking: **36 stalls** Cargo bike parking: **Oh yeah** Building Height: **3 storeys** Average unit size: **1,100 sqft**



Neighbourhood Long Term Vision

The proposed ground-oriented townhouse project complements the proposed longterm vision of the Official Community Plan & Housing Strategies for increased housing choice in the City. It accomplishes this using a housing typology that frames and energizes the street as opposed to an internal circulation apartment building. The townhouse model increases connections between neighbours and creates a vibrant small-scale village atmosphere while maintaining compatibility with the surrounding single family homes around the site.

The proposed townhouse development is beneficially located along the Foul Bay transit corridor and adjacent to bike/walk networks. The car-lite location is reflected in a reduced parking design that allows for one parking space per unit for the larger homes and significant cycling features. The proposed project will support a lifestyle based on alternate modes of transport; walking, cycle and public transit.

The proposed housing mix of the project creates both family friendly home types (three bedrooms) as well as ground oriented one bedroom homes. By encouraging a demographic mix within the proposed urban community, the project is intended to both allow access to housing for young families and down-sizers which provides opportunities for different generations to live in proximity to one another and contribute to a diverse neighbourhood. In addition, the proposed project is within close walking distance of shops, parks, schools and health care facilities.

Community Consultation

We have hosted a series of meetings with the community and land use committee within the Fairfield Gonzales Community Association. Feedback has been collected and synthesized into the project to reflect some of the concerns of the nearby residents. There are areas where changes were requested and we are unable to accommodate these changes without significantly reducing the attainable and family friendly housing components.

Building Canopy Together

Our finalized project design has us preserving 12 protected trees and adding 21 new trees. In addition to these trees, we are planting a further 821 shrubs, perennials and other ground cover plants which are made up of pollinators, food bearing and native species. While we have done our best to minimize tree removal throughout the project design, we recognize this has fallen short for some residents in the community.

In lieu of tree loss at 902 Foul Bay, we have offered neighbouring residents a medium size (8-15ft tall) native tree species of their choice, free of charge, sourced by our Landscape Architect, Biophilia Collective.

Neighbours have the option between the following native tree species:

- Vine Maple (Acer circinatum)
- Pacific Dogwood (Cornus nuttallii)
- Garry Oak (Quercus garryana)
- Serviceberry Tree (Amelanchier)
- Hawthorn Tree (Crataegus columbiana)

Contributing to a Sustainable City

According to many researchers and authors, densification holds the key for cities fight against climate change as reducing automobile trips is the most significant component of reducing greenhouse gas emissions. As mentioned above, the developments central location in relation multiple local amenities encourages a pedestrian and bicycle oriented lifestyle. Accordingly, the project has been designed assuming walking, cycling and transit as primary transportation options for future residents.

The project's architectural character and site planning are based on "passive design" principles to allow for naturally day-lit interiors with south facing glazing exposed in winter to benefit from solar heat gain and protected in summer to mitigate unwanted solar heat gain.

In summary this proposed project is intended to create the kind of sustainable middle density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon sustainable future envisioned for the City of Victoria.



Luke Mari Principal, Development Aryze Developments

Replanting Canopy Together

Dear Neighbour,

We have finalized our project design for 902 Foul Bay, which has us preserving 12 protected trees and adding 21 new trees. In addition to these trees, we are planting a further 821 shrubs, perennials and other ground cover plants which are made up of pollinators, food bearing and native species. While we have done our best to minimize tree removal throughout the project design, we recognize this has fallen short for some residents in the community. In lieu of tree loss at 902 Foul Bay, we are offering you a native tree species of your choice, free of charge.

You can choose between the following native tree species:

- Vine Maple (Acer circinatum)
- Pacific Dogwood (Cornus nuttallii)
- Garry Oak (Quercus garryana)
- Serviceberry Tree (Amelanchier)
- Hawthorn Tree (Crataegus columbiana)

Best attempts will be made to provide all trees in a medium size (8-15ft tall) and sourced by our landscape architecture team at Biophilia Collective. To claim your tree, please email <u>community@aryze.ca</u> specifying your tree of choice. As of October 1st, any unclaimed trees will be allocated towards a financial donation to the Ancient Forest Alliance.

We look forward to hearing from you soon.

Sincerely,

6

Luke Mari Principal, Development Aryze Developments



Housing Initiatives & Programs 625 Fisgard Street, PO Box 1000 Victoria, BC V8W 2S6

T: 250.360.3081 F: 250.361.4970 www.crd.bc.ca

November 16, 2021

Luke Mari Principal, Development Aryze Developments 1839 Fairfield Road Victoria BC V8S 1G9

Dear Mr. Mari,

Re: Capital Regional District Affordable Housing Agreement Service

This letter confirms that the Capital Regional District (CRD) would be prepared to enter into a housing agreement with Aryze as the administrator on resales for four below market units within a property to be developed at 902 Foul Bay Road in the City of Victoria.

Upon approval of the development by the City of Victoria, and the Capital Regional District Board, the CRD would be prepared to support this initiative by entering into said Housing Agreement which would be registered on title outlining the parameters related to the purchase and resale of the units.

Sincerely,

Melanie Hope Manager, Housing Initiatives and Programs

CC: Alec Johnston, City of Victoria

MH:sa

Survey Responses

902 Foul Bay Road Feedback

Have Your Say

Project: 902 Foul Bay Road







 Responded At:
 Dec 07, 2020 19:20:11 pm

 Last Seen:
 Dec 07, 2020 19:20:11 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I feel this project would be a great fit for the neighbourhood. There are almost no options beyond single family homes, and those usually sell for over \$1 million. Townhouses will add to the diversity of the neighbourhood and provide much needed housing options at a lower price.

Q3. Your Full Name

Heather Davidson

Q4. Your Street Address

957 Cowichan St.



 Responded At:
 Dec 07, 2020 19:43:30 pm

 Last Seen:
 Dec 07, 2020 19:43:30 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We need more housing like this. The housing market is absolutely wild and we desperately need the city to allow townhouse development.

Q3. Your Full Name

David Berry

Q4. Your Street Address

1607 Chandler Ave



 Responded At:
 Dec 07, 2020 19:44:38 pm

 Last Seen:
 Dec 07, 2020 19:44:38 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We desperately need more housing in Victoria. Please approve this development application.

Q3. Your Full Name

Jeremy Krogh

Q4. Your Street Address

1550 Church Ave



Email: n/a

 Responded At:
 Dec 07, 2020 19:46:17 pm

 Last Seen:
 Dec 07, 2020 19:46:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Yes please! We need more affordable housing in areas that are liveable and walkable. I would love to live somewhere like this.

Q3. Your Full Name

Sarah Nickerson

Q4. Your Street Address

Belmont Avenue Victoria



 Responded At:
 Dec 07, 2020 19:56:19 pm

 Last Seen:
 Dec 07, 2020 19:56:19 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

As a poor student, I'm looking forward to hopefully being a prospective home owner one day. Right now, we desperately need affordable housing that ACTUALLY falls under the definition of affordable. Many of us are facing homelessness because of skyrocketing rent. Please build actual affordable housing.

Q3. Your Full Name	Draco Recalma
Q4. Your Street Address	1414 Hillside Avenue



 Responded At:
 Dec 07, 2020 20:02:46 pm

 Last Seen:
 Dec 07, 2020 20:02:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think it's an amazing opportunity, especially to diversify the neighborhood. Our family would actually love to live here.

Q3. Your Full Name

Jamie Owens

Q4. Your Street Address

2329 cadboro bay rd.



 Responded At:
 Dec 07, 2020 20:07:05 pm

 Last Seen:
 Dec 07, 2020 20:07:05 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I never met an urban infill housing proposal I didn't like. Ok, perhaps that's an exaggeration but this project is a great opportunity for the neighbourhood.

Q3. Your Full Name

Sasha Kvakic

Q4. Your Street Address

9 103 Wilson Street Victoria



 Responded At:
 Dec 07, 2020 20:12:52 pm

 Last Seen:
 Dec 07, 2020 20:12:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

More affordable home-ownership options in the urban centre is good for the people and the planet.

Q3. Your Full Name

D. Janess

Q4. Your Street Address

822 Linden Ave



 Responded At:
 Dec 07, 2020 20:19:48 pm

 Last Seen:
 Dec 07, 2020 20:19:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Fully support this proposal! There is a huge need for the missing middle housing in this city

Q3. Your Full Name	Susannah Machelak
Q4. Your Street Address	1807 Hollywood Crescent, Victoria, bc V8s 1j2



 Responded At:
 Dec 07, 2020 20:20:33 pm

 Last Seen:
 Dec 07, 2020 20:20:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I fully support Aryze's application to develop this property as presented. I support densification in this way to remedy the housing shortage and to create more affordable homes, relatively speaking for this area, which will allow for a wider demographic and less cars on the road given the close proximity to most if not all .

Q3. Your Full Name

Ron Vermeulen

Q4. Your Street Address

438 Queen Anne Heights



 Responded At:
 Dec 07, 2020 20:21:42 pm

 Last Seen:
 Dec 07, 2020 20:21:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

For too long our city has resisted intelligent densification projects in certain neighbours, with the tropes of "character" and "kids playing in our streets" thrown around in defence. There is a reason housing has become unaffordable in our city and those tropes succeeding are a big reason why. This development is exactly what the Fairfield Gonzales regions needs to pull its weight in supporting the supply of new housing. The affordable aspect of this project is appealing and makes homeownership in that neighbourhood realistic for middle class people like me.

Q3. Your Full Name

Jeremy Schmidt

Q4. Your Street Address

102 - 1225 fort street



Respondent No: 12 Login: Anonymous Email: n/a
 Responded At:
 Dec 07, 2020 20:41:34 pm

 Last Seen:
 Dec 07, 2020 20:41:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I really love the design of this project. It will provide much needed affordable family housing. It's also not a paved driveway down the middle of the lot, lined with soulless townhouses. Instead it's designed in a way that provides some green space and preserves a large amount of trees.. It's also designed in a way that facilitates casual interaction between the people who will live there. This will inevitably build community over time, creating feelings of connection and belonging. This could be huge for families who don't have a large support network (no grandparents etc in the city) Then there's the location, it's in a very walkable neighborhood (schools, grocery, coffee, etc). It's on a bike route to downtown and it within biking or walking distance to Gonzalez bay etc. Despite the loss of a few old trees, I believe this project does a great job of hitting the mark in a tricky balance between creating much needed housing and respecting existing character. We need this and many more projects like it. I believe Victoria will become a friendlier, more walkable and more eco friendly community as a result

Q3. Your Full Name

Daniel Opden Dries

Q4. Your Street Address

1052 Clare St



 Responded At:
 Dec 07, 2020 20:47:11 pm

 Last Seen:
 Dec 07, 2020 20:47:11 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I am the CEO of a tech company in Victoria. Victoria needs to attract and keep a workforce that will grow the city's economy and support its wonderful culture. Regular families need affordable housing in the city or else we are going to lose talent and opportunity.

Q3. Your Full Name

Leif Baradoy

Q4. Your Street Address

1925 Townley Street



 Responded At:
 Dec 07, 2020 20:55:29 pm

 Last Seen:
 Dec 07, 2020 20:55:29 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We need newer housing to revitalize the neighborhood. Please support infill housing

Q3. Your Full Name	Justin Reynolds
Q4. Your Street Address	119 Howe St



 Responded At:
 Dec 07, 2020 20:56:50 pm

 Last Seen:
 Dec 07, 2020 20:56:50 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I live in this immediate neighbourhood and am in favour of this development. It is on a main road and close to a transit line as well as major bike lanes. Close to schools and grocery stores. We need more diversity in our community.

Q3. Your Full Name

Jill Bernakevitch

Q4. Your Street Address

931 Maddison street

Respondent No: 16 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 20:57:06 pm Last Seen: Dec 07, 2020 20:57:06 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Heather Thomson
Q4. Your Street Address	1483 Bay Street



 Responded At:
 Dec 07, 2020 21:17:58 pm

 Last Seen:
 Dec 07, 2020 21:17:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

More affordable housing density in that neighbourhood would be a wonderful addition to the community. It has my full support.

Q3. Your Full Name

Kristin Evans

Q4. Your Street Address

316-755 Caledonia Ave.



 Responded At:
 Dec 07, 2020 21:20:12 pm

 Last Seen:
 Dec 07, 2020 21:20:12 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I strongly support this project and any like it that create more attainable housing in this beautiful city. My wife and I have been renting ever since we lived here, and dreaming of affordable housing in these areas.

Q3. Your Full Name	Colin Stange
Q4. Your Street Address	755 Caledonia Ave



Responded At:	Dec 07, 2020 21:28:17 pm
Last Seen:	Dec 07, 2020 21:28:17 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is vital to provide access to "affordable" housing for families.

Q3. Your Full Name

Jamie Totten

Q4. Your Street Address

922 Arm street



 Responded At:
 Dec 07, 2020 21:30:25 pm

 Last Seen:
 Dec 07, 2020 21:30:25 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is just another example of putting density—and much needed housing—in the right place. Providing people with access to various transportation options will also help alleviate parking and traffic challenges.

Q3. Your Full Name

Tim Shah

Q4. Your Street Address

654 Griffiths Street

Respondent No: 21 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 21:32:54 pm Last Seen: Dec 07, 2020 21:32:54 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) It should house more people and be taller.	
Q3. Your Full Name	Robert Berry
Q4. Your Street Address	1683 Richardson Street



 Responded At:
 Dec 07, 2020 21:50:04 pm

 Last Seen:
 Dec 07, 2020 21:50:04 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This proposal would bring significantly improved density to an appropriate location, and appears to have taken careful consideration to suit the specific features of the property and neighbourhood. A very promising proposal.

Q3. Your Full Name

Will Greaves

Q4. Your Street Address

3-3860 Cadboro Bay Rd.

Respondent No: 23 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 21:59:13 pm Last Seen: Dec 07, 2020 21:59:13 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Emma Dayton
Q4. Your Street Address	912 Southgate Street

Respondent No: 24 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 22:00:21 pm Last Seen: Dec 07, 2020 22:00:21 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) It would be nice if they were affordable!	
Q3. Your Full Name	Celine Berry
Q4. Your Street Address	867 Runnymede place



 Responded At:
 Dec 07, 2020 22:01:52 pm

 Last Seen:
 Dec 07, 2020 22:01:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Increasing housing inventory is the only sensible way to stabilize prices. Local government should get out of the way of the free market.

Q3. Your Full Name

Brian Berry

Q4. Your Street Address

867 Runnymede pl



 Responded At:
 Dec 07, 2020 22:19:40 pm

 Last Seen:
 Dec 07, 2020 22:19:40 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

My partner and I are in our late twenties and are a few years into our careers. These types of developments are what will help us afford to buy and continue living in this city.

Q3. Your Full Name	Kelly Diether
Q4. Your Street Address	820 Short Street



 Responded At:
 Dec 07, 2020 22:21:17 pm

 Last Seen:
 Dec 07, 2020 22:21:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Yes! This is exactly the kind of development needed in this area. On a bus route, adjacent to a bike route, and modo already right beside the property. I can see this property from my rental apartment in a heritage home and would love to have this in the neighbourhood.

Q3. Your Full Name

Sarah Murray

Q4. Your Street Address

921 foul bay road, unit 4



 Responded At:
 Dec 07, 2020 22:30:11 pm

 Last Seen:
 Dec 07, 2020 22:30:11 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is in my neighbourhood where we desperately need some diversity in the housing offering. I fully support this project going forward.

Q3. Your Full Name

Trisha Lees

Q4. Your Street Address

1435 Richardson Street

Respondent No: 29 Login: Anonymous Email: n/a	Responded At: Dec 08, 2020 04:20:50 am Last Seen: Dec 08, 2020 04:20:50 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Reed Kipp
Q4. Your Street Address	737 Humboldt Street



 Responded At:
 Dec 08, 2020 06:42:58 am

 Last Seen:
 Dec 08, 2020 06:42:58 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think affordable housing options are necessary in EVERY neighbourhood.

Q3. Your Full Name	Chelsey Taporowski
Q4. Your Street Address	350 Richmond Avenue



 Responded At:
 Dec 08, 2020 08:02:15 am

 Last Seen:
 Dec 08, 2020 08:02:15 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Our city desperately needs affordable and missing middle housing. This seems like a great way to use a vacant lot.

Q3. Your Full Name	Breanna Merrigan
Q4. Your Street Address	B-1707 Stanley Ave

Respondent No: 32 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 08, 2020 08:52:49 am Dec 08, 2020 08:52:49 am n/a
Q1. What is your position on this proposal?	Support	
Q2. Comments (optional) I fully support this and would also love to live here.		
Q3. Your Full Name	Kaitlyn Rosenburg	
Q4. Your Street Address	1666 Oak Bay Ave	



 Responded At:
 Dec 08, 2020 09:01:09 am

 Last Seen:
 Dec 08, 2020 09:01:09 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is a good infill project. Victoria's population is growing, and we need to create homes through infill. Rejection of these kinds of projects just means more suburban sprawl and deforestation out in Langford. It fits the neighbourhood well, and I think the Gonzales neighborhood needs to absorb more density, so that it is more evenly spread through neighborhoods.

Q3.	Your	Full	Name
-----	------	------	------

Brandon Williamson

Q4. Your Street Address

1008 Pandora Ave



 Responded At:
 Dec 08, 2020 09:56:01 am

 Last Seen:
 Dec 08, 2020 09:56:01 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is a really well done family-focussed infill project in a neighbourhood that is seeing fewer and fewer families. My daughters play soccer nearby and there are some really great parks and other amenities in the area that need more kids and families. The BC Housing program attached to this one is a major benefit too, as it'll give some moderate income folks opportunities to raise their kids in a great part of the city.

Q3. Your Full Name

Ryan Jabs

Q4. Your Street Address

1560 Oakland Ave.

Respondent No: 35 Login: Anonymous Email: n/a	Responded At: Dec 08, 2020 10:48:23 am Last Seen: Dec 08, 2020 10:48:23 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Richard Konwick
Q4. Your Street Address	926 Lawndale Ave, V8S 4E1



 Responded At:
 Dec 08, 2020 11:15:46 am

 Last Seen:
 Dec 08, 2020 19:09:10 pm

 IP Address:
 Dec 08, 2020 19:09:10 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I fully support this proposal due to the fact it is bringing much needed affordable housing to the City. The architecture is bold, engaging, and single handily beats anything boring or cookie-cutter that is typically built-in Victoria. Additionally, the density is well suited for the site and fits in well with the surrounding neighbourhood. I would recommend removing all parking requirements and let the market decide.

Q3. Your Full Name

Frank Arellano

Q4. Your Street Address

785 Caledonia Ave.



Respondent No: 37 Login: Anonymous Email: n/a
 Responded At:
 Dec 08, 2020 11:23:59 am

 Last Seen:
 Dec 08, 2020 11:23:59 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I am a homeowner, and my property backs onto Redfern St, where this proposed development is located. I support this proposed development, but would like to offer some considerations for council in approving this. First, I'd ask that if there's anything that can be done to save any of the oak trees on the north-east corner of the lot (along Foul Bay), that would be preferred. Is there something the city can do about not requiring these trees to be cut down to support infrastructure development associated with this proposal along Foul Bay? Can saving any of the trees be accomplished without major changes to the proposed plan? Please consider any possibilities that would achieve this. Second, I'd like to see landscaping plan that helps to, as much as possible, create a "garry oak meadow" on this property. Along the Brighton St pathway that connects Brighton Cr. to Brighton St, there is some great restoration work done. The space would be small with this development, but would enhance the fit with the community. I hope you consider this feedback. I really hope this development is approved. Having more housing options along the housing continuum would be a great benefit to our city, the neighbourhood, and any people who can't afford the \$1m+ price tag to live in Gonzales.

Q3. Your Full Name

Brian Vatne

Q4. Your Street Address

957 Cowichan St, Victoria

Respondent No: 38 Login: Anonymous Email: n/a	Responded At: Dec 08, 2020 11:34:34 am Last Seen: Dec 08, 2020 11:34:34 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Hailley Honcharik
Q4. Your Street Address	319 Vancouver Street



 Responded At:
 Dec 08, 2020 11:41:42 am

 Last Seen:
 Dec 08, 2020 11:41:42 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think this development looks good, but it needs more bike parking. This complex has 50 bedrooms, so it could easily have 60+ residents if four-member households actually end up occupying the three-bedroom units and two couples live in the two single-bedroom units. This place is in a dream location - short walk (shorter bike ride) to plenty of interesting little shops, 15 minutes to downtown on AAA-rated bike lanes (once they are finalized in the next two years or so), and SO MANY beachside walking opportunities within a short distance. The kinds of people who will find this attractive will almost certainly be the kinds of people who want to cycle and have the means to do so. As an example, my townhouse complex has 17 people in 12 bedrooms. Altogether there are about 20 bikes, but only bike parking for 14. One couple keeps their nice racing bikes in their unit, as does one other guy who has about four bikes (he's a bike mechanic), but this might not be realistic if access to some units is up a flight of stairs, as seems to be the case at 902 Foul Bay. Our bike:bedroom ratio is about 5:3 (five bikes for every three bedrooms), but you are proposing about 1 long-term bike parking space for every 2 bedrooms. I think that needs to be reconsidered.

Q3. Your Full Name

William Hochstettler

Q4. Your Street Address

1146 Caledonia Ave



 Responded At:
 Dec 08, 2020 11:52:52 am

 Last Seen:
 Dec 08, 2020 11:52:52 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Infill density is great and should be supported. Neighbourhoods like Fairfield and Gonzales need to contribute to this as well.

Q3. Your Full Name

Matthew Sallee

Q4. Your Street Address

203-2647 Graham Street



 Responded At:
 Dec 08, 2020 12:12:13 pm

 Last Seen:
 Dec 08, 2020 12:12:13 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development is too big for the location and too destructive to the environment (loss of protected trees). It also does not provide the "affordable" housing that the developer claims it does.

Q3.	Your Full Name	Lynn Phillips
Q4.	Your Street Address	1840 Gonzales Ave



Respondent No: 42 Login: Anonymous Email: n/a
 Responded At:
 Dec 08, 2020 14:51:07 pm

 Last Seen:
 Dec 08, 2020 14:51:07 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This property is not being used and should be used for housing. Multi unit housing makes sense for his location. This is on a bus route that connects to a hospital, a college and a university. Victoria has trouble recruiting nurses, doctors, professors due to expensive housing - the kinds of units proposed are more affordable than many other housing options in the vacinity. The idea that the trees on the property must be saved is laudible but not practical. There can be requirements for green space without making the removal of trees impossible. Only if there is a law that prohibits removal of any living tree of a certain age on any lot in Victoria would it be fair to insist that trees cannot be removed. We need to increase density and to try and move people closer to where they work to prevent further encroachment on the natural environment that surrounds Victoria. It is progressive and ecologically sound to try and build neighborhoods with increased density. "As a built-out city with little remaining undeveloped land, and with commitments to accommodate a share of the region's population growth, the outward expansion of Victoria's housing stock is limited, making it necessary to create more compact built environments will be focused in the Urban Core, Town Centres and Urban Villages and in close proximity to transit. " (From Victoria Community Plan). Note that this development is on a transit route directly beside bus stops going both north and south.

Q3. Your Full Name

Alexander Hoechsmann

Q4. Your Street Address

1230 Oliver Street, Victoria BC V8S4W9



 Responded At:
 Dec 10, 2020 16:49:22 pm

 Last Seen:
 Dec 10, 2020 16:49:22 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Here we have an excellent example of a well designed and properly planned infill residential development in an established neighbourhood. It provides missing middle housing on a local street in a walkable neighbourhood. And it has a significant affordable housing component. It doesn't get much better than that in 2020.

Q3. Your Full Name

Joseph A. Calenda

Q4. Your Street Address

1-341 Oswego Street - James Bay



 Responded At:
 Dec 10, 2020 20:30:54 pm

 Last Seen:
 Dec 10, 2020 20:30:54 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

More affordable housing is so desperately needed in Victoria. We can't remain successful as a city if we don't evolve.

Q3. Your Full Name

Katie Armitage

Q4. Your Street Address

1631 Richardson street



Respondent No: 45 Login: Anonymous Email: n/a
 Responded At:
 Dec 10, 2020 21:57:52 pm

 Last Seen:
 Dec 10, 2020 21:57:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The scale of the 902 Foul Bay project is too large, and the 4-story structures, will dwarf the adjacent modest homes. I'm very concerned about the developers' disrespect for the formerly-heritage property. He plans to remove 24 trees, notably two Copper Beeches, which have stood sentry over this neighbourhood for over 100 years. Both beeches had a healthy flush of leaves this year, and they are iconic trees, much loved by local families. Those who enjoy walking in our neighbourhood, do so primarily because of our tree canopy. Other notable trees on 902 Foul Bay, include the loss of native species: 4 Garry Oaks and an Arbutus. One Garry Oak #313 retained will have a 4-story structure situated within 1/3 of its Critical Root Zone (defined by an industry standard). Otherwise, there is an ambitious planting proposal, but given that 18 families will be living there, there is zero open space for playing, socializing, etc. Further to the existing trees, where damage is indicated on the arborist's report, be mindful, that the trees have not had the benefit of an arborists care, while it was in the hands of the previous owner, as she suffered from mental illness. Some of the remarks made on the arborists report could be remedied by giving the trees some care. The design of this development, not only removes iconic trees, enjoyed by all, it appears that density is only driving factor. All units are accessed by stairs only, which will exclude elders and those with disabilities. The developer includes illustrations of a large tree on the north side of the property, which does not exist in their landscape plan. It gives the appearance that neighbours to the north on Hawes might have some privacy, but no such tree exists. Three birch trees on the Northwest corner will also be removed. As the neighbours on Hawes have short backyards they will be very much affected by the dense scale of this project, by virtue of its over-height and the loss of many trees that would have provided some screening. Furthermore, the developer's claims of affordability have not yet been substantiated by BC Housing or other means. From what we"ve been able to determine, this is market housing, and as such, should not be given extra liberties, in scale, height, density, etc. as it is very likely not 'affordable housing', other than perhaps two one-bedroom units situated above 4 parking space. Yes, the size of the one-bedroom units is the width of two parking spaces. . Finally, the developer has threatened adjacent neighbours with legal costs if they oppose removal of a Covenant which limits use of the property to 'private dwelling and suitable outbuildings'. The same covenant is found throughout the neighbourhood. Given the developer's aggression toward the neighbourhood, his less-than-honest claims made on social media, the irreplaceable loss of 24 beautiful and iconic trees, an ultra dense, overheight development in a neighbourhood of modest homes. . . , leaves us all shaking our heads in disbelief that the proposal has come this far. Forgot to mention that Luke Mari, has been asserting that a second CALUC is not necessary, as he is so certain of council's support of the project. I have serious doubts about any developer who has such a comfortable relationship with the Mayor, that he is emboldened to actively attack our concerned neighbours' on social media. Doesn't he have better things to do? We are a neighbourhood that has been densifying within the rules. We have three recent laneway homes, many secondary suites, rental houses, a home for developmentally disabled adults. Four young families have recently become new neighbours, occupying older, but charming homes. The community is active in restoring a Garry Oak meadow at the other end of Redfern St from 902 Foul bay. We are working with the City to find means of traffic calming, with some success. We are a neighbourhood that cares about each other. Had this developer had meaningful conversations with any of us, we would have enjoyed the exchange of ideas, but he has done the opposite. Having attended two meetings with Jawl, regarding the old Gardenworks property, I know what mutual respect is. Jawl actively engaged conversation, and we felt heard. They modified their plans based on concerns... Having experienced that respectful engagement, I find Aryze sorely lacking in means of having open and honest communication. I trust you will give my comments due consideration. Thanks for listening.

Monique Genton



 Responded At:
 Dec 11, 2020 10:23:11 am

 Last Seen:
 Dec 11, 2020 10:23:11 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1) loss of too many old, deciduous trees. We need to preserve our mature trees to act as carbon sinks. Never mind the other quality of life enhancements that come from a stand of beautiful 80 + old trees. Just walking by that corner fills a person with serenity 2) Aryze has not behaved in good faith. They act like bullies in this neighbourhood. Why encourage them? 3) I welcome new neighbours and I welcome increased density. I support REAL affordable housing in my neighbourhood. But come on: 18 units? Parking? Driving? We don't even have sidewalks on this road. 4) you could put 6 or 8 modular for homeless folks units into that lot, keep the trees, and we'd be happy. 18 units that will each cost more than my house is a ridiculous proposition, by the developer and by city council, if you support this.

Q3. Your Full Name

Christine Cosack

Q4. Your Street Address

985 Redfern St



Respondent No: 47 Login: Anonymous

Email: n/a

 Responded At:
 Dec 11, 2020 10:24:24 am

 Last Seen:
 Dec 11, 2020 10:24:24 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live at 954 Bank Street and feel this proposed development is not in keeping with the neighbourhood plan. It opens this neighbourhood to possible further densification and destruction of single family dwellings. There has not been 'transparent" or truthful information given out by the developer. There need to be further public consultation and a truthful review of the plans. This was a heritage property which was burnt under rather suspicious conditions and the heritage designation has not been upheld. There are other options to develop this property which would save the trees, respect some remaining aspects of its heritage designation and a development which would be in keeping with the neighbourhood. My understanding is that Aryze has not dealt with the restrictive convenant and this is an outstanding issue which is poorly understood by the neighbours and many of them were only recently made aware of this convenant. There needs to be further public consultation so all of these concerns are understood and reviewed by the neighbourhood. I am not opposed to densification and appreciate the need to family housing. I think it can be be accomplished with a truthful and respectful dialogue with the neighbourhood. The manner in which this property has gone from a heritage house (burnt to the ground) to a developer who is not forthcoming with all information is not ok and the neighbourhood deserves to be consulted.

Q3. Your Full Name

Daphne Wass

Q4. Your Street Address

954 Bank Street



 Responded At:
 Dec 11, 2020 10:43:00 am

 Last Seen:
 Dec 11, 2020 10:43:00 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

I support building on the lot but of smaller scale. Less tree removal.

Q2. Comments (optional)

The city appears to care about our song bird population as viewed in the bylaw regarding cats in the neighbourhood, but stops there not thinking that these same birds require places to perch and nest. Removing trees (mature) flies in the face of your supposed concerns.

Q3. Your Full Name

Dan Parker

Q4. Your Street Address

985 Redfern street



Respondent No: 49 Login: Anonymous Email: n/a
 Responded At:
 Dec 11, 2020 11:06:12 am

 Last Seen:
 Dec 11, 2020 11:06:12 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am firmly against this proposed project for the following reasons: firstly-the safety issue. The only entrance to this property is on Redfern St., a very narrow street with no sidewalks and vehicle parking on both sides. This street is very popular with pedestrians, dog walkers and cyclists. The addition of bike lanes on Richardson and it's closure to through traffic will result in increased traffic on Quamichan and Redfern streets. While a welcome addition, it will increase bike traffic on Redfern as an approach road to Richardson bike lanes. Rush hour traffic on Quamichan is already heavy due to it's approach route to Glenlyon Norfolk school. This addition of 18 stacked town houses will only increase traffic on both streets and create an environment where an accident is only waiting to happen. Secondly- the developer has been less than forthcoming in their manner of portraying this as a benefit to the neighborhood. They were dishonest about the number of mature trees to be removed, the affordability of the homes, And the means of notifying neighbours about the covenant on the property. A minimal number of property owners also covered by this covenant were informed and were threatened by the developer if they opposed covenant removal. All in all, an issue of dishonesty, a threat to the safety of residents and cyclists passing through, a virtual destruction of mature and necessary trees and a total disregard of the local populace. I am not against development of this property. I live directly across the street from it and have been here over 35 years. Surely, something of a more reasonable nature would be welcome.

Q3. Your Full Name

Alan Loomer

Q4. Your Street Address

1949 Quamichan St. V8S 2C3



 Responded At:
 Dec 11, 2020 12:00:17 pm

 Last Seen:
 Dec 11, 2020 12:00:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There are too many units and the corner is NOT suitable for in and out access traffic-wise. Especially if there are children, it will pose a danger to them and to the cars turning that corner. Access and parking is not workable. It is a busy intersection. Access to that many units is questionable. It is laughable to see the "low income" expectation of over \$150,000. That is NOT low income. Personally, I don't mind a 4-5 unit construction, but 18 units, and destroying mature trees in the process?

Q3. Your Full Name

Veronika Ho

Q4. Your Street Address

1920 Quamichan Street



 Responded At:
 Dec 11, 2020 15:38:21 pm

 Last Seen:
 Dec 11, 2020 15:38:21 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

As designed the project looks good and fits into the neighbourhood. It is good to have 3 br units built. My only question is about affordability. The section on affordability is rather vague. We certainly need truly affordable family housing in Victoria!

Q3. Your Full Name

Cynthia Swoveland

Q4. Your Street Address

2-1033 Pakington St



 Responded At:
 Dec 11, 2020 16:33:42 pm

 Last Seen:
 Dec 11, 2020 16:33:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Q2. Comments (optional)

Right next to a transit route and a future AAA bike lane, should absolutely get built. Parking minimums are terrible and should be abolished.

Support

Q3. Your Full Name

Jack Sandor

Q4. Your Street Address

2549 Belmont Ave



 Responded At:
 Dec 11, 2020 19:04:31 pm

 Last Seen:
 Dec 11, 2020 19:04:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I support this project as an important contribution to housing supply. Given its location, it helps distribute responsibility for housing density so that no one area needs to be loaded up with multi-family housing so another area can remain a single family enclave. I find the project design agreeable offering price accessible family-friendly housing which is needed greatly in Victoria.

Q3. Your Full Name

Joanne Thibault

Q4. Your Street Address

403-1021 Collinson St



 Responded At:
 Dec 12, 2020 23:12:41 pm

 Last Seen:
 Dec 12, 2020 23:12:41 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We need more affordable housing and I love that this is also so beautiful. I think it would make a great addition to the neighborhood.

Q3. Your Full Name

Quinn MacDonald

Q4. Your Street Address

205-1030 Cook St.



 Responded At:
 Dec 13, 2020 15:05:05 pm

 Last Seen:
 Dec 13, 2020 15:05:05 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

If 902 Foul Bay is allowed to cut several trees - I have a couple of Garry Oak trees I would like to get rid of. Our street is heavily populated with several lane way homes, two large homes on one lot. The street is very narrow and we have to walk on the street if we want to do our shopping on foot since we don't have a sidewalk. The extra traffic generated from 18 new units on this street will make it impossible to keep dodging cars in order to go anywhere. I have noticed several out of province cars parked at laneway homes - airbnb ? Please, Please, Please do not allow this development to proceed.

Q3. Your Full Name

Jerry Groneberg

Q4. Your Street Address

941 Redfern Street

	Respondent No: 56	Responded At:	Dec 13, 2020 18:05:48 pm
	Login: Anonymous	Last Seen:	Dec 13, 2020 18:05:48 pm
	Email: n/a	IP Address:	n/a
Q1. What is your position on this proposal?		I am concerned that drawings of	
		mature trees, but drawings of the	development show lots of
		concrete.	

Q2. Comments (optional)

I strongly believe that Victoria's urban forest must be protected. City planners and developer, please take this into account!

Q3. Your Full Name	Elizabeth Nuse
Q4. Your Street Address	303-1025 Fairfield Road Victoria



Respondent No: 57 Login: Anonymous Email: n/a

Responded At: Dec 15, 2020 16:49:38 pm Last Seen: IP Address: n/a

Dec 15, 2020 16:49:38 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal has shortcomings on four grounds, and should be reconsidered. The residents of the area are on record as saying they do not oppose densification or lower-cost housing; but many are concerned the current proposal does not respect the characteristics of the neighbourhood. Loss of Natural Habitat In an earler version of this proposal the developer stated that only 3 trees would be cut down; now the number has escalated to 24. I understand that trees need to be removed occasionally, e.g., if they are dying or constitute a hazard or interfere with important public works such as sewer construction. On a lot of this size the removal of so many mature trees represents the destruction of important habitat for species of birds, small mammals, bats, caterpillars, butterflies and pollinators we rely on for the health of our environment. At a time when all of us - the City included - are being encouraged to "re-wild" our properties, paving over and building on such a large lot should give everyone cause for concern. It is incumbent on the landscape architect to explain in detail how the projected new plantings can possibly make up the habitat deficit that will result. Financial These homes will be "affordable" only for people with a significant amount of income, and completely out of reach for people working in service industries or the "gig" economy. The City should be applauded for seeking to make affordable housing easier to find, but let's be clear-eyed about this: only people with a combined income well above the median for Victoria will be able to use this opportunity to break into what is one of Canada's most expensive real estate markets, even with the financial incentives provided. This appears to be a proposal designed to extract the maximum amount of profit possible for the developer from the land available, while taking advantage of AHOP and the City's affordable housing fund. Indeed, the developer would be a poor businessman if it were not. Liveability • It appears that no provision has been made in the plans for areas where children can play. • Will residents be able to garden? • There are not enough parking stalls. Residents undoubtedly will resort to street parking. • The proposal stresses the fact that residents will be able to use the new Richardson biking corridor. Paradoxically, this will make the streets immediately surrounding the project more unsafe, as increased traffic on Foul Bay and Quamichan occasioned by the blocking of Richardson to through traffic, together with increased numbers of parked cars, will make it more dangerous for children playing or walking to school. Legal I've heard second hand that the developer has indicated its intent to seek costs from neighbours who have joined a legal action to oppose its petition to the BC Supreme Court to remove the covenant restricting building in the area. If true, this kind of tactic is beneath contempt and warrants a reprimand, if not some kind of undertaking to protect citizens who are voicing legitimate concerns. Citizens should be free to exercise their right to seek legal remedies without fear of harassment or intimidation. I do not live in the immediate neighbourhood of Redfern and Quamichan, but it is easy for me to imagine what might happen to my own neighbourhood with a City Council that routinely flouts its own bylaws (as it has done in the case of the Rhodo development). Bylaws (and covenants) were enacted for a reason. They should serve as a constraint on the Council as well as on ordinary citizens. Conclusion In short, this project is too dense, too destructive and too poorly thought-out; and it does not even meet the primary objective of providing affordable housing options for the segment of Victoria's population that needs them most. I urge Council and the developer to go back to the drawing board on this one.

Q3. Your Full Name

Barbara Abercrombie

Q4. Your Street Address

1657 Richardson St.



 Responded At:
 Dec 16, 2020 14:16:44 pm

 Last Seen:
 Dec 16, 2020 21:59:08 pm

 IP Address:
 Dec 16, 2020 21:59:08 pm

Q1. What is your position on this proposal?

currently oppose but with adjustments could be acceptable

Q2. Comments (optional)

with no accessible units and no units that would be affordable for low or middle income people, I am opposed. If there were some accessible units, and some lower cost options I would be in favour in terms of adding density - we need more of this type of housing in this area.

Q3.	Your	Full	Name
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Tracy Humphreys

Q4. Your Street Address

1519 Pearl Street



 Responded At:
 Dec 16, 2020 14:00:16 pm

 Last Seen:
 Dec 16, 2020 14:00:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

You can put lipstick on a pig but..... I feel such sadness for the residents and families in this area. There goes their ambiance, there goes their property value. The city of victoria disappoints again as do death of neighbourhoods by a thousand cuts. San Francisco and Singapore provide much fodder for the grist mill of development to the detriment of the welfare and well being of residents and the subjugation of the individual to the Party - State goal.

Q3. Your Full Name

R, Craig

Q4. Your Street Address

340 Robertson Street



 Responded At:
 Dec 16, 2020 14:24:02 pm

 Last Seen:
 Dec 16, 2020 14:24:02 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Aryze has a long history of presenting housing to be "affordable" and providing "missing middle" housing when it is far from that. As a long time renter in the neighbourhood (over 15 years) I am fearful that more of these increased price per square foot builds will push more and more renters and diversity out of the area. To me, "missing middle" housing is the type of housing that these developments push out as owners of older rental homes are encourages to sell to developers for profit and this only removes accessible rental and potential true "missing middle" housing stock (aka fixer uppers) from the housing stock. I am aware that in this case that is not the direct case but the trickle down effect is well at play with every approval of these developments that increase the overall price per square foot in an area. In addition to the above concerns, I would like to point out that strata buildings like this add a significant monthly cost to the purchase price/monthly mortgage so the sticker price is far from the truth of the monthly payments. This project does not look to add any diversity, affordability or accessibility to the area and on top of that it is well outside of the character of the neighbourhood not to mention the vast destruction of protected trees. I do not support this development.

Q3. Your Full Name

Mary Davies

Q4. Your Street Address

1615 Fairfield Rd



 Responded At:
 Dec 16, 2020 14:24:22 pm

 Last Seen:
 Dec 16, 2020 14:24:22 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Gonzales neighbourhood is for successful people and single family homes. The current zoning is for a single family home. There is also a covenant on the property expressly forbidding dense development. I am also concerned about people parking on Foul Bay Road and creating a bottleneck there.

Q3. Your Full Name	Michael Muret	
Q4. Your Street Address	1987 Fairfield Road	



 Responded At:
 Dec 16, 2020 14:30:28 pm

 Last Seen:
 Dec 16, 2020 14:30:28 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too much destruction of trees that take years to grow, and we need them particularly when dealing to changes in climate. Also total change to the current natural environment which is a habitat for owls and other animals as well as increased traffic in narrow streets affecting everybody in the community and also adding too much density in a very small area.

Q3. Your Full Name	Laura Eerkes-Medrano
Q4. Your Street Address	943 Bank St



 Responded At:
 Dec 16, 2020 14:55:46 pm

 Last Seen:
 Dec 16, 2020 14:55:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too dense of housing, not enough green space, too many trees cut down, setbacks are too little from public sidewalks and streets.

Q3. Your Full Name

Matthew Powell

Q4. Your Street Address

1071 Davie Street



 Responded At:
 Dec 16, 2020 15:23:20 pm

 Last Seen:
 Dec 16, 2020 15:23:20 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I attended the first Caluc mtg and was opposed to it at that time. Primarily regarding the removal of trees especially the heritage Beech trees. Also there are (and were) too many units and now with access only by stairs (3 floors) they will not really be accessible by families with small children and for those with disabilities. If offering to families with children there must be usable space for children to play. Parks are not accessible except by crossing busy streets. Aryze should be including community improvements IN THAT AREA not somewhere else in the city.

Q3. Your Full Name

Robin Jones

Q4. Your Street Address

234 Beechwood



 Responded At:
 Dec 16, 2020 15:30:28 pm

 Last Seen:
 Dec 16, 2020 15:30:28 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many trees cut down, definition of 'affordable' absent a lot of opposition from people more immediately affected than myself

Q3. Your Full Name

Anne Spencer

Q4. Your Street Address

1679 Earle street



Respondent No: 66 Login: Anonymous Email: n/a
 Responded At:
 Dec 16, 2020 15:33:23 pm

 Last Seen:
 Dec 16, 2020 15:33:23 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Mixed, as below, but theoretically supportive.

Q2. Comments (optional)

I appreciate that there is a substantial amount of community concern about this project, especially from neighbours who live adjacent (I am a few blocks away, and won't be as directly affected). I have two concerns: the Garry Oak meadows in Victoria are threatened by development, and it's unfortunate that so many indigenous trees will be taken down. The commitment to re-planting is helpful, but this is a loss. Secondly, as people age in Victoria they have few options for accessible housing, and it appears that none of the units will be suited to the needs of seniors and others with accessibility needs; could the developer commit to ensuring two units are accessibly designed? My broader concern is that Victoria asks for little in the way of amenities and concessions from developers in comparison to Vancouver. This project could necessitate, for instance, the addition of a sidewalk on this block of Redfern, which does not currently have sidewalks on either side of this particular block. I support densification: the laneway houses just up from this project are an excellent example. And with some adjustments, I would be supportive of this project, and I encourage the developer to continue to reach out and engage community members.

Q3. Your Full Name

Dr. Heidi Tiedemann Darroch

Q4. Your Street Address

1003 Amphion Street (at Brighton)



Respondent No: 67 Login: Anonymous Email: n/a
 Responded At:
 Dec 16, 2020 15:40:32 pm

 Last Seen:
 Dec 16, 2020 15:40:32 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is destructive of the local environment in several ways. The loss of so many mature and protected trees is unconscionable and the proposal should be rejected for that reason alone. Garry Oaks are endangered and the urban landscape does not have enough mature trees that it can afford to lose magnificent specimens like 100 year old Beechs and others. The design packs way too many buildings into the lot and the height is excessive. This will ruin the character of the neighbourhood and set another precedent for overdevelopment. This will not provide "affordable housing". That is nonsense. None of these units would be affordable by individuals or families of average means, which is the definition of "affordable". That deceitful and misleading justification should not be allowed to influence council's consideration of this proposal. The developer bought the land knowing what it was zoned for and this was factored into the purchase price they paid for it. It would still be profitable to build what the land is zoned for. It is not the job of council to enhance developer profit by despoiling a mature neigbourhood like this. What is the point of zoning and bylaws and tree preservation orders if you constantly overrule them? That is very destructive of public trust in the Council. Please do the right thing and follow the Heritage panel recommendations. and preserve trees and this neighbourhood. Thank you

Q3. Your Full Name

Guy Pilch

Q4. Your Street Address

154 Robertson Street



 Responded At:
 Dec 16, 2020 16:13:34 pm

 Last Seen:
 Dec 16, 2020 16:13:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The removal of so many trees, in my opinion, would be extremely detrimental to what I thought was the city goal of planting more trees to help fight climate change. There was a single family dwelling on this property. I think the proposed build is much too large and will have a negative impact on the flavour of the neighborhood, never mind our having to contend with yet more traffic from this build being added to the traffic we already have to deal from the private school. I also think their selling feature that this is affordable housing is laughable when you're talking about a townhouse being close to a million dollars.

Q3. Your Full Name

Audrey Aldridge

Q4. Your Street Address

880 Maddison St.



 Responded At:
 Dec 16, 2020 16:51:39 pm

 Last Seen:
 Dec 16, 2020 16:51:39 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am not in favour of the number of trees that will be cut down including the 100 year old Beeches and the Gary Oaks. Also the number of units Aryze wants to put on the property are too many for the area. Sustainable densification has already started on Redfern street with lane way houses. 18 units is too many for the lot size, not too mention the height of the units. I think it needs a redesign and less density.

	Q3.	Your	Full	Name
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Heather Keenan

Q4. Your Street Address

1825 Lillian Road



 Responded At:
 Dec 16, 2020 17:21:42 pm

 Last Seen:
 Dec 16, 2020 17:21:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This is a very busy corridor and access to Foul Bay will be seriously impeded. The mature trees should not be taken down for this development and there is nowhere for parking. People from as far away as the hospital use our streets to park on as there are fewer and fewer free parking spaces available.

Q3. Your Full Name	Jill Serfas
Q4. Your Street Address	1805 Quamichan St

Respondent No: 71 Login: Anonymous Email: n/a	Responded At: Dec 16, 2020 17:55:16 pm Last Seen: Dec 16, 2020 17:55:16 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional)	
Q3. Your Full Name	Steve Campbell
Q4. Your Street Address	1022 Chamberlain Street

Respondent No: 72 Login: Anonymous Email: n/a	Responded At: Dec 16, 2020 18:17:51 pm Last Seen: Dec 16, 2020 18:17:51 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Traffic issues on streets	
Q3. Your Full Name	Cameron Dix
Q4. Your Street Address	1804 Quamichan st.



Responded At:	Dec 16, 2020 18:44:31 pm
Last Seen:	Dec 16, 2020 18:44:31 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I support this application as an opportunity to bring more diverse housing into the neighborhood.

Q3. Your Full Name	Richard Konwick
Q4. Your Street Address	926 Lawndale Ave



 Responded At:
 Dec 16, 2020 19:27:15 pm

 Last Seen:
 Dec 16, 2020 19:27:15 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It destroys protected trees, exceeds the height limits, breaks with the property covenant, which is shared with other neighbours who will be negatively affected by the development, and it exceeds the height and density limits. in addition the developer has not acted in good faith as regards the trees, the covenant, and city directives. and it certainly is nothing like "affordable"!

Q3. Your Full Name

Chris Fox

Q4. Your Street Address

1625 Earle St.



 Responded At:
 Dec 16, 2020 19:48:47 pm

 Last Seen:
 Dec 16, 2020 19:48:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development project is not suitable for the property located at 902 Foul Bay Rd. A development of this density with buildings 3 stories high does not fit in with the neighborhood at all. The fact that they plan to remove 24 trees 18 of which are bylaw protected is unacceptable. Their plan to plant ornamental and native plants does nothing to replace the mature trees on the property including two 100 year old Beech trees. We feel the restrictive covenant should stand limiting construction to single family dwellings only. This development does nothing to increase the availability of affordable housing for lower or middle income families. The qualifying income is quoted at \$163,000 - \$185,000.

Q3. Your Full Name	Barbara and Thomas Hall
Q4. Your Street Address	939 Cowichan St. Our property backs on to Redfern and we are 2
	lots up from the proposed development



 Responded At:
 Dec 16, 2020 19:59:57 pm

 Last Seen:
 Dec 16, 2020 19:59:57 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is too dense, too many trees are to be removed and the idea that there is sufficient affordable housing is included is laughable. We have already seen the contempt Aryze has for this community in its Rhodo development., just a few blocks away. Please not another debacle like that!

Q3. Your Full Name

Gill Ellis

Q4. Your Street Address

421 Queen Anne Hts, Victoria, B.C. V8S4K7



 Responded At:
 Dec 16, 2020 20:05:44 pm

 Last Seen:
 Dec 16, 2020 20:05:44 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The removal of 24 heritage trees is unacceptable, especially with proposal's limited access, only from Redfern, already a narrow street with limited bike or walking space. Three-bedroom units would suit families, but no areas are shown for play. It is not affordable housing except for possible one-bed units. Builder has tried to avoid or manipulate process of community involvement.

Q3. Your Full Name	Sandra Johnstone
Q4. Your Street Address	1950 Brighton Avenue. Redfern is my north/south access street. I live less than



Respondent No: 78 Login: Anonymous Email: n/a
 Responded At:
 Dec 16, 2020 22:37:16 pm

 Last Seen:
 Dec 16, 2020 22:37:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am shocked that Aryze has learned nothing about project reasonableness from their attempts to present their disastrous Rhodo project to this community. The Rhodo project was not acceptable at the time and Aryze did nothing to ameliorate reasonable community complaints. This current proposal is similarly flawed: it is arrogant, pays no attention to community needs, voice or heritage. What Aryze assumes is "affordable" housing at \$800,000 is laughable. The project unit count is excessive. The agreed upon height restrictions have been exceeded and City Council wrongly allows this. The proposal seems to require the removal of over half the trees on and around the site, which includes heritage trees, and which reduces any quality of life for the citizens in this area of Victoria. I don't know how City Council could possibly permit this proposal to advance; I object to Aryze and to this project proposal vociferously!!!

Q3. Your Full Name

Arleen Pare

Q4. Your Street Address

1625 Earle Street



 Responded At:
 Dec 16, 2020 22:54:55 pm

 Last Seen:
 Dec 16, 2020 22:54:55 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Leave by law protected trees alone. No development please. Leave nature's beauty to be just that, a pleasure for the community.

Q3. Your Full Name

Pamela Huntley Burdusis

Q4. Your Street Address

14 - 675 Superior Street



 Responded At:
 Dec 16, 2020 23:36:30 pm

 Last Seen:
 Dec 16, 2020 23:36:30 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

- Far too much density for the lack of affordability. This development in no way addresses the need for affordable housing, or even moderate housing. These units must be supported by incomes well above an average middle-class household's. - Despite the city's hope that lack of parking reduces car use, people drive to school, work, groceries, Costco, etc. Lack of parking increases danger to cyclists and to kids walking and on bikes; meagre play space in the development's design contributes to children being at risk. - Planned tree removal excessive, directly contributing to warming, fire hazard and soil erosion.

Q3. Your Full Name

Pamela Holmes

Q4. Your Street Address

1747 Lillian Road



 Responded At:
 Dec 17, 2020 05:48:10 am

 Last Seen:
 Dec 17, 2020 05:48:10 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is too dense for this neighbourhood. Nothing built here can be considered 'affordable'. This helps to destroy the character of our neighbourhood.

Q3. Your Full Name	Christine Huzzey
Q4. Your Street Address	210 St. Charles St.



 Responded At:
 Dec 17, 2020 06:28:32 am

 Last Seen:
 Dec 17, 2020 06:28:32 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The scale of this proposal is too large and the damage to the trees too devastating.Many of the trees on this heritage property are protected.The restrictive covenant on this property should have been enough to put a stop to this proposal. The reported lack of community engagement and misrepresentation and threats by the developer if true are shocking and disappointing at best. The affordable aspect as reported is deceiving and laughable.The city should require true and active community feedback and engagement in a proposal of this scale.I have not seen anything from the developer.This is way beyond anything in our community plan, which is still in place.We need the city to finally give us a voice !

Q3. Your Full Name

Deborah Lowry

Q4. Your Street Address

1829 Lillian Rd



 Responded At:
 Dec 17, 2020 08:52:37 am

 Last Seen:
 Dec 17, 2020 08:52:37 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am for increasing lower cost housing in every neighborhood, balancing environmental needs-keeping tree canopy, using clean green materials as much as possible-with giving opportunities for individuals and families to be able to afford to live in our neighbourhood. This project scale does not fill the bill and I hope there will be other plans put forward that are more modest, have less of an environmental impact, and yet truly able to provide affordable housing for a diversity of people which will serve to enrich any neighbourhood.

Q3. Your Full Name

Vicky Bates

Q4. Your Street Address

954 Cowichan St



 Responded At:
 Dec 17, 2020 09:02:23 am

 Last Seen:
 Dec 17, 2020 09:02:23 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live in the neighbourhood and deem this development as too big for the lot and surrounding neighbourhood. It has to be scaled back. The number of units and their cost do not make for affordable housing. Just cramped housing, overflow of traffic on surrounding streets. As well, the major heritage trees would be knocked down to accommodate what exactly? Housing that no-one can afford, a parking lot, lack of green space for residents, their children and neighbours BUT a huge profit for the developers.

Q3. Your Full Name

Alison Amanda Harby

Q4. Your Street Address

920 Wilmer Street



 Responded At:
 Dec 17, 2020 09:41:57 am

 Last Seen:
 Dec 17, 2020 09:41:57 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

density is too high height is too high removal of too many trees and vegetation Scope and design does not fit well in neighbourhood traffic issues due to higher population, this is already compromised by richardson issues consultation process is not transparent or adequate

Q3. Your Full Name	dennis clarke
Q4. Your Street Address	848 Bank St



 Responded At:
 Dec 17, 2020 10:42:20 am

 Last Seen:
 Dec 17, 2020 10:42:20 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think this is a great project that will add value to the nieghbourhood. We need to slowly create densification in historically SFH only neighbourhoods to help with our current housing crisis and the long term goal to combat climate change. We don't need to just support this project, but encourage more of this type.

Q3. Your Full Name

Mark Stephenson

Q4. Your Street Address

#303-1500 Elford Street



 Responded At:
 Dec 17, 2020 10:47:34 am

 Last Seen:
 Dec 17, 2020 10:47:34 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

An 18 unit townhouse is much too much for the lot & neighbourhood. And, the asking price is not "affordable" for most young families. The lot would fit better with 3 homes like that on Gonzales st where trees can be preserved. 18units puts far too much traffic in the location especially without enough parking & with the projected traffick changes to Richardson & Madison, it forces more commuter traffic on Quamichan.

Q3.	Your	Full	Name

Jo-Ann Lawson

Q4. Your Street Address

848 Bank St



 Responded At:
 Dec 17, 2020 11:41:41 am

 Last Seen:
 Dec 17, 2020 11:41:41 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The area is already congested with vehicle traffic on all roads around the property. The existing infrastructure already requires repairs. This would not only add to the traffic congestion but it is in opposition of the existing covenant which affects my property. It would also be damaging to the existing mature trees on the lot and would further add to the burgeoning population of the area.

Q3. Your Full Name

Maureen Earl

Q4. Your Street Address

1931 Richardson Street



 Responded At:
 Dec 17, 2020 12:11:15 pm

 Last Seen:
 Dec 17, 2020 12:11:15 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I support the middle housing is missing, however, squeezing those many homes onto that piece of land is wrong. There is a covenant on that put there but a forward thinking Victoria resident which needs to stay in lace to honour his wishes. The access on Foul Bay road is already a very narrow road with a rock wall, I believe the cars turning left will make it very dangerous. It is a development which is very very destructive to the beautiful treed site. How can \$90000 be considered as affordable? The way the developer did not proceed with the community in the correct process. The lot will be filled with buildings not enough greenscape so children have no where to lay.

Q3. Your Full Name

Vivienne Phillips

Q4. Your Street Address

232 Irving Road Victoria BC



Respondent No: 90 Login: Anonymous Email: n/a
 Responded At:
 Dec 17, 2020 13:14:08 pm

 Last Seen:
 Dec 17, 2020 13:14:08 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am opposed to the current proposal for development of 902 Foul Bay Road for the following reasons. 1. The density of development (2 buildings, 18 townhouses 3.5 storeys) is fundamentally out of character with the neighbourhood. Not just the immediate precincts of the proposed development, but the larger Gonzales neighbourhood. Previous densification through subdivision of large lots such as occurred on two separate corners of Foul Bay Road and Runnymede Street successfully proceeded and met with both neighbourhood approval and support. Where two houses existed there are now 9, and both of the separate developments easily met the larger requirements of the Gonzales Fairfield neighbourhood plan. There is no recognition on the part of the developer to attempt to marry the volume of the development to the larger footprint of the neighbourhood. 2. The asserted purpose of the development is not true to the larger City intent of attempting to manage 'affordable' housing. Their purpose is a maximization of profit It is a false narrative to assert a civic minded intent when the fair market value of each proposed unit is \$900,000.00 (x18). Affordability, even with the discounted BC Housing Authority 2nd mortgage taken into consideration, is not a reasonable expectation in trying to meet City goals. 3. The current mature landscaping of the property would be irreversibly affected by the lost of so many of the existing trees. The combined footprint of the buildings and lane/driveways on the site would not permit subsequent replanting of what would hopefully be mature canopy trees, but would, at best, result in attenuating shrubbery or cosmetic plantings with little aesthetic effect. The City is already losing a significant number of canopy trees, and while this is expected over time, the expectation is their eventual replacement. The proposed development would not permit this. 4. Vehicle and traffic congestion is already a significant issue for the two blocks surrounding the four way intersection of Foul Bay, Richardson Street and McNeil Street. the Foul Bay development will contribute to this significantly due to volume and proximity, it being a short half block away. To those living in the neighbourhood we have already seen an increase in by-way traffic around the intersection where it has been pushed onto side streets and approaches such as Cowichan Street, Runnymede and Quamichan Street all of which fall within range of the proposed development. Congestion of vehicles has already been recognized by the implementation of near by shared ride parking spaces in an effort to reduce the number of vehicles. The large number of proposed dwellings proposed for 902 Foul Bay, combined with the obvious lack of parking on site, will further congest the area. This congestion will be exacerbated by the pending Richardson Street bicycle corridor project, which will hopefully be successful in reducing vehicular traffic, but will, by its nature push vehicle traffic and parking onto adjacent side street. 5. In my opinion previous notices and actions by the developer have not been in line with what I would call best civic practices. Short notice of an application to set aside an existing covenant through an almost ex parte series of applications necessitated residents to have to formally engage legal counsel to respond. This, only after there was a preliminary decision granted which was made without notice. When defense was raised, and it appeared the action to set aside the covenant might not be successful, it was adjourned and the developer has instead sought a City stamp of approval with the view to support the eventual setting aside of the covenant. The City is perfectly entitled to review and engage on the application, but the original purpose of the covenant was to preclude exactly what is being proposed. 6. The extraordinary consideration the developer is requesting in the present application does not meet the larger intent behind the need for engagement with the community to discuss concerns or the real range of the effects of the development. Aspects of the development have been calved off from one another to minimize the total effect or create an impression of a limited ill effect. Assertions made and then adjusted and only marginally explained cloud the developer's true intent and make it difficult to challenge the larger merits of the proposal. At the previous CALUC which took place for this proposal false and misleading information was advanced by the developer around building size and tree removal. Again, it took a concerted defense and objection to force further review. 7. My opinion is the intent of the developer is to position the project in such a way that reasonable objection and accommodation cannot be established but having secured the regulatory approval for the development, neighbourhood objections and community standards can be practically speaking nullified. Thank you.

Q4. Your Street Address

1931 Richards Street

Respondent No: 91 Login: Anonymous Email: n/a	Responded At: Dec 17, 2020 13:58:30 pm Last Seen: Dec 17, 2020 13:58:30 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too dense in its current form.	
Q3. Your Full Name	Peter Ashley
Q4. Your Street Address	932 Wilmer Street, Victoria



 Responded At:
 Dec 17, 2020 14:13:06 pm

 Last Seen:
 Dec 17, 2020 14:13:06 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It is too large of scale for the neighborhood. Does not fit in the Gonzales community plan. Will remove too many trees and there is not the provision for sufficient parking. The builder does not have a good reputation with a previous project and the discussed value pricing details seem misleading and confusing. I oppose this development.

Q3. Your Full Name

Brian G Frankson

Q4. Your Street Address

1909 Richardson, Street



 Responded At:
 Dec 17, 2020 14:42:57 pm

 Last Seen:
 Dec 17, 2020 14:42:57 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I believe the proposal provides an architecturally sympathetic approach to provide a form of ground oriented multi-family housing in short supply in the Gonzales neighbourhood. The scale and massing of the two buildings reads as an attractive cluster of four town houses along the two east and west frontages, and the clever disposition of interior space results in a greater unit yield for a similar footprint impact as would occur with 8 townhouses. Architecturally the buildings are in scale with the surrounding area, with a palette of materials compatible with those found in the general area. While modern the buildings reflect historic precedents. While there is a loss of a significant number of mature trees, there would be a loss from virtually any form of infill development on this site formerly occupied by a stately heritage home. The proposed landscape and planting plan mitigates to some extent this impact. I believe the proposal could stand as a pilot of how to carefully insert new density into an existing neighbourhood in a sensitive manner. The proposed model of market affordability is something I have not seen previously in this region, and while not at the low end of market or certainly not non-market affordability, it nonetheless injects some level of affordability into market housing in one of Victoria's most expensive neighbourhoods. In conclusion I support this proposal in my neighbourhood, where I have lived for the past 25 years.

Q3. Your Full Name

Mark E Hornell

Q4. Your Street Address

1026 Clare Street



 Responded At:
 Dec 17, 2020 17:35:51 pm

 Last Seen:
 Dec 17, 2020 17:35:51 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am opposed to this development because of its high density and the removal of the many trees on the property. 18 town homes in a single-family dwelling neighborhood will have a huge negative impact on traffic, and congestion. Removal of the trees will diminish the aesthetic of the property. 18 town homes will mean at least 18 vehicles on the property, creating noise, pollution and heavier traffic in an area that already has a narrow road with no sidewalk. It would seem much more suitable for the property to have perhaps four townhouses, rather than 18.

Q3. Your Full Name

Sabine Laubental

Q4. Your Street Address

1927 Quamichan Street



 Responded At:
 Dec 17, 2020 18:46:08 pm

 Last Seen:
 Dec 17, 2020 18:46:08 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Firstly, I am opposed to the unnecessary destruction of trees which help to define much of the character and beauty of Oak Bay and surrounding area. I am concerned about increased traffic volume on Foul Bay road, which is a 30 kilometres per hour zone at this location. I do not want to see a mix of high density and low density housing in this quiet neighbourhood. This very much spoils the peace and privacy value of adjacent properties. There is a reason why zoning bylaws exist, which was a major factor in my decision to purchase a home nearby. For this reason, going against existing zoning is a clear betrayal for the people of this quiet neighbourhood.

Q3. Your Full Name

Douglas McGinnis

Q4. Your Street Address

941 Foul Bay Rd



 Responded At:
 Dec 17, 2020 19:28:19 pm

 Last Seen:
 Dec 17, 2020 19:28:19 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Aryze produces tasteless high-density garbage that doesn't fit with the Gonzales plan or general efforts by the city to protect mature trees or any concept of affordability. Their "Rhodo" is a case in point. Horrible, ugly yuppie ghetto!

Q3. Your Full Name

Ian Indridson

Q4. Your Street Address

1833 Hollywood Crescent



Respondent No: 97 Login: Anonymous Email: n/a
 Responded At:
 Dec 17, 2020 20:21:50 pm

 Last Seen:
 Dec 17, 2020 20:21:50 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am opposed to this proposal for the following reasons: 1. The loss of many big old trees, including two beech and sixteen Garry oaks, will not only reduce the quality of life in the neighbourhood, but is contrary to the City's effort to fight climate change. Garry oak trees and related species are one of the most endangered ecosystems in Canada. The proposed revegetation will not make up for loss of ecosystem services provided by all the mature trees on-site. Although the city promotes planting of trees city-wide, small young trees will not provide the ecosystem services that big old trees do in our life times, even if they survive to grow. It is not ok to keep cutting down big trees. Under the city's tree protection bylaw, once the tree is within an approved development footprint, it can be cut down, even big endangered old oaks. Because of the bylaw, many big old trees are lost to development in the city on an annual basis. As noted, this is not ok. This development proposal would result in significant loss of big oaks. It would contribute to on going city-wide cumulative loss of Victoria's rare and precious endangered Garry oak ecosystem. 2. The argument that it is important to build this project to provide density in the neighbourhood and city is not supported by the measures in the approved Gonzales Neighbourhood Plan. This plan lead the way in the City by allowing for increased density through secondary suites, and gradual infill housing, etc. in keeping with the neighbourhood character. Densification is already occuring in this neighbourhood and has been for a years. Furthermore, secondary suites are a good contributor to affordable housing. The proposed development is not. 3. The proposed development is not affordable housing. The actual cost to the buyer is apparently about \$900,000 if you consider both the \$700,000 cost of a first mortgage and a \$200,000 cost of a second mortgage payable to BC Housing. That's similar to the cost of many houses in the neighbourhood. Therefore it doesn't make sense to allow this development to proceed with with greatly increased density because it is supposed to contribute to affordable housing. It doesn't. 4. The proposed development will create serious traffic problems. Streets surrounding the development are small. The proposed bike lane on Richardson will already force considerable traffic onto Quamichan and Redfern and adjacent streets not built for through traffic. The corner of Quamichan and Foul Bay is essentially a blind corner heading east. The corner is uphill and at an angle making it difficult to gauge traffic speed as it comes into view on the adjacent curve of Foul Bay. The increased traffic due to the proposed development will make the situation worse and likely lead to serious traffic mishaps for vehicles, pedestrians and/or bikes. 5. Due to the limited parking proposed for the development, lack of parking will be a problem for the neighbourhood. Even if residents have only one car, the associated vehicle traffic from service vehicles (deliveries, tradesman, etc.) would cause major parking problems for development's residents and the neighbourhood. It will also increase traffic and related safety issues as noted above in point 4.6. A restrictive covenant on the site limits use to a single family dwelling. The developer wants the covenant removed. However his proposal is not even close to the covenant restrictions or general character of the neighbourhood. Neighbours have taken the developer to court to uphold the covenant. The City should wait for the court case to proceed before deciding what to do with this development proposal.

Q3. Your Full Name

Sylvia von Schuckmann

Q4. Your Street Address

925 Wilmer St



Respondent No: 98 Login: Anonymous Email: n/a
 Responded At:
 Dec 18, 2020 09:06:24 am

 Last Seen:
 Dec 18, 2020 09:06:24 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live close by to the proposed development at 902 Foul Bay Road. I am strongly opposed for several reasons. 1. The neighbourhood has seen considerable increase in density in recent years through laneway homes, secondary suites and infill housing. That, in turn, has considerably increased traffic and accompanying noise and pollution none of which the city has evaluated despite requests. 2. Approval of the 902 Foul Bay project will do little or nothing to provide affordable housing. However, it will exacerbate noise and pollution concerns, remove 24 trees including 18 bylaw protected trees and are out of character with the neighbourhood in size and design. Tree removal and the loss of green space are contrary to the City's climate commitments. 3. The process has been misleading, with information withheld or vague presented. Public engagement could be more accurately described as a combination of promotion and intimidation rather than honest and respectful consultation. Opponents have been, at times, treated with disdain despite legitimate and well-presented concerns. On the other hand people affiliated with the developer often stack public meetings. Developers and their acolytes should only participate to learn and to answer questions. 4. The Developer's effort to remove the restrictive covenant in a fashion contrary to staff recommendations has poisoned the process and left neighbours feeling threatened for participating in what should be a public decision-making process free of intimidation. PS I am not opposed to providing comments to developer without attribution. However, I do oppose sharing name and contact information with developer because it serves no purpose in the decision-making process but does risk conflict and thereby may discourage public participation. Thank you.

Q3. Your Full Name

michael bloomfield

Q4. Your Street Address

Pinewood Avenue, 1630



 Responded At:
 Dec 18, 2020 12:47:16 pm

 Last Seen:
 Dec 18, 2020 12:47:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

For the most part, I support the proposal. While the added density might have some impacts to traffic and parking, I'm not fearful of these (these are "first-world" problems that can be overcome). I like the idea of free Modo memberships for the owners. I also like the saw-toothed architectural footprint of the building, and it will be a good opportunity for buyers to get into the Gonzales housing market with the discounted purchase price, so hopefully this will diversify the demographic makeup of the neighbourhood.

Q3. Your Full Name

Lee Ferreira

Q4. Your Street Address

1911 Runnymede Ave.



 Responded At:
 Dec 18, 2020 14:30:58 pm

 Last Seen:
 Dec 18, 2020 14:30:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Yet again far too many mature trees are being lost at great cost to the environment. Victoria, supposedly, has a stated position of protecting our urban forest. Further, they expect individual property owners to be responsible and plant trees on their own private property. It makes no sense that the development community can remove trees indiscrimantly, all in the name of density, affordable or unaffordable. Bob J.

Q3. Your Full Name

Bob June

Q4. Your Street Address

1310 Manor Road



 Responded At:
 Dec 18, 2020 20:33:58 pm

 Last Seen:
 Dec 18, 2020 20:33:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is a very good way to bring in more affordable housing. The design is thoughtful and impressive. This is good for our environment. People should be able to live in this neighbourhood and be able to walk to their jobs.

Q3. Your Full Name

Cherie Miltimore

Q4. Your Street Address

926 Lawndale Ave



 Responded At:
 Dec 19, 2020 12:31:31 pm

 Last Seen:
 Dec 19, 2020 12:31:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It's much too big for the location. It's not "affordable" Destroying the trees would be an affront to our efforts to reduce climate change I own a house in a restricted covenant zone which needs to be be respected Traffic on Quamichan Is terrible, with GlenLyon, large trucks, and shortcuts. I was hit by a car turning off Richmond onto Quamichan I received a threatening letter from Arize when I wanted to fight for the covenant to stay in place

Q3. Your Full Name

Kathy Burch

Q4. Your Street Address

901 Richmond Ave



 Responded At:
 Dec 19, 2020 14:10:29 pm

 Last Seen:
 Dec 19, 2020 14:10:29 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The project is too large a footprint for that lot. The loss of that number of trees to the overall canopy of Victoria would be devastating. Something smaller in scale that retains more of the very old trees on that lot would be more acceptable to me.

Q3. Your Full Name

Janet Weiten

Q4. Your Street Address

1929 Brighton Avenue



 Responded At:
 Dec 19, 2020 15:30:57 pm

 Last Seen:
 Dec 19, 2020 15:30:57 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is too large for the property and for the restricted neighbourhood. There is not enough parking on local streets. The area is already congested with traffic. Nothing about this project makes sense on this lot and in this location. And then there's the serious loss of mature trees. If any of you have not visited this site, I would be delighted to give you a walkabout.

Q3. Your Full Name

Marilyn Wallace

Q4. Your Street Address

1932 Brighton Avenue

Respondent No: 105 Login: Anonymous Email: n/a	Responded At: Dec 19, 2020 15:37:49 pm Last Seen: Dec 19, 2020 15:37:49 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too high density, loss of old trees	
Q3. Your Full Name	Emmanuel Ronse
Q4. Your Street Address	920 Wilmer Street



 Responded At:
 Dec 19, 2020 16:03:40 pm

 Last Seen:
 Dec 19, 2020 16:03:40 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Any new developments should include responsible green planning and take into consideration the preservation of old growth trees .

Q3. Your Full Name

Patricia Mackay

Q4. Your Street Address

614 Craigflower Road



Respondent No: 107 Login: Anonymous Email: n/a

Q1. What is your position on this proposal?

 Responded At:
 Dec 19, 2020 16:25:08 pm

 Last Seen:
 Dec 19, 2020 16:25:08 pm

 IP Address:
 n/a

I recognize this region is in need of more low-income housing but my guess is that this development will not provide any units in this vein. I don't see why we should be compelled to relinquish the integrity of our region to accommodate well to do folks wanting to move here, either full time or part time. We should focus on the need that exists here and accommodate that need, with affordable housing. Without trashing our environment and removing much needed, senior trees. 18 units on a moderate sized lot seems a bit much and especially if these units end up being high-end, luxury units.

Q2. Comments (optional)

I don't understand why the City would retain any of the non-native, invasive tree species and at least use this as an opportunity to get rid of the Holly, Labernum, Laurel, and E. Hawthorn on and around the property. And then to cut down Garry Oak and Arbutus makes no sense. Can't the developers come up with more creative layouts that preserve many more native trees?

Q3. Your Full Name	Judy Spearing
Q4. Your Street Address	1545 Eric Road



 Responded At:
 Dec 19, 2020 16:45:07 pm

 Last Seen:
 Dec 19, 2020 16:45:07 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development is to large and not in keeping with the neighbourhood or respecting the heritage character of the property, which includes saving the large trees.

Q3. Your Full Name	Daphne Wass
Q4. Your Street Address	954 Bank Street

Respondent No: 109 Login: Anonymous Email: n/a	Responded At: Dec 19, 2020 19:04:01 pm Last Seen: Dec 19, 2020 19:04:01 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Less people, more trees!	
Q3. Your Full Name	Patricia and Gary Kehl
Q4. Your Street Address	641 Newport Avenue



 Responded At:
 Dec 19, 2020 19:26:53 pm

 Last Seen:
 Dec 19, 2020 19:26:53 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

A truly dreadful idea; what are you thinking? I thought this town was about saving green spaces and especially old trees. Seems not.

Q3. Your Full Name

Monika Ullmann

Q4. Your Street Address

This should not go ahead in any way

Respondent No: 111 Login: Anonymous Email: n/a	Responded At: Dec 19, 2020 20:54:52 pm Last Seen: Dec 19, 2020 20:54:52 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Please save the trees.	
Q3. Your Full Name	Barbara Judson
Q4. Your Street Address	2051 Brighton Ave



 Responded At:
 Dec 19, 2020 20:59:16 pm

 Last Seen:
 Dec 19, 2020 20:59:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development is too large for the lot. Sure the developer wants to extract as much as possible from the lot, and the city wants housing but this proposal is too lopsided and too many important beautiful and valuable trees will be lost in this proposal. Say "No" and ask for something less dense, more in keeping with the existing built environment and the priority work should be to save the existing trees present on the lot.

Q3. Your Full Name

Curtis Dean Hobson

Q4. Your Street Address

2061 Granite St. Victoria, BC



 Responded At:
 Dec 19, 2020 21:10:44 pm

 Last Seen:
 Dec 19, 2020 21:10:44 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Way too much density. Please save the heritage aspects of the gardens & land. Older trees are important aspects of the heritage of the lot.

Q3. Your Full Name

Eric Zhelka

Q4. Your Street Address

3371 Gibbs Rd., Victoria, BC



 Responded At:
 Dec 20, 2020 09:54:48 am

 Last Seen:
 Dec 20, 2020 09:54:48 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

As a former Victoria/Oak Bay resident, I am familiar with this property and oppose the destruction of so many trees. The developer must scale back his proposal in order to preserve as many of these trees as possible.

Q3. Your Full Name

J. Genton

Q4. Your Street Address

206 - 5625 Edgewater Lane, Nanaimo BC



 Responded At:
 Dec 20, 2020 12:55:50 pm

 Last Seen:
 Dec 20, 2020 12:55:50 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many of the trees being cut. Suggest you reconfigure to preserve as many as possible.

Q3. Your Full Name

Philip Jackson

Q4. Your Street Address

1772 Hampshire Road



 Responded At:
 Dec 20, 2020 13:04:52 pm

 Last Seen:
 Dec 20, 2020 13:04:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I feel that the neighborhood and single lane road can't safely accommodate such a large project. There are many kids in the neighborhood that play basketball, road hockey, and ride their bikes up and down Redfern and the amount of vehicle traffic this project would produce would definitely case major safety concerns for their wellbeing.

Q3. Your Full Name	Brent Brice
Q4. Your Street Address	935 Cowichan St.



 Responded At:
 Dec 20, 2020 13:22:55 pm

 Last Seen:
 Dec 20, 2020 13:22:55 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please reject this appalling proposal. When will we learn? Greedy, conscience-free developers continue to destroy beautiful properties and degrade the environment. Why is this so often permitted when we know better? It's heartbreaking. It's so utterly stupid.

Q3. Your Full Name

Hilary Ruth Knight

Q4. Your Street Address

2167 Guernsey St., Victoria, BC V8S 2P5



 Responded At:
 Dec 20, 2020 16:14:18 pm

 Last Seen:
 Dec 20, 2020 16:14:18 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too high a density! Too many heritage trees to be lost. (2) Developers getting rich

Q3. Your Full Name Barb McLeod Q4. Your Street Address 855 Falkland Rd



 Responded At:
 Dec 20, 2020 16:59:58 pm

 Last Seen:
 Dec 20, 2020 16:59:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Rarely are efforts made to preserve our protected trees or our heritage trees, such as these two magnificent copper beaches. Why should developers always be given carte blanche to destroy every tree on a property just so they can maximize their profit? The developers' plans may say some trees will be retained, but the facts are that the so-called retained trees and their critical root zones can be so damaged by construction activities (often on purpose) that they are eventually removed anyway. I am VERY much opposed to yet another ill-conceived, selfish tree massacre that will only further diminish the increasingly critical canopy of our urban forest.

Q3. Your Full Name

Carolyn Chodeck

Q4. Your Street Address

Bartlett Ave

Respondent No: 120 Login: Anonymous Email: n/a	Responded At: Dec 20, 2020 21:12:32 pm Last Seen: Dec 20, 2020 21:12:32 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Gary Scott
Q4. Your Street Address	901 Foul Bay Road



 Responded At:
 Dec 21, 2020 09:57:53 am

 Last Seen:
 Dec 21, 2020 09:57:53 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Far too much density for the neighborhood and loss of many 'protected' old trees, including Garry Oaks. We know how important trees are to sequester carbon and keep the city green, we protect them on paper (16 of these trees are bylaw protected), yet when developers come calling, trees are apparently expendable. Similar situation in Oak Bay where developers are destroying the feel of the entire community with houses that are overbuilt and not in keeping with the historic aesthetic that makes this city unique. Very frustrating for the people who have invested their time and money (and taxes) in their neighborhoods, only to be disenfranchised by commercial interests.

Q3. Your Full Name

Cinda Chavich

Q4. Your Street Address

860 St. Patrick St.



 Responded At:
 Dec 21, 2020 10:45:28 am

 Last Seen:
 Dec 21, 2020 10:45:28 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I don't oppose increased density, just excessive density with the loss of significant trees.

Q3. Your Full Name	Kristina Stewart
Q4. Your Street Address	1149 Hampshire Rd, Victoria, BC, V8S 4T1



 Responded At:
 Dec 21, 2020 11:00:59 am

 Last Seen:
 Dec 21, 2020 11:00:59 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Density is unequal to the surrounding single family homes. Have been extraordinarily displeased with the "fire" that "cleared" the way for developers to bypass tree preservation and historic homes.

Q3. Your Full Name Tracy Wong Q4. Your Street Address 1579 Monterey Ave

Respondent No: 124 Login: Anonymous Email: n/a	Responded At: Dec 22, 2020 07:13:11 am Last Seen: Dec 22, 2020 07:13:11 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Barbara Folliott
Q4. Your Street Address	1563 Monterey Ave. Victoria V8R 5 V3



 Responded At:
 Dec 22, 2020 07:16:04 am

 Last Seen:
 Dec 22, 2020 07:16:04 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It is totally inappropriate to disregard the the natural component of our community, which is an integral part of it's fabric, for commercial gain and development. This has to stop!

Q3. Your Full Name

william r darling

Q4. Your Street Address

1563 monterey Ave



 Responded At:
 Dec 22, 2020 09:38:40 am

 Last Seen:
 Dec 22, 2020 09:38:40 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The trees need to be protected - specifically the Garry Oak. Please ensure their survival and ongoing support.

Q3. Your Full Name	AnnMarie Barnhill	
Q4. Your Street Address	1571 Monterey Ave	



 Responded At:
 Dec 23, 2020 10:16:17 am

 Last Seen:
 Dec 23, 2020 10:16:17 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

there would be removal of too many tree. It would increase traffic in area. There is insufficient parking . There are too many units on small property. I support densification but this is not good densification.

Q3. Your Full Name

Micha Menczer

Q4. Your Street Address

737 Transit Road



 Responded At:
 Dec 23, 2020 10:52:51 am

 Last Seen:
 Dec 23, 2020 10:52:51 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Garry Oak ecosystems are endangered. When we have an opportunity to preserve precious older trees - which provide habitat, shade, erosion control, nutrients and so much more- we should take it wherever possible. I do not support any cutting of older trees in Victoria unless they pose a severe safety hazard. At this point we have just lost too many. Climate change will only exacerbate these problems.

Q3. Your Full Name

Anna Kraulis

Q4. Your Street Address

5-62 Linden Ave Victoria V8V 4C8

Respondent No: 129 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 10:56:11 am Last Seen: Dec 23, 2020 10:56:11 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Protect the protected trees	
Q3. Your Full Name	Michelle Salomons
Q4. Your Street Address	560 Baxter Ave, Victoria

Respondent No: 130 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 10:58:52 am Last Seen: Dec 23, 2020 10:58:52 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) mature trees should be kept as per tree bylaws	
Q3. Your Full Name	Hilary Duinker
Q4. Your Street Address	1706 Kisber Ave, Victoria BC (Saanich)

Respondent No: 131 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 10:59:42 am Last Seen: Dec 23, 2020 10:59:42 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Suzanne DeStaffany
Q4. Your Street Address	1545 Pandora Ave, Victoria

Respondent No: 132 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 11:02:19 am Last Seen: Dec 23, 2020 11:02:19 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Dennis Rasmussem
Q4. Your Street Address	409 1545 Padora Ave. Victoria Bc



 Responded At:
 Dec 23, 2020 11:03:53 am

 Last Seen:
 Dec 23, 2020 11:03:53 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Trees should be protected in this site. Any developments on this property should only be allowed if there's minimal impact on the trees and wildlife. And the development should be contributing to affordable housing.

Q3. Your Full Name

Gillian McDonald

Q4. Your Street Address

1187 Munro Street, Esquimalt

Respondent No: 134 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 11:31:46 am Last Seen: Dec 23, 2020 11:31:46 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Sandra Grimwood
Q4. Your Street Address	202-1615 Belcher Ave



 Responded At:
 Dec 23, 2020 11:46:57 am

 Last Seen:
 Dec 23, 2020 11:46:57 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I fully support this proposal. This area is predominately single family homes, not the diverse neighborhood the OCP states. 18 units allows people the choice to downsize in their own neighborhood. There is a distinct lack of affordable housing in this area. This project addresses that concern. Reading 2020 CALUC meetings, only 5 proposals are listed. 2 changing a single dwelling to 2 homes, 1 a 4plx near Gonzales. I a 5 storey rental in the Northwest corner, which the city has declared to need even more high density. Many areas of our city are wall to wall towers. With proposed towers of 32 storeys. After living downtown since 1986,I spent more than 2 years looking to purchase close to downtown, but away from the overcrowded, lack of green space, that Harris Green and downtown have become.I am sure there are many homeowners/renters who would like to live in the Gonzales area. This project could help fill the gaps. Thank you

Q3. Your Full Name

Catherine Brankston

Q4. Your Street Address

314 999 Burdett Ave Victoria BC V8V 3G7



 Responded At:
 Dec 23, 2020 11:47:21 am

 Last Seen:
 Dec 23, 2020 11:47:21 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please don't destroy the character of this neighbourhood by swapping beautiful trees and habitat for a condo building.

Q3. Your Full Name	Diane Dakers
Q4. Your Street Address	1450 Lang St.

Respondent No: 137 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 23, 2020 11:48:11 am Dec 23, 2020 11:48:11 am n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Keep the trees.		
Q3. Your Full Name	Kayla Kenny	
Q4. Your Street Address	3439 cook st Victoria	



 Responded At:
 Dec 23, 2020 12:06:12 pm

 Last Seen:
 Dec 23, 2020 12:06:12 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It is not acceptable to cut down protected trees for the sake of development. We are in a climate emergency. This is unacceptable loss of habitat and urban tree canopy.

Q3. Your Full Name	Em Nuchims
Q4. Your Street Address	175 Regina ave

Respondent No: 139 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:29:31 pm Last Seen: Dec 23, 2020 12:29:31 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Claire Taggesell
Q4. Your Street Address	1841 Lulie Street, Victoria BC V8R 5W9



 Responded At:
 Dec 23, 2020 12:36:12 pm

 Last Seen:
 Dec 23, 2020 12:36:12 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

what is the point of protecting trees and native flora and fauna if enough money makes it meaningless? i walk in this area every week.

Q3. Your Full Name	susan spooner
Q4. Your Street Address	V8N 1L1

Respondent No: 141 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:39:01 pm Last Seen: Dec 23, 2020 12:39:01 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jodie Boyle
Q4. Your Street Address	1614 redfern ave



 Responded At:
 Dec 23, 2020 12:45:07 pm

 Last Seen:
 Dec 23, 2020 12:45:07 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Higher density housing is important. Underground parking, or adequate off-street parking at least, is my biggest concern.

Q3. Your Full Name

Anne Maloney

Q4. Your Street Address

957 Linkleas Avenue

Respondent No: 143 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:51:26 pm Last Seen: Dec 23, 2020 12:51:26 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Tyler Shaughnessy
Q4. Your Street Address	1719 Lee Ave.

Respondent No: 144 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:55:22 pm Last Seen: Dec 23, 2020 12:55:22 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Dominique Argan
Q4. Your Street Address	542 Wootton Road

Respondent No: 145 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 13:13:39 pm Last Seen: Dec 23, 2020 13:13:39 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Make it a park	
Q3. Your Full Name	Barry hull
Q4. Your Street Address	5161 Rocky point road

Respondent No: 146 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 13:17:35 pm Last Seen: Dec 23, 2020 13:17:35 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Dustin Stevenson
Q4. Your Street Address	1850 Adana Street



 Responded At:
 Dec 23, 2020 13:22:21 pm

 Last Seen:
 Dec 23, 2020 13:22:21 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Lack of housing helps drives housing mkt up making very challenging for individus & families to get into the mkt. Housing is needed.

Q3. Your Full Name

Keir MacPherson

Q4. Your Street Address

2465 Plumer St



 Responded At:
 Dec 23, 2020 13:25:33 pm

 Last Seen:
 Dec 23, 2020 13:25:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Don't cut down the trees. I understand the need to housing in Victoria, however, cutting down arbutus and Garry Oaks, which are culturally significant plants to WSANEC, Songhees and Esquimalt peoples, is not the way to go. This is not a heavily trees area anyways. Please consider increasing housing density in other areas, such as Uplands, where there are unused mansions on huge lots.

Q3. Your Full Name

Jemele Harris

Q4. Your Street Address

2271 Arbutus Road



 Responded At:
 Dec 23, 2020 13:40:05 pm

 Last Seen:
 Dec 23, 2020 13:40:05 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too much housing for the land. Little parking. It's just too much.

Q3. Your Full Name

Katherine connolly

Q4. Your Street Address

1739 Hollywood Cres

Respondent No: 150 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 13:40:27 pm Last Seen: Dec 23, 2020 13:40:27 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Miranda Wallace
Q4. Your Street Address	3946 Cedar Hill Cross Road



 Responded At:
 Dec 23, 2020 13:43:49 pm

 Last Seen:
 Dec 23, 2020 13:43:49 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

No. No. No. In my opinion it would be criminally irresponsible to allow this development to proceed. The trees and habitat must be protected!

Q3. Your Full Name

Susan Harrison

Q4. Your Street Address

889 Hampshire Road

Respondent No: 152 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 14:04:23 pm Last Seen: Dec 23, 2020 14:04:23 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	SHARON K LAM
Q4. Your Street Address	4380 TYNDALL AVE



 Responded At:
 Dec 23, 2020 14:11:31 pm

 Last Seen:
 Dec 23, 2020 14:11:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

If you're going to build something. Build affordable housing. Not more 2million dollar homes that no one can afford. Think about the younger generations. Think about low income. Think about people other than the rich for once. Think about the trees you are tearing down!!! This is heartbreaking to hear and I seriously hope you reconsider

Q3. Your Full Name	Norah Alberts	
Q4. Your Street Address	8214 E Saanich Rd	



 Responded At:
 Dec 23, 2020 14:17:53 pm

 Last Seen:
 Dec 23, 2020 14:17:53 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It was a single family dwelling. Replace it with a single family dwelling. Pretty simple.

Q3. Your Full Name	Sophie Stevenson
Q4. Your Street Address	962 Island Rd

Respondent No: 155 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 15:48:34 pm Last Seen: Dec 23, 2020 15:48:34 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Sharon Jando
Q4. Your Street Address	657 Foul Bay Road

Respondent No: 156 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 23, 2020 15:49:33 pm Dec 23, 2020 15:49:33 pm n/a	
Q1. What is your position on this proposal?	Oppose		
Q2. Comments (optional) Do not let developers burn heritage houses down to get there way			
Q3. Your Full Name	Victoria resident		
Q4. Your Street Address	Victoria		

Respondent No: 157 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 16:08:37 pm Last Seen: Dec 23, 2020 16:08:37 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Victoria kirby
Q4. Your Street Address	1-1441 Store St.

Respondent No: 158 Login: Anonymous Email: n/a	Last Seen:	Dec 23, 2020 16:31:06 pm Dec 23, 2020 16:31:06 pm n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) not answered		
Q3. Your Full Name	Linda J	
Q4. Your Street Address	105 Gorge Rd E	

Respondent No: 159 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 16:50:42 pm Last Seen: Dec 23, 2020 16:50:42 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Kim Paterson
Q4. Your Street Address	D-1047 Chamberlain Street



 Responded At:
 Dec 23, 2020 17:03:33 pm

 Last Seen:
 Dec 23, 2020 17:03:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Crazily dense proposal! All those wonderful trees will be gone what a shame.Please don't approve this development.

Q3. Your Full Name	Elzbieta Jazwinski	
Q4. Your Street Address	1576 Yale Street	

Respondent No: 161 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 17:08:40 pm Last Seen: Dec 23, 2020 17:08:40 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too much destruction of trees	
Q3. Your Full Name	Margaret Bluck
Q4. Your Street Address	1617 Rockland Ave, Suite #2



 Responded At:
 Dec 23, 2020 17:14:02 pm

 Last Seen:
 Dec 23, 2020 17:14:02 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many big old trees (particularly Garry oak and arbutus) are being removed. Our urban forest must be conserved and nurtured.

Q3. Your Full Name

Lesley Marian Neilson

Q4. Your Street Address

140 Moss Street



 Responded At:
 Dec 23, 2020 17:21:16 pm

 Last Seen:
 Dec 23, 2020 17:21:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

smaller footprint, do not destroy trees, fewer units in total, include affordable housing units, ensure the neighbourhood has input.

Q3. Your Full Name

Pamela Woodland

Q4. Your Street Address

#306, 1426 Newport Ave



':46:10 pm
':46:10 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please try and protect our beautiful garden city from becoming just buildings

Q3. Your Full Name	Kalyaan Selvakumar
Q4. Your Street Address	62 linden ave

Respondent No: 165 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 17:50:48 pm Last Seen: Dec 23, 2020 17:50:48 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Natalie Buchmann
Q4. Your Street Address	774 Court Place



 Responded At:
 Dec 23, 2020 18:08:10 pm

 Last Seen:
 Dec 23, 2020 18:08:10 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Save the planet, save the trees, stop people profiting from arson. Too dense of development proposed, restrictive convenant must be respected and upheld.

Q3. Your Full Name

Linda Johnson

Q4. Your Street Address

940 FALKLAND RD

Respondent No: 167 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 18:18:01 pm Last Seen: Dec 23, 2020 18:18:01 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Native tree preservation is a priority .	
Q3. Your Full Name	A. Kess
Q4. Your Street Address	5187 Cordova Bay Road



 Responded At:
 Dec 23, 2020 18:21:33 pm

 Last Seen:
 Dec 23, 2020 18:21:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development is asking for too much density at the price of cutting down too many bylaw-protected trees.

00	V	-	NI
Q3.	Your	Full	Name

A.Holierhoek

Q4. Your Street Address

750 Richmond Ave



Responded At:	Dec 23, 2020 18:29:54 pm
Last Seen:	Dec 23, 2020 18:29:54 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many units, and too many large trees getting removed.

Q3. Your Full Name

Leslie Rietveld

Q4. Your Street Address

2480 Foul Bay Rd.

Respondent No: 170 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 18:42:13 pm Last Seen: Dec 23, 2020 18:42:13 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too many trees being removed	
Q3. Your Full Name	Kevin cownden
Q4. Your Street Address	3181 Stevenson Place



 Responded At:
 Dec 23, 2020 18:57:26 pm

 Last Seen:
 Dec 23, 2020 18:57:26 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The existing traffic pattern on this intersection is bad enough. It will NOT support this kind of additional load

Q3. Your Full Name

Claire Cassidy

Q4. Your Street Address

885 Falkland Rd

Respondent No: 172 Login: Anonymous Email: n/a	Last Seen: D	0ec 23, 2020 19:32:24 pm 0ec 23, 2020 19:32:24 pm /a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Enough with the cutting down of the trees!		
Q3. Your Full Name	Cindy Schlutter	
Q4. Your Street Address	6842 Union St	



 Responded At:
 Dec 23, 2020 19:33:09 pm

 Last Seen:
 Dec 23, 2020 19:33:09 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Victoria is in desperate need of housing, irrespective of price point. Densification and development are absolutely critical for our city.

Q3. Your Full Name

Harry watson

Q4. Your Street Address

185 Barkley Terrace

Respondent No: 174 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 19:39:25 pm Last Seen: Dec 23, 2020 19:39:25 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) We need all the trees we can keep.	
Q3. Your Full Name	Laurie Hurlburt
Q4. Your Street Address	#301-1807 Oak Bay Avenue



 Responded At:
 Dec 23, 2020 19:41:47 pm

 Last Seen:
 Dec 23, 2020 19:41:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

too many trees will be destroyed. I live in saanich but own property in victoria and feel strongly about preserving green space in the whole area.

Q3. Your Full Name

mary durham

Q4. Your Street Address

4190 glendenning road



Responded At:	Dec 23, 2020 19:59:57 pm
Last Seen:	Dec 23, 2020 19:59:57 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Leave the trees alone - Victoria is ruined yearly by you fools

Q3. Your Full Name

Emily Jessop

Q4. Your Street Address

3230 millgrove st



 Responded At:
 Dec 23, 2020 20:10:46 pm

 Last Seen:
 Dec 23, 2020 20:10:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This is too much density for this neighbourhood. The impact on Foul Bay and Richardson traffic would be too great.

Q3. Your Full Name

Gina Cuthbert

Q4. Your Street Address

2523 McNeill Ave

Respondent No: 178 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 20:39:51 pm Last Seen: Dec 23, 2020 20:39:51 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too high density and destroys too many trees	
Q3. Your Full Name	Mary Anne Skill
Q4. Your Street Address	1144 Royal Oak Drive



Responded At:	Dec 23, 2020 20:51:34 pm
Last Seen:	Dec 23, 2020 20:51:34 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The neighborhood could not handle the increase in population density.

Q3. Your Full Name

Doug Sims

Q4. Your Street Address

756 Falkland Rd

Respondent No: 180 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 21:03:06 pm Last Seen: Dec 23, 2020 21:03:06 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	j. wherley
Q4. Your Street Address	370 Maple Drive



 Responded At:
 Dec 23, 2020 21:04:49 pm

 Last Seen:
 Dec 23, 2020 21:04:49 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development goes against the community's wishes and is clearly a money making venture with no thought to maintaining the integrity of the property. Disgraceful.

Q3. Your Full Name

Heather Abel

Q4. Your Street Address

6-922 Arm St, Esquimalt



 Responded At:
 Dec 23, 2020 21:12:47 pm

 Last Seen:
 Dec 23, 2020 21:12:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Protect and plant more native trees and plants . More native plants are required to support ecosystems, and sequester carbon.

Q3. Your Full Name

Jordan Andrew Toorenburgh

Q4. Your Street Address

7843 East Saanich road.



 Responded At:
 Dec 23, 2020 21:53:42 pm

 Last Seen:
 Dec 23, 2020 21:53:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

18 townhomes on that lot is too many. There isn't enough parking to accommodate that kind of population density. Not to mention destroying the habitat of many animals that call that lot their home.

Q3. Your Full Name	Luka Hayes
Q4. Your Street Address	686 hampshire road



 Responded At:
 Dec 23, 2020 21:58:34 pm

 Last Seen:
 Dec 23, 2020 21:58:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

These are by law protected trees and should not be cut down. There is no point in writing such by laws if they can be set aside for a development.

Q3. Your Full Name

Paul Cunnington

Q4. Your Street Address

431 Durban Street, Victoria, BC



 Responded At:
 Dec 23, 2020 22:02:47 pm

 Last Seen:
 Dec 23, 2020 22:02:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We have a climate change crisis and are considering cutting down 18 trees? It is irresponsible for the city council to even be considering such a proposal.

Q3. Your Full Name

Jane L Cunnington

Q4. Your Street Address

431 Durban Street, Victoria BC V8S 3K2

Respondent No: 186 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 22:07:47 pm Last Seen: Dec 23, 2020 22:07:47 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Don't sacrifice life and beauty for money.	
Q3. Your Full Name	Julie-Anne Le Gras
Q4. Your Street Address	3668 Edgemont Blvd, North Vancouver, BC



 Responded At:
 Dec 23, 2020 22:08:42 pm

 Last Seen:
 Dec 23, 2020 22:08:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This size of development is inappropriate for the residential area, which is mostly single-family dwellings. My main concern is the destruction of the habitat on the property, particularly the trees. There are 2 copper beaches on the site, which are beautiful and unusual.

Q3. Your Full Name

Jillian Ridington

Q4. Your Street Address

430 Montreal St Victoria V8V 1Z7



 Responded At:
 Dec 23, 2020 22:18:51 pm

 Last Seen:
 Dec 23, 2020 22:18:51 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Removal of so many trees cannot be justified in a climate emergency. Replacing these mature trees with seedlings is not adequate. This is not the right location for this project. Thank you.

Q3. Your Full Name

Andrea Piccinin

Q4. Your Street Address

2557 Bermuda Place V8p3g2



 Responded At:
 Dec 23, 2020 22:30:26 pm

 Last Seen:
 Dec 23, 2020 22:30:26 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am particularly opposed to the removal of so many trees which currently add to the neighbourhood's well-being. Why have by-laws protecting trees and cast them aside to aximize the developer's profit. Do not allow the trees to be removed, please.

Q3.	Your	Full	Name
-----	------	------	------

Patricia Swift

Q4. Your Street Address

1010 Foul Bay Rd.



 Responded At:
 Dec 23, 2020 22:49:14 pm

 Last Seen:
 Dec 23, 2020 22:49:14 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I oppose the destruction of the endangered and the protected tree species on the property.

Q3. Your Full Name

Jim Cliffe

Q4. Your Street Address

202-3819 Shelbourne Street



 Responded At:
 Dec 23, 2020 22:49:23 pm

 Last Seen:
 Dec 23, 2020 22:49:23 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Removal of too many protected trees. There are bylaws protecting them . We are fined and forbidden to cut them down but developers can??

Q3. Your Full Name

Flo-Elle Watson

Q4. Your Street Address

1871 St. Ann Street



 Responded At:
 Dec 23, 2020 23:20:31 pm

 Last Seen:
 Dec 23, 2020 23:20:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

I think a maximum of 5 houses on this "single family" lot, with what was intended to be a designated heritage house and garden

Q2. Comments (optional)

Urban trees are increasingly considered of value in light of climate change, and the need for community well being. We should honour the intent of previous owners that it be a protected space, rather than caving into developers' intent to mximize profits.

Q3. Your Full Name

Marion Cumming

Q4. Your Street Address

151 Sunny Lane

Respondent No: 193 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 23:29:10 pm Last Seen: Dec 23, 2020 23:29:10 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Far too dense a development for the area.	
Q3. Your Full Name	J. Pink
Q4. Your Street Address	Far too dense a development for the area.

Respondent No: 194 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 23:53:53 pm Last Seen: Dec 23, 2020 23:53:53 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Save the 18 protected bylaw trees.	
Q3. Your Full Name	Vanessa Morris
Q4. Your Street Address	136 Olive st , Victoria



 Responded At:
 Dec 24, 2020 00:02:49 am

 Last Seen:
 Dec 24, 2020 00:02:49 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The proposed building plan is incongruous with the neighbourhood and will destroy trees

Q3. Your Full Name

Kim oldham

Q4. Your Street Address

2755 cadboro bay road Victoria

Respondent No: 196 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 00:03:31 am Last Seen: Dec 24, 2020 00:03:31 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	susan dunlop
Q4. Your Street Address	2 - 825 foul bay rd

Respondent No: 197 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 00:46:03 am Last Seen: Dec 24, 2020 00:46:03 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jeanie Lanine
Q4. Your Street Address	1080 Amphion Street

Respondent No: 198 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 04:55:36 am Last Seen: Dec 24, 2020 04:55:36 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	S. Stafford-Veale
Q4. Your Street Address	2116 Hall Road, Victoria BC V8S 2P3

Respondent No: 199 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 06:02:32 am Last Seen: Dec 24, 2020 06:02:32 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Erin Frayne
Q4. Your Street Address	1975 Lee Avenue

Respondent No: 200 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 06:30:50 am Last Seen: Dec 24, 2020 06:30:50 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jane Mertz
Q4. Your Street Address	89 Howe Street

Respondent No: 201 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 07:24:38 am Last Seen: Dec 24, 2020 07:24:38 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Wrong sized foot print for this lot.	
Q3. Your Full Name	Tim Fletcher
Q4. Your Street Address	1551 Brooke Street

Respondent No: 202 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 07:40:12 am Last Seen: Dec 24, 2020 07:40:12 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) We need more housing in this city	
Q3. Your Full Name	Jessica Abrami
Q4. Your Street Address	1786 Albert ave



 Responded At:
 Dec 24, 2020 07:47:02 am

 Last Seen:
 Dec 24, 2020 07:47:02 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I oppose the scale of this project which proposes 18 units (in a previously single unit lot) and will cut down many big healthy trees. Our cities trees and plants must be considered and protected for quality of life in our city and our neighborhood. This project bulldozes our green space.

Q3. Your Full Name

Dr. Amanda Bridge

Q4. Your Street Address

1959 Brighton Ave, Victoria, BC V8S 2E3

Respondent No: 204 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 07:49:55 am Last Seen: Dec 24, 2020 07:49:55 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Kadriye Graham
Q4. Your Street Address	2252 Cranmore Road



 Responded At:
 Dec 24, 2020 08:12:02 am

 Last Seen:
 Dec 24, 2020 08:12:02 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Far too much density for the lot size, too many trees taken down, increased traffic will be problematic on these small neighbouring streets. High density developments should be kept downtown. This will ruin a character neighbourhood....greedy developer....could easily revise the plan for a much smaller one that would blend beautifully to the site and neighbourhood.

Q3. Your Full Name

Heidi Rickson

Q4. Your Street Address

2061 Granite Street

Respondent No: 206 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 08:20:09 am Last Seen: Dec 24, 2020 08:20:09 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) 18 units is over the top, scale it down.	
Q3. Your Full Name	Steven Stairs
Q4. Your Street Address	1927 Quamichan St. Lower Unit



 Responded At:
 Dec 24, 2020 08:23:28 am

 Last Seen:
 Dec 24, 2020 08:23:28 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I like that this development gives an opportunity for people to become home owners, perhaps for the first time.

Q3.	Your	Full	Name
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Loraine Ferreira

Q4. Your Street Address

1911 Runnymede Avenue



 Responded At:
 Dec 24, 2020 09:17:40 am

 Last Seen:
 Dec 24, 2020 09:17:40 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too much density and trees absolutely need protection!! They are critical and necessary to our environment, more so now than ever before!!!

Q3. Your Full Name

Heather Ferrie

Q4. Your Street Address

3730 Winston Crescent Victoria

Respondent No: 209 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 09:51:15 am Last Seen: Dec 24, 2020 09:51:15 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Taryn Olson
Q4. Your Street Address	1645 Howroyd ave

Respondent No: 210 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 09:55:21 am Last Seen: Dec 24, 2020 09:55:21 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Thompson hyggrn
Q4. Your Street Address	340 Benjamin road

Respondent No: 211 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 10:05:41 am Last Seen: Dec 24, 2020 10:05:41 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jaclyn Stone
Q4. Your Street Address	402-223+++



 Responded At:
 Dec 24, 2020 10:35:51 am

 Last Seen:
 Dec 24, 2020 10:35:51 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The proposed development puts trees at risk and does not preserve the look of neighbouring properties. It is far too large for the area. I'd support a smaller development that created housing but this is just too large.

Q3. Your Full Name	Kylie Buday
Q4. Your Street Address	646 Cornwall Street



 Responded At:
 Dec 24, 2020 11:10:08 am

 Last Seen:
 Dec 24, 2020 11:10:08 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many very old trees will be lost that will take too long to replace. 18 townhouses is too many for the size and location of this property.

Q3. Your Full Name

Cynthia Feher

Q4. Your Street Address

1917 Runnymede Avenue



 Responded At:
 Dec 24, 2020 15:26:41 pm

 Last Seen:
 Dec 24, 2020 15:26:41 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many townhouses for the site (actually way too many). And cutting down 100 year old trees is a disgrace.

Q3. Your Full Name

Edward Feher

Q4. Your Street Address

1917 Runnymede Ave



 Responded At:
 Dec24,202015:34:12pm

 Last Seen:
 Dec 24, 2020 23:26:26 pm

 IP Address:
 Dec 24, 2020 23:26:26 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many very old trees will be removed and it will take many years to replace them. This lot is not large enough to accommodate 18 townhouses.

Q3. Your Full Name

Cynthia Feher

Q4. Your Street Address

1917 Runnymede Avenue



 Responded At:
 Dec 24, 2020 17:40:23 pm

 Last Seen:
 Dec 24, 2020 17:40:23 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The loss of 18 bylaw-protected trees, including an arbutus, 6 Garry oaks, and two 100-year old Copper Beeches is unacceptable. The property is the jewel of our neighbourhood, and much-needed habitat for wildlife.

Q3. Your Full Name

Robin Abbott

Q4. Your Street Address

845 Burdett Avenue

Respondent No: 217 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 17:57:12 pm Last Seen: Dec 24, 2020 17:57:12 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Shelia Amy Berlin
Q4. Your Street Address	242 Richmond Ave

Respondent No: 218 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 18:30:32 pm Last Seen: Dec 24, 2020 18:30:32 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) these are protected trees.	
Q3. Your Full Name	Karen Redden
Q4. Your Street Address	rivers crossing



 Responded At:
 Dec 24, 2020 18:37:48 pm

 Last Seen:
 Dec 24, 2020 18:37:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Densification does not mean clearing a magnificently treed lot in a single family neighbourhood pillar to post. Multi family is fine but cut back the number of units and nestle them sensitively within the existing heritage Beech and Garry Oak trees or find some existing scorched earth for a more dense project.

Q3. Your Full Name	Ron Carter
Q4. Your Street Address	973 Falkland Road

Respondent No: 220 Login: Anonymous Email: n/a	Last Seen:	Dec 24, 2020 19:23:22 pm Dec 24, 2020 19:23:22 pm n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) not answered		
Q3. Your Full Name	Leslie Reid	
Q4. Your Street Address	2378 Zela st	



 Responded At:
 Dec 24, 2020 20:16:37 pm

 Last Seen:
 Dec 24, 2020 20:16:37 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Families need homes and there are not enough 'missing middle" options in this city. I support diversifying home styles in the city, especially townhomes. Yes trees are important, but it can't be a neighbourhood without actual neighbours living in it.

Q3. Your Full Name	Alice Cochran
Q4. Your Street Address	1722 BANK ST

Respondent No: 222 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 21:18:25 pm Last Seen: Dec 24, 2020 21:18:25 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) We don't want it.	
Q3. Your Full Name	Sarina Robertson
Q4. Your Street Address	103 - 2230 Cadboro Bay Road



 Responded At:
 Dec 24, 2020 21:27:52 pm

 Last Seen:
 Dec 24, 2020 21:27:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I'd like an inquiry into the cause of the fire and to see a donation from the developer to an environmental protection organization equivalent to at least the assessed value of the trees if it is to go forward.

Q3. Your Full Name	Andy Wynden
Q4. Your Street Address	3117 Quadra St



 Responded At:
 Dec 25, 2020 01:29:34 am

 Last Seen:
 Dec 25, 2020 01:29:34 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This should not be high density like that. Should not reward arson. Should preserve the character of the neighbourhood and especially along Foul Bay.

Q3. Your Full Name

Valerie Irvine

Q4. Your Street Address

420 Victoria Avenue



Responded At:	Dec 25, 2020 01:30:39 am
Last Seen:	Dec 25, 2020 01:30:39 am
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I forgot to mention that the loss of trees is unacceptable in a climate crisis. Just no.

Q3. Your Full Name

Valerie Irvine

Q4. Your Street Address

420 Victoria Avenue

Respondent No: 226 Login: Anonymous Email: n/a	Responded At: Dec 25, 2020 07:02:15 am Last Seen: Dec 25, 2020 07:02:15 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional)	
Q3. Your Full Name	Illoana Smith
Q4. Your Street Address	867 Hampshire Road



 Responded At:
 Dec 25, 2020 09:34:43 am

 Last Seen:
 Dec 25, 2020 09:34:43 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The site is heritage. The proposal at 18 units is far too large The heritage trees will not remain Too much traffic will create unsafe conditions on Redfern st. There is a covenant The developer has used legal approachs that do not inform residents and used threatening language for participating in process. A duplex or 4 plex would work. Thank you

Q3. Your Full Name	Drew Smith
Q4. Your Street Address	989 Redfern st



 Responded At:
 Dec 25, 2020 14:46:47 pm

 Last Seen:
 Dec 25, 2020 14:46:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development will generate a lot more traffic on Redfern Street, which already has several lane way houses, a construction company and a lot which has been divided. Group home generates a lot of traffic with parked cars, Handy Dart busses. The street is narrow, we don't have a side walk. In order to walk to stores or just go for a walk, we need to dodge cars being driven while we out.

Q3. Your Full Name

jerry groneberg

Q4. Your Street Address

941 Redfern Street



 Responded At:
 Dec 25, 2020 20:38:27 pm

 Last Seen:
 Dec 25, 2020 20:38:27 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

If we do not diversify housing options in our neighbourhood to allow for young families, we will lose the cultural landscape that makes Gonzales desirable. It's either densify and create affordability or see the area become exclusive, or worse, owned by absentee landlords with no stake in the cultural character of this place.

Q3. Your Full Name	Gail Caryn
Q4. Your Street Address	1000 Chamberlain St



 Responded At:
 Dec 26, 2020 06:36:25 am

 Last Seen:
 Dec 26, 2020 06:36:25 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We are in a climate and ecological crisis. We cant simply expand for the sake of expansion. We need to explore what does sustainability actually look like? Where would the building supplies come from? How many fossil fuels, metals and minerals will be needed for this new housing development? Will any wildlife or habitat be included in the development? How many trees will be saved. Lots of questions? How can we use our land, and work with nature that ensures a future for us on this planet? We can't develop every square inch of land.

Q3. Your Full Name

Gary MacDougall

Q4. Your Street Address

961 Runnymede place

Respondent No: 231 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 26, 2020 11:04:32 am Dec 26, 2020 11:04:32 am n/a
Q1. What is your position on this proposal?	Support	
Q2. Comments (optional) I'd love to see more projects like this in Victoria.		
Q3. Your Full Name	Melanie Hope	
Q4. Your Street Address	810 Foul Bay Rd	



Respondent No: 232 Login: Anonymous Email: n/a
 Responded At:
 Dec 26, 2020 12:46:36 pm

 Last Seen:
 Dec 26, 2020 12:46:36 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

To the Mayor and Council City of Victoria Re: Development Proposal for 902 Foul Bay Road I am not in support of the development proposed for this site as it is presented. I live across the street from this property, and have lived in my current home for 45 years. This neighbourhood is acknowledged for the many trees in this area, and this is the reason many people live here. I knew the owner of the heritage house which used to be on this property. Victor Di Castri was a very well-known lawyer who specialized in property law, a published author in this regard, and was often cited in property law cases. He knowingly devalued his property by the Triple Heritage designation attached to this lot. In fact, Earl Large, the developer who originally purchased this property from the daughter of Mr. Di Castri, benefited from the low asking price for this property. I am concerned that the neighbourhood has already lost one-third of the Heritage designation by the fire which destroyed the house during the ownership by the previous developer. Mr. Large has already made his profit by the sale to the current owner, Lions West Homes Ltd. ("Lions"), at a considerably higher price than he paid for it. The current developer, Aryze Developments Inc. ("Aryze") has noted many times that he can only make money with the number of units he is proposing, with all the relaxing of conditions he is expecting. Lyons knew of these restrictions when the company purchased it, and Aryze also knew, or ought to have known, of these restrictions. The owners of the neighbouring property have no obligation to ensure that a developer makes money, especially when it is dependent on so many restrictions being removed, such restrictions being put on the property by Mr. Di Castri who valued his property's contribution to the neighbours and neighbourhood, and by the City who purports to value trees but often acts as if they are just disposable items. Properties like this are becoming more and more scarce in the City, and the configuration of this lot does not lend itself to a development such as the one proposed by Aryze. A nearby neighbour wanted to pave her driveway not long ago, to deal with the fact that the area was very muddy. The City did not approve her permit application because there was a Garry oak nearby which might be adversely affected by the construction of the driveway. I understand this, as my property has a number of Garry oaks, and they have to be taken into consideration when doing anything on my property. We now find out that Aryze is planning to take down 24 trees on this property because they are in the way of the proposed development, and many of the others may die from being disturbed during construction in the area. Their landscaper has indicated that many more trees than are being taken down will be planted. The City has declared a Climate Emergency and has committed to getting thousands of trees planted. This property has many trees which are over 100 years old, and they are either by-law protected or Heritage-designated, or are protected species such as Garry oaks. No replacement trees will adequately equal the positive contribution of these trees in my lifetime or my children's lifetime or in my grandson's lifetime. These trees are invaluable, and in the spring and summer you can see their contribution when they are in full leaf. This property supports a lot of wildlife, including owls, which will not be supported by the replacement trees proposed. It is of great concern to me that the purchaser of any property, knowing that the property has Heritage and other restrictions on the property, can buy it and simply apply to have everything removed to accommodate their development, to maximize profits. It may be cynical, but I wonder if that is why developers are so generous in supporting candidates for Council. At the CALUC meeting, Luke Mari said that he had never referred to the townhouses in his proposed development as "affordable". I have heard him do just that at both CALUC meetings I attended. He has said that he has consulted with nearby residents. The only communication I have had from him is the Petition that was served on me. His association with Affordable Housing Association of BC (AFABC) is showing these townhouses as being valued at \$900,000.00, but discounted to \$700,000.00. This discount seems to be covered by a second mortgage through the AFABC. Some people at the CALUC meetings are of the opinion that these townhouses will enable them to purchase in this neighbourhood when they couldn't do so before. There are many houses in this neighbourhood, including my own, which would sell for less than this, and they have yards, and the possibility of rental suites or garden suites. Our neighbourhood has been supportive of densification and, in fact, there are three garden suites recently built on our street, and one family bought their property with this in mind at the time. I believe by even using the word "affordable" is giving developers consent by the City to

circumvent Heritage and other protections which should be respected and adhered to. The property at 902 Foul Bay Road has access from only Redfern Street, although it is bordered by Foul Bay Road, Quamichan Street, as well as Redfern Street. This means that residents of 18 households will be entering and exiting from this property using Redfern Street. This directly affects two, and possibly three homes, which also require access to their properties from the same area. This street is narrow, and is used by people walking, cycling and driving. Access to this property would be very close to the corner, and with the added traffic which will definitely use Quamichan Street with the closure of Richardson Street for the bike lanes, this will make the extra traffic onerous on the present residents of this area. There have been people who do not live close to this property who have been in favour of this development and densification in general, but they do not live across the street from this property. They do not realize that we who live close to the development will encounter a tremendous amount of traffic, when I think we are up to our limit already. A traffic study cited indicated one additional car would be added, and I strongly question a study that would come up with this number. Some of the City Councillors were kind enough to visit this property, so that it will not be just an address on a development application. The photos included in the application, of the "Garry Oak Meadow" and the "Children's Playground" were definitely misleading, as there are depicted in a way that will not be possible given the area dedicated to them on the plans. Seeing this property in person is essential to properly consider the application. The trees on this property are mostly deciduous, so unfortunately at this time of year their full potential is not evident, but later in the year, they provide shade, homes to wildlife, refuge for small birds and animals and, of course, they are invaluable for the contribution to solving the Climate Emergency. To quote Warren Buffet: "Someone's sitting in the shade today because someone planted a tree long ago." I am requesting that you respect the Community Plan, By-laws, Heritage designations, restrictive covenants, and the contributions to solutions to the Climate Emergency being made by this neighbourhood, all of which will be destroyed by allowing this development to by-pass all of the above for this overly large development. This development will adversely affect this neighbourhood and the families that call it home. Thank you for your meaningful consideration of these matters. Respectfully submitted, Linda Jones 917 Cowichan Street Victoria, BC V8S 4E6

Q3. Your Full Name

Linda Jones

Q4. Your Street Address

917 Cowichan Street



26, 2020 16:56:35 pm
26, 2020 16:56:35 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

These trees are a vital and important part of this neighbourhood!

Q3. Your Full Name

Treena Norrish

Q4. Your Street Address

1070 Chamberlain st.



Responded At:	Dec 26, 2020 22:37:29 pm
Last Seen:	Dec 26, 2020 22:37:29 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

loss of trees and too small a lot for that number of townhouses

Q3. Your Full Name

Dr RJ Hood,

Q4. Your Street Address

350 King George Terrace



 Responded At:
 Dec 27, 2020 08:58:40 am

 Last Seen:
 Dec 27, 2020 08:58:40 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Trees should not be chopped down. Development should be tailored to the existing environment.

Q3. Your Full Name Ian Reston Q4. Your Street Address 3918 Dawe Rd



Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The tree loss is too extreme and densification also too much.

Q3. Your Full Name

Don Moffatt

Q4. Your Street Address

1484 Edgeware Road



 Responded At:
 Dec 27, 2020 11:22:25 am

 Last Seen:
 Dec 27, 2020 11:22:25 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Tree protection is paramount! What is going on in Victoria is over development, ruining the ambiance of our beautiful city.

Q3. Your Full Name	Me
Q4. Your Street Address	40 city road



 Responded At:
 Dec 28, 2020 16:45:10 pm

 Last Seen:
 Dec 28, 2020 16:45:10 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I'm a young renter in Victoria, I fully support affordable and densified housing, however I think it needs to be done well. The current plan is too dense for that neighbourhood. There is not enough parking for 16 three bedroom homes. There is not enough green space (have a lawn and a garden, current landscaping doesn't have usable outdoor space other than concrete patios and stoops), it doesn't match the slow feel of the neighbourhood, and it removes some incredible trees.

Q3. Your Full Name

Beth Cowin

Q4. Your Street Address

1958 Granite Street Unit B, Victoria.



 Responded At:
 Dec 29, 2020 07:42:00 am

 Last Seen:
 Dec 29, 2020 07:42:00 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development will contravene environmental policies and objectives of the City and the local community.

Q3. Your Full Name	The development will contravene environmental policies and objectives of the City and the local community. Judith Kelsey
Q4. Your Street Address	Pendergast Street



 Responded At:
 Dec 30, 2020 09:25:25 am

 Last Seen:
 Dec 30, 2020 09:25:25 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Density and height of this development is not in keeping with the rest of the neighbourhood. Removal of large mature trees is not in keeping with the City's own bylaws. If the City is in favour of saving our urban forest, and, I support that, then it's not right that developers can come along, throw money and get around the bylaws.

Q3. Your Full Name	Carole A Davidson
Q4. Your Street Address	1946 Hawes Rd

Respondent No: 241 Login: Anonymous Email: n/a	Responded At: Dec 30, 2020 09:37:56 am Last Seen: Dec 30, 2020 09:37:56 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Earl L Davidson
Q4. Your Street Address	1946 Hawes Rd

Respondent No: 242 Login: Anonymous Email: n/a	Responded At: Dec 30, 2020 16:29:23 pm Last Seen: Dec 30, 2020 16:29:23 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Gary Scott
Q4. Your Street Address	901 Foul Bay Road, Victoria, BC V8S 4H9



Respondent No: 243 Login: Anonymous Email: n/a
 Responded At:
 Dec 31, 2020 16:32:15 pm

 Last Seen:
 Dec 31, 2020 16:32:15 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The high-density proposal for 902 Foul Bay Road is inappropriate for the neighbourhood. The design is equivalent to erecting two apartment buildings in the midst of a residential area. It will not improve the community but have negative impacts, namely destroying green space and creating a hazardous environment. To make room for the buildings, the plan requires the removal of 24 trees, 18 of which are bylaw-protected. This definitely contravenes the City of Victoria's Urban Forest Master Plan to protect, enhance and expand Victoria's urban forest. The mature trees are not replaceable and we need to recognize the value in protecting them now. If this trend of high-density development continues, Victoria will not have the green space and forests that provide habitats for countless creatures and play a significant role in this time of climate crises. New plantings proposed by the developer will not make up for the loss of mature trees nor will there be room for a new Garry Oak grove as suggested in the rezoning application letter. The trees along the periphery of the property will also suffer as the construction will interfere with their critical root zones. My family and I have lived in our home at 1936 Quamichan St. since 1996 so I am very familiar with the local area. Contrary to comments made by the developer, our neighbourhood is home to a diverse population and a variety of residential dwellings. Along Redfern between Brighton and Quamichan Streets there are three garden suites, a home for Community Living, and at least six families with young children. The children play, ride bikes, walk to school and engage with nature along these streets. Redfern Street is seven metres wide. There are no sidewalks. At times, service vehicles have difficulty navigating the narrow corridor. Let's be realistic - the project will definitely increase congestion in the area as the traffic from residents of the 18 units, their visitors, as well as delivery and service vehicles are funneled through one access point off Redfern St. Once the Richardson bike routes and road closures are completed, more traffic will be diverted along Quamichan and Redfern Streets. For the safety of pedestrians, cyclists, pets and motorists the area cannot reasonably support increased congestion. Many cyclists and motorists naturally take a wide right-hand turn off Quamichan on to Redfern and vice versa. I have seen several nearmisses. The revised plan to add bulb-outs on Quamichan at Redfern and Foul Bay along with sidewalks against the curbs to further narrow Redfern will exacerbate the risk to all who use these roadways. Who will take ownership for the accident waiting to happen? The whole project is fundamentally flawed and the solution to tack on band-aid fixes that will make the problem worse makes no sense at all. I urge Mayor Helps, the City of Victoria councillors and city staff who are responsible for the approval process for 902 Foul Bay Road to visit the site in person. It is important to see the property as the plans on paper do not reveal the entire picture. The only ones to gain from this development are Aryze and its financial backer. The project is too dense, too destructive, and detrimental to the well-being of the neighbourhood.

Q3. Your Full Name

Caroline Farmer

Q4. Your Street Address

1936 Quamichan St.

Respondent No: 244 Login: Anonymous Email: n/a	Responded At: Jan 01, 2021 01:31:30 am Last Seen: Jan 01, 2021 01:31:30 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Anne MacKay
Q4. Your Street Address	841 Princess Avenue



 Responded At:
 Jan 01, 2021 13:01:04 pm

 Last Seen:
 Jan 01, 2021 13:01:04 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

The design approach for this proposal is particularly sympathetic to the surrounding neighborhood. The densification is beneficial to both the city and the area, as is the focus on the "missing middle" in housing types. The cooperative funding model for unit purchase is also laudable. Thanks.

Q3. Your Full Name	Bruce Sieffert
Q4. Your Street Address	1777 Lillian Road



 Responded At:
 Jan 02, 2021 08:47:47 am

 Last Seen:
 Jan 02, 2021 08:47:47 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is much too big for this lot. There are too many units proposed for this size of lot. Less units in a scaled down fashion would result in less destruction of the beautiful established trees. Razing the property and overbuilding in this fashion would destroy this corner.

Q3. Your Full Name	Terry Moen
Q4. Your Street Address	1007 Bank Street



 Responded At:
 Jan 02, 2021 15:28:17 pm

 Last Seen:
 Jan 02, 2021 15:28:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project apparently requires the removal of 24 of 42 trees on the property some of which are protected. What does protected mean if they can be removed? Eighteen of the trees are protected and these include Gary Oaks and 2 -100 hundred year old Beech Trees. This council apparently supports protection of the environment by supporting the building of expensive bike lanes so here is a chance to support the environment with no cost - please keep our trees. The neighbourhood has been losing the tree canopy at a very fast pace and these trees are irreplaceable. Please think of the environment and of our beautiful neighbourhood. If you are truly a environmentally supportive council put your vote where it counts and stop the removal of these trees and stop this project. Don't destroy something we already have and conserve our neighbourhood.

Q3. Your Full Name

Patricia Christie

Q4. Your Street Address

154 Robertson Street



 Responded At:
 Jan 02, 2021 15:59:03 pm

 Last Seen:
 Jan 02, 2021 15:59:03 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

My Concerns: (1) •Density. Too many units squished between FB Rd & narrow Redfern. Please consider modifying floorspace ratio, massing & height. (Also, 3 storeys with stairs serves an able population, not people with physical challenges.) (2) •Ecology. Built form directly impacts protected trees + critical root zones d/t proposed cutting down, & bike pavillion (I interpret this as an accessory bldg - walls/roof) and Redfern structure. Cutting trees directly affects climate change mitigation efforts negatively (canopy loss, habitat loss, air quality/C02; soil erosion). (3) •Safety. It's already common for cars to circumvent FB Rd 30 kmh zone and speed along Redfern. Density of built form with traffic overflow d/t owner vehicles, their friends, deliveries poses hazards to children, walkers, dogs, cyclists. The sole entrance to the townhomes being off Redfern adds to safety concerns (poor choice to situate entrance here IMO). In addition, I view the claims of 'affordability' with a jaundiced eye... Thank you. I shall follow up with similarly-worded email to Council and staff.

Q3. Your Full Name

Jeannie Squarebriggs

Q4. Your Street Address

959 Brighton Crescent



Respondent No: 249 Login: Anonymous Email: n/a
 Responded At:
 Jan 02, 2021 21:34:56 pm

 Last Seen:
 Jan 02, 2021 21:34:56 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please check to see if you received a previous submission from me. I couldn't recall if I had already done so. Regardless, I have additional comments. 1. Concern for the loss of 24 trees, including 18 Bylaw-Protected trees. These are not only iconic trees in the neighbourhood, drawing many cyclists and walkers to travel down our street, they are our number one weapon against climate change. Removing two iconic Copper Beech trees which have welcomed people to our neighbourhood for over 100 years, is a tragedy. They are visible on a 1928 aerial view of the property in the City of Victoria's archival images. The Beeches are the cornerstone of the neighbourhood, admired by many. One Beech alone, based on diameter and its geographical location can intercept over 12,000 litres of water a year, in addition to other protections from climate change, such as cooling the earth, and shielding structures from wind, not to mention, providing housing and food for countless birds and pollinators. The west bank of townhouses is located within the Critical Root Zone of Garry Oak number 313. It's important to remember, that as a tree grows, so does it's root zone. Starting a development, by already compromising one of the few Garry Oaks being spared on this site, is very poor planning. Six other Garry Oaks are being removed. Furthermore, I note that the orange construction fence location only protects the the trunk of tree #313 and not the roots. Your in-house preservation person said there was some evidence of existing root compaction likely from the demolition of the heritage house. That's no reason to expose this tree to further insult. In fact, the tree should be managed with even more care, as the previous developer treated it so poorly. 2. Dense 4-story townhouses towering over a modest stock of surrounding homes. Note in one of their elevation drawings, Aryze makes a height comparison to the tallest house at the corner of Quamichan and Foul Bay, which is situated high on a rock. In my work as a research assistant, we called this 'tendentious simplification' which means taking one sample point which appears to support your case, and presenting it as a global finding. Please don't be fooled by such illustrations. 3. Less than one parking spot per unit. Even if the units were "affordable', the standard parking criteria should be applied, and not impose excessive unitowners' parking onto the neighbourhood. With that many units proposed, imagine when visitors, a baby sitter, dog walker, trades etc, come to the site, they will all be parking in the neighbourhood, as there are no visitors parking spaces. As more neighbours build in-fill and laneway homes, we will need parking adjacent to existing homes, more than ever. I estimate that there will be no more than about 6 street parking spaces available adjacent to the 902 Foul Bay property, especially if the proposed bump-outs are added adjacent to the property. Remember, there is no parking on Foul Bay. We are not all ablebodied, cyclist. We may have physical disabilities, age-related restrictions, children, etc. Families should have at least one parking space. Parking spaces can be re-purposed for recycling stations, bike parking, motorized scooters, a play area, etc., if truly not needed. Now is the time to plan appropriately, and reduce the scale of the project if the number of units can not support necessary parking. New electric technology will make automobile ownership, less of an impact on the environment, and more affordable, evidenced by Provincial incentives currently offered. 4. Adjoining neighbours on Hawes Road. have short back yards, approximately 20' feet deep. Their yards will be shaded by the construction of 4-story townhouses with 9' ceilings, as shown in Aryze's shadow plans. BTW why are 9' ceilings necessary, when it does this to neighbours and to the plants who will lose sunlight? Over-height ceiling may be fashionable, but are not 'green' as it increases heating costs of each unit, by 12%. It also increases the cost of construction, for this so-called 'affordable' housing. ****Please note, one of Aryze's drawings showing the development in elevation view from the northeast indicates a large tree on the north side of the east bank of townhouses. The tree appears to give neighbours to the north, some privacy. That tree does not exist. The plan indicates the removal of mature trees in that location, other than those located in the extreme NE corner. None of the trees in their proposed planting scheme is of that scale. In fact I could not find a single tree in their planting scheme that has the potential to become a large tree. And note, there is no replacement of 6 Garry Oaks being removed, most likely because the lot is so densely covered. 5. Others will address the claim of "affordability" but I have reviewed an investigation made with what little Aryze has revealed, and I can state that I, a professional health care worker, would not qualify for such a scheme. I fail to understand how this will be 'affordable' therefore, the proposal

should adhere to the same restrictions applied to any development, according to official neighbourhood plans, etc. 6. Perhaps what Aryze means by 'affordable' are the two one-bedroom units situated over a covered parking area for 4 cars. The units are each the size of 2 parking spaces. If you remove the square footage taken by the stairs to access the units, they are 378 square feet with a shower, no bath tub. My first home ownership was a studio condo, i.e. no bedroom, that was 420 square feet, so I can well imagine what a tight space Aryze's one-bedroom unit will be. 7. All units are accessed only by stairs, thereby excluding any potential owners with mobility issues, wheelchairs, etc. All upper units are accessed by two flights of stairs. This not only excludes the elderly, or disabled, but posses challenges to those with small children. 8. For a project aimed at families, the property is so densely covered, I can not identify a single outdoor space designated as a children's play area, or a communal area for barbecues, etc. Yes, the planting scheme appears comprehensive, and includes some smaller native species, but it is out of step with the needs of families. 9. We currently have many people travelling on our quiet street using wheelchairs, walkers, guide dogs, etc. The mid block of 900 block Redfern includes a home for developmentally-disabled adults. It's a good fit in our neighbourhood and it's currently safe for their residents to walk. 10. Finally, the developer is bullying neighbours, some of whom are elderly, with threats of legal action, if they oppose Aryze's plans to remove the Single-Family-Home covenant on the property. This is not a 'developer with a heart'. Neighbours have every reason to be concerned about Ayzes' conduct and the the development. I sincerely hope you will give these points serious consideration. The project is way off scale for the neighbourhood, does not appear to be familyfriendly, and means the permanent loss of too many mature trees, essential to the history, the environment, and the wellbeing of neighbours including the countless birds, mammals and pollinators who also call it 'home'. The addition of 18 townhouses, DOUBLES the density of the 18 existing homes and laneway houses facing the 900 block Redfern. Thank you for listening.

Q3. Your Full Name

Monique Genton

Q4. Your Street Address

1947 Brighton Ave. (Our house faces Redfern).



Respondent No: 250 Login: Anonymous Email: n/a
 Responded At:
 Jan 03, 2021 12:15:41 pm

 Last Seen:
 Jan 03, 2021 12:15:41 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Based on current information provided by Aryze, the development proposed at 902 Foul Bay currently consists of 18 townhouses, in two buildings each approx. 3 stories. These structures would be placed on land that previously housed a single dwelling with garage, with heritage designation. Many large, mature trees occupy this site, with associated birds including owls, and woodland animals. Some 24 trees are to be removed by the developer, 18 of which are by-law protected, including mature Garry Oaks and Copper Beeches. Such actions would also contravene the City of Victoria's Urban Forest Master Plan, which seeks to "protect, enhance and expand Victoria's urban forest". If the development proceeds as planned by Aryze, there will be permanent loss of this mature greenspace, and any new plantings by Aryze will not compensate for loss of trees, some of which are in excess of 100 years old. Furthermore, a Garry Oak grove suggested by Aryze in the rezoning letter application, for which little space would exist, hardly begins to address the loss of mature greenspace and animal habitat. And, it remains to be seen how viable any remaining trees will be in the long term on this site with inevitable disruption of root zones. The high-density, multi-storey, multi-unit proposal of Aryze is not suitable for this Victoria neighborhood, which is predominantly single family dwellings, and a few garden suites. There are many young families and a Community Living home in the neighborhood, and many pedestrians and cyclists use the street. But already, congestion on Redfern, which is a relatively narrow street without sidewalks, is common, and service vehicles frequently have challenges along Redfern. Access to the high-density development would be exclusively off Redfern, near the corner of Quamichan. This poses inevitable traffic safety issues, both on Redfern and on Quamichan, where the City of Victoria's plans to convert Richardson Street west of Foul Bay to cycling lanes that bar vehicle traffic will lead to diversion of such traffic primarily onto Quamichan Street for westbound travellers. Undoubtedly, some of this traffic will divert onto Redfern. In recognition of the traffic problem created by the Richardson bike lane proposal, a revised City of Victoria plan indicates adding bulb-outs on Quamichan at Redfern and Quamichan at Foul Bay, in addition to adding sidewalks along Redfern that will narrow the street further. And so, the combination of the changes to be made by the City of Victoria for bike lanes on Richardson, with increased traffic pressure on Quamichan and Redfern due the Aryze high-density proposal will create an unsafe and untenable situation for all users, whether pedestrian, cyclist or driver. The problems are obvious, and are not satisfactorily addressed by City of Victoria or Aryze plans. Indeed, the best solution to these very real safety issues is not to increase density, but on the contrary, to develop 902 Foul Bay in a manner consistent with the existing surrounding neighborhood, and that is supported by existing infrastructure. I have lived at 1936 Quamichan Street since 1996 with my family, and greatly enjoy the neighborhood for its quiet residential character, its sense of community and the established greenspace. Living at the corner of Redfern and Quamichan, with driveway access off Redfern directly opposite the proposed access point for the Aryze development means that we will be directly, and significantly, impacted by the Aryze proposal in a very negative way. This includes close proximity to a multi-storey structure with loss of view and light, loss of mature greenspace, and importantly, safety concerns for pedestrians, cyclists and vehicles. Already, with parked vehicles on Redfern, and our driveway below street level, we have poor line-of-sight backing out of our driveway onto Redfern, and there have been a few near misses. I am very concerned that we and our neighbors (which include children on bicycles and scooters) will be placed in a unsafe situation daily in attempting to use Redfern or Quamichan street should the high-density development of Aryze proceed as currently proposed. I strongly urge and appeal to Mayor Helps, City of Victoria councillors and city staff involved in the approval process for 902 Foul Bay Road to carefully consider this and the many other letters sent opposing the Aryze development. It is completely out of character for the neighborhood, contravenes City by-laws and the Urban Forest Master Plan, and poses many safety issues for residents. It should not proceed.



 Responded At:
 Jan 03, 2021 17:15:03 pm

 Last Seen:
 Jan 03, 2021 17:15:03 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development proposal for 902 Foul Bay Road creates more expensive housing for our neighbourhood. Even, if you ride a bicycle you'll need a large income to live in this project. When the developers talk about diversity, they are not talking about the inclusivity of diverse people. They are talking about various types of dwellings, and these townhouses are not affordable for different people. The Heritage Designated property has many mature and protected trees. Although suspiciously burnt down, the mansion had a very large footprint with the trees at the edges of the property. If a large centrally located house-plex was proposed for the property most of these trees could be saved and housing densification could be achieved. Thank for your consideration,

Q3. Your Full Name

Virginia & Jeff Errick

Q4. Your Street Address

615 Foul Bay Rd.



 Responded At:
 Jan 03, 2021 17:19:20 pm

 Last Seen:
 Jan 03, 2021 17:19:20 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is grotesquely over-sized for the lot, both in height (which exceeds the height accepted in the Gonzales neighbourhood plan), and in area. It would destroy more than twenty protected trees. How can a developer be allowed to ignore this "protected" designation when an average home owner is required to do everything possible to foster their trees? (We have three protected trees on our small lot and happily pay arborists to ensure their health). There is inadequate provision for parking and the developer has brazenly argued that there is plenty of parking on surrounding streets. I understand that a by-law requires one off-street parking spot be provided for each house. Redfern is a narrow street, without sidewalks for much of it, and cannot accommodate the extra traffic this development would bring. This developer has bullied neighbours by threatening anyone opposing their request to lift a covenant on the site with court costs. Aryze is also engaged in deceptive practice by implying that the homes will be "affordable," and that they will have support of the provincial government to facilitate special purchase terms. I am not opposed in principle to modest in-fill, and it is unfair to characterize opposition as 'nimbyism," but this proposal is out of scale and will diminish the amenity that prospective buyers would rightly expect to enjoy. A more limited development would be less likely to be opposed. The current plan is clearly intended to maximize the developer's profit, despite any claims they make about making homes "affordable."

Q3. Your Full Name

Martin Lovelace

Q4. Your Street Address

1903 Brighton Avenue, Victoria, V8S 2C7



 Responded At:
 Jan 03, 2021 20:11:45 pm

 Last Seen:
 Jan 03, 2021 20:11:45 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is completely inappropriate for the site: it is far too big (especially tall) and out of character for this location. There are also issues of: Environment: Many allegedly protected trees would have to be removed – trees that cannot be replaced in this lifetime, if ever. Instead, the site would become largely impermeable surface. Cars and Safety: This would bring an influx of traffic and crowding that the area is not adapted for. There are not even sidewalks on Redfern Street. The project cannot provide parking for every unit - the developer says that people can just park on the street around the neighbourhood – i.e., in front of other people's houses! This suggestion particularly annoys me, because at present, as the result of renovations to my small house on its small lot, I am being forced by the City to create an off-street parking space which I do not want or need. Why should Aryze be exempt from this bylaw? "Affordability": Of course everyone wants and needs this. But in a recent CALUC meeting, the developer acknowledged that the BC Housing project in question is not actually a possibility unless the project is approved in the first place. I think that the idea of "affordability" is being used to sell to Council who are rightly concerned with the issue, and to community members who don't want to be "nimbys." Density and affordability should not be achieved by ruining what makes the city – and its varied neighbourhoods and communities – desirable in the first place.

Q3. Your Full Name

barbara rieti

Q4. Your Street Address

1903 Brighton Avenue



 Responded At:
 Jan 04, 2021 09:35:34 am

 Last Seen:
 Jan 04, 2021 09:35:34 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1. I oppose the number of units. Half the number might be appropriate on the size of the lot. The density will negatively affect the neighbourhood ambience. 2. This density will increase the traffic and decrease safety on residential streets. 3. I oppose the height. It is totally out of character with the neighbourhood. 4. Of great importance is the fact that this proposal would violate current zoning requirements which have been put in place to create a community that people have chosen to live in. 5. To change the zoning requirements creates a precedent that could lead to similar building projects in the Gonzales area which are similarly not wanted. Those who live in the area have chosen to do so because it has an environment we appreciate. To change this environment would be disrespectful of the current members of this community.

Q3. Your Full Name

Lindsay Downie

Q4. Your Street Address

940 Cowichan St



 Responded At:
 Jan 04, 2021 11:02:31 am

 Last Seen:
 Jan 04, 2021 11:02:31 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think this is a beautiful project. The design is thoughtful and a good addition to the neighborhood.

Q3. Your Full Name	Marc-Antoine Dufault
Q4. Your Street Address	2103 Fernwood Road



Respondent No: 256 Login: Anonymous Email: n/a
 Responded At:
 Jan 04, 2021 11:51:16 am

 Last Seen:
 Jan 04, 2021 11:51:16 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I live in the neighborhood and I am very interested in the shape and form of development that is to occur on the land. I would also like to note that Aryze Developments has conducted extensive renovation work on my home - the quality of work was first class and the working relationship with them was superb. The proposal aims to fulfill a number of social objectives, namely to provide affordable and accessible housing for families and small social units, in a residential setting. I applaud the commitment to address the most pressing social and economic issue facing far too many people. Providing a practical housing aesthetic that reflects surrounding developments is a sensitive and responsible development response. That the complex aligns with the curve of Foul Bay Road and houses are stationed in a staggered set-back from the road frontage suggests a complementary design to the already built environment. Traffic along Foul Bay Road, however, can be very intense and I wonder if the proposed landscape design will sufficiently mollify noise, and potential pollutants, for residents in the development facing Foul Bay. Traffic along nearby McNeill Avenue is such that concerns for safety are being regularly heard; Foul Bay Road and McNeill Avenue are fast becoming the major traffic arteries for a wide area. Maintaining the high tree canopy of the Garry Oaks, as much as is possible, will go considerable distance to minimizing the visual impact a 2 storey development may create for neighbors directly east of the proposal. That the proposal includes a canopy area to enable light for northern neighbors is very considerate. My main comment is density. The Notice refers to 18 units; the proposal on the Aryze website suggests, I think, 16 units (I may be reading the plan incorrectly). Regardless, the number of total units seems high for the site, particularly when parking must be accommodated. Can the City regulate the number of cars that people can own in a densely populated residential setting? Can development objectives and imperatives still be met with a reduction in the density footprint? Overall, this proposal is extremely thoughtful and wellexecuted; the parties involved - architect, builder and landscape, have a proven track record of bringing exceptional design and building to Victoria that contributes to civic pride. The proposal would benefit, I believe, from a greater green belt along Foul Bay Road and a reduction in the number of units. Thank you for the opportunity to comment. Linda Hannah

Q3. Your Full Name

Linda Hannah

Q4. Your Street Address

2-921 FOUL BAY RD



Respondent No: 257

Login: Anonymous Email: n/a

Responded At:	Jan 04, 2021 11:51:18 am
Last Seen:	Jan 04, 2021 11:51:18 am
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am writing to express my concern regarding the proposed development at 902 FoulBay Rd. I live directly across from the piece of land at 923 Foul Bay Rd. I will address my comments in relation to managing change within a community as I am not opposed to increasing density but rather to the means by which this change in a largely residential neighbourhood is being implemented and the size of the development. Highlighted below are my concerns: Assumptions There have been a number of assumptions made on websites such as Fairfield Gonzales Local on Facebook that if you are opposed to this development, you are opposed to increased density. There is a big range between supporting an 18 unit development which will change the neighbourhood significantly and the current zoning for a single family. In gaining support for density, we need to be reasonable about what would meet more middle housing needs without drastically changing the neighbourhood. The majority of people in the surrounding homes would probably be supportive of 4 townhouses or four single homes with suites and It is the size of the development that is turning so many people against the proposal. Shaming People There is another assumption that once people have bought their homes in Fairfield that people opposed to the development are rich and don't care about the needs of others who can't afford a single family home in their community. This is perhaps the most divisive comment. Attacks from the developer and his supporters that people who don't support 18 units on one lot, are against helping others and only care about their needs and keeping things the same serves no purpose. One of the characteristics that attracts people to the Fairfield neighbourhood is the mix of incomes. There are people who have lived in their homes for decades—some who bought their homes when they were under \$100,000! Those people are now seniors and can find themselves asset rich and cash poor. However, if they want to stay in their neighbourhood, there aren't a lot of options for downsizing. I believe these people would be in favour of allowing townhouses in the neighbourhood so they could sell their homes and downsize. However, 18 units on three levels would not help seniors who don't want to climb stairs downsize within their community. A smaller development with some one level townhomes would be welcomed. On the very block of Redfern Street alone, where the development is being proposed, there are 5 backyard bungalows-all rented out to families. They are tastefully done and support the need for increased density. If the counselors were to come to the neighbourhood and see the street in question they would see that this small area is totally supportive of increased density. It is the size of the development and lack of parking that is the concern. However, people are being "shamed" if they don't support an 18 unit development. There would be much greater support for this development and others like it, if it were smaller and people looked for the common ground rather than pitting people against one another. This developer has not listened to the community at all. Affordable Housing My own children were hoping that there would be townhouses built on the lot across the street from our home and were interested in buying one. They are young professionals with no children and good salaries. However, they are not interested in moving into a building that is more like an apartment than a townhouse and they couldn't afford to buy the so called "affordable units." There is an argument made that single parent families would be able to afford these units. If we look at the cost of the units and assess them in relation to the average salary earned by a person in Victoria, they are not at all "affordable" to a single earning family. Using the following assumptions Average salary in Victoria -- \$61,007 Proposed Cost per units 799,999 for the three bedroom Down payment of 10% The Royal Bank Mortgage Calculator was used to determine what the mortgage would be each month. Your mortgage would be around \$3, 496.65 monthly for the 3 bedroom You would have to have an income well over \$100,000 in order to afford a unit. Precedents Allowing a development of this size in the middle of a residential neighbourhood, sets a precedent. As some of the older houses are torn down, there is an opportunity to build duplexes in their place that would have minimal impact on the community and increase "middle housing." Allowing duplexes would be an effective way to increase density without drastic changes to the neighbourhood. Council recently turned down a proposal at 515 Foul Bay Rd for three single-family homes to be built. If you approve this development, does that mean the developers at 515 Foul Bay can work with BC Housing and then it has to be approved. How does Council determine which large lots should have single-family homes and which should have 18 units put on them? What were the criterion for deciding this lot should have a large development on it? There are many options to increase density and increase "middle housing" within the Gonzales neighbourhood that don't include an 18 unit development. I hope that you will take the resident's concerns under advisement before making any decisions. I am open to speaking with any of you should you be interested.

Jane McCannell



Respondent No: 258 Login: Anonymous Email: n/a
 Responded At:
 Jan 04, 2021 13:14:48 pm

 Last Seen:
 Jan 04, 2021 13:14:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live a short distance from the proposed project and am strongly opposed to this project as it is currently proposed. The neighbourhood has successfully produced an organic increase in density through laneway homes, secondary suites and infill housing. The current proposal comprised of 4 stories, will dwarf adjacent homes and is so dense that it will require removal of most of the existing mature trees. The developer has promoted this as an "affordable home ownership" project, but, in all likelihood these homes will not be "affordable" as per the City's own definition. This is an important consideration as the developer has repeatedly defended the project, attacked critics, and justified the removal of 18 bylaw-protected trees as necessary to provide "affordable housing". Aryze plans to remove 24 of the existing 42 trees: 18 are bylaw-protected trees including (Garry Oaks, an Arbutus, and the two iconic, 100-year-old Beech trees). The densely-packed, over-height development plan is out of character with the neighbourhood in magnitude, design, and the loss of trees. We are in a climate crisis and the tree removal and the loss of green space are contrary to the City's climate commitments. Public engagement was really promotion by the proponent rather than respectful consultation. Opponents to the project have been, at times, treated disrespectfully despite legitimate and well-presented concerns. The Developer's legal preceding to remove the restrictive covenant has been done in a high-handed and aggressive fashion. The process was contrary to staff recommendations as they failed to proceed and complete the process expeditiously. In summary: This project will remove irreplaceable mature trees that play a key role in fighting climate change and preserving habitat for wildlife. The project does not address the housing crisis in Victoria. it will create housing for people who are the least to need any financial assistance at a tremendous cost to the environment and the character and livability of the neighbourhood. Thank you.

Q3. Your Full Name

P. Nadler

Q4. Your Street Address

1947 Brighton Avenue



 Responded At:
 Jan 04, 2021 14:10:55 pm

 Last Seen:
 Jan 04, 2021 18:34:29 pm

 IP Address:
 Image: Content of the second second

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Email:

I am opposed to the high density living proposed for this site which is contrary to the current property designation. However, I would be in favour of some degree of densification provided existing mature trees are maximally protected and ten percent of units are held for low income earners. The latter could be through a subsidized rent provided by the developer to appropriate tenants or through a reduced purchase price for low income purchasers. Regarding tree removal, it will take many years for newly planted trees to reach the carbon dioxide capture ability of the current trees on site. Every effort should be made to save these trees which would likely require a reduction in the size of the project. If we are to be successful in reducing climate change impacts we must maintain the CO2 absorption ability of mature trees.

Q3. Your Full Name

Glenn Milbury

Q4. Your Street Address

1047 Chamberlain St. unit C



 Responded At:
 Jan 04, 2021 14:55:47 pm

 Last Seen:
 Jan 04, 2021 14:55:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There is no legitimate reason to accord a variance. The Gary Oak trees have a special protection designation which must not be violated. This proposal would in no way become affordable housing. The trees must remain intact and the development must be downsized. I agree with increased density but not at this scale.

Q3. Your Full Name

Kathy Eichenberger

Q4. Your Street Address

1042 Amphion Street

 Responded At:
 Jan 04, 2021 17:15:41 pm

 Last Seen:
 Jan 05, 2021 00:43:33 am

 IP Address:
 Jan 05, 2021 00:43:33 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There is absolutely no legitimate reason for the proposal to move forward in its present form. No heritage variance as described should be approved and rezoning should be considered for only a significantly smaller proposal/footprint. This is NOT affordable housing, just maximizing return-on-investment.

Q3. Your Full Name

Kathy Eichenberger

Q4. Your Street Address

1042 Amphion Street



Respondent No: 262 Login: Anonymous Email: n/a
 Responded At:
 Jan 04, 2021 19:30:48 pm

 Last Seen:
 Jan 04, 2021 19:30:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We oppose this development primarily on the basis of the extremely high density of housing units proposed for this piece of prime land with its natural mature trees and greenery. Foul Bay and Quamichan is a dangerous corner as the road is narrow and winding and visibility is limited. We were upset when the house at 902 Foul Bay Road fell into neglect and ultimately caught on fire. This should never have been allowed to happen as it has a heritage designation. Ideally we would like to see the original grand home rebuild on this historic property. However, recognizing the requirement to increase density we would find it acceptable to build two RG-1 quality homes on this property. We appreciate that once this property has been developed it will remain in its developed state for a long time. We have lived near the corner of Foul Bay and McNeill Ave since 2000 and chose this area due to the ambiance of the neighbourhood, quality of the homes and the surrounding environment. As local elderly residents have been selling to the developers, we have watched many developments that were respectful and others that were not. We have seen two previous corner lots each with an historic home within this immediate area be developed. The first development was on the East corner of Foul Bay and Runnymede Ave. The home was destroyed and all trees removed and 4 homes built on the property. The second development was at 804 Foul Bay Rd where the existing home was moved close to Foul Bay Rd to accommodate 3 additional homes and most of the mature trees were removed. These two developments demonstrate that high density is too much. Looking at the aerial photo of the Oak Bay side of Foul Bay and the Victoria side of Foul Bay, you are able to see the developments approved by the City of Victoria in recent times where many trees have been removed. Redfern St. was a quiet tree-lined street without sidewalks but has changed with the addition of a few small back yard houses. This has increased parking on both sides of the street. Currently advertised on Redfern Street is a front garden lot for \$818,000 allowing for one building which will change the street further. Adding 18 townhouses to this street will not be pleasant for the neighbourhood or persons living on top of each other.

Q3. Your Full Name

Dorothy Newton

Q4. Your Street Address

2025 McNeill Ave



Responded At:	Jan 04, 2021 19:33:25 pm
Last Seen:	Jan 04, 2021 19:33:25 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is too big for the lot and the neighborhood and too many trees will be lost.

Q3. Your Full Name	Marilyn Wallace
Q4. Your Street Address	1932 Brighton Ave



Respondent No: 264 Login: Anonymous Email: n/a
 Responded At:
 Jan 05, 2021 14:42:06 pm

 Last Seen:
 Jan 05, 2021 14:42:06 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Density: Aryze plans to build 2 buildings that will be 3.5 storeys in height. Total of 18 townhouses- 16 three-bedroom and 2 one-bedroom units. All units will be accessible by exterior stairs only. Proposed density is inappropriate for the current zoning (single-family home) and character of the neighborhood. There is a restrictive covenant limiting construction to private dwellings. Aryze has continued to pressure neighbours and their legal representation to remove the covenant to expedite their own development goals. Trees and Environment: Aryze plans to remove 24 of the existing 42 trees: 18 are bylaw protected trees including (GaryOaks and the two 100 year old Beech Trees). Pam Madoff, chair of the heritage panel voted against the project as too big and too destructive to the landscape. I do not live in the immediate neighborhood of Redfern and Quamichan, however I have already experienced issues in my own neighborhood of Vic West where the current City Council seems determined to increase density far beyond the input from citizens to moderate plans and downscale projects. In addition, there are other consequences to these proposals (e.g. increased traffic) that Council doesn't address adequately. The mass development in downtown Victoria in the Harris Green area and the Hudson project illustrate that this Council's focus is solely on economics and supporting developers that only want to build more and higher rather than preserve the livability of Victoria with smaller, moderate scale projects that fit into the character of the neighborhood (e.g. those built by Chris Le Fevre).

Q3. Your Full Name

Terri Chyzowski

Q4. Your Street Address

1106 Reno St.



 Responded At:
 Jan 05, 2021 15:31:39 pm

 Last Seen:
 Jan 05, 2021 15:31:39 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

THE TREES, THE TRAFFIC AND THE TOTAL FOOTPRINT DENSITY AS IS

Q3. Your Full Name

adrian science

Q4. Your Street Address

935 foul bay road



Respondent No: 266 Login: Anonymous Email: n/a
 Responded At:
 Jan 05, 2021 20:03:34 pm

 Last Seen:
 Jan 05, 2021 20:03:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

After attending two CALUC meetings and reviewing the development proposal, I've concluded that the proposal is nothing more or less than an attempt by a developer to maximize its profit. I would be okay with that, except that in this case that profit would come at the expense of the environment and the neighbourhood. Loss of protected trees. Arize's proposal would remove at least 18 trees currently protected by city bylaw. These trees are mostly mature, spectacular and irreplaceable. And additional trees would be at risk, since the developed proposes to cut into their critical root zone. The saplings that the developer proposes to plant in their stead would never grow to a meaningful size, as the proposal doesn't provide adequate space or undisturbed soil. Out of scale. At 18 units and three and half stories high, the proposal is much higher and denser than anything in the area. Dropping such an imposing structure into the middle of a neighbourhood of single family homes, contrary to the Gonzales Neighborhood Plan, just doesn't make sense. Misleading affordability claims. Contrary to the claims of the developer, the proposal will not provide affordable or below-market housing. Arize's inferences that the units will sell at below market is at best misleading; BC Housing has not committee to or suggested that it would subsidize the units. Note that the units in the Arize's Rhodo development on Fairfield Road are selling for \$900,000. This doesn't meet any definition of affordability. Its also about the same price as what an unrenovated 1940's single family bungalow sells for in my neighborhood. I would challenge the developer to truly work with the neighborhood and the landscape to come up with a better proposal.

Q3. Your Full Name

Peter Nagati

Q4. Your Street Address

920 Cowichan Street



Responded At:	Jan 05, 2021 22:58:42 pm
Last Seen:	Jan 05, 2021 22:58:42 pm
IP Address:	n/a
	· · · · ·

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too large and out of character with the neighbourhood.

Q3. Your Full Name

Dermot McCann

Q4. Your Street Address

1923 Runnymede Avenue (at Richardson), Victoria, BC, V8S 2V3



 Responded At:
 Jan 05, 2021 23:09:44 pm

 Last Seen:
 Jan 05, 2021 23:09:44 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too large; too high; out of character with the neighbourhood; too many mature trees to be removed; safety concerns; parking issues; concerns re: the process and history, and the precedent that would be set.

Q3. Your Full Name

Elizabeth Peddie

Q4. Your Street Address

1923 Runnymede Avenue (at Richardson), Victoria, BC, V8S 2V3



 Responded At:
 Jan 06, 2021 07:48:58 am

 Last Seen:
 Jan 06, 2021 07:48:58 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I appreciate the need for more housing and more affordable housing, but this development is not affordable and it is not in keeping with the neighbourhood. This development does not resp and protect the heritage nature of the property.

Q3. Your Full Name	Daphne Wass
Q4. Your Street Address	954 Bank Street



 Responded At:
 Jan 06, 2021 08:10:31 am

 Last Seen:
 Jan 06, 2021 08:10:31 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Removing trees from our local environment is folly. The degree of density proposed for the location is wrong.

Q3. Your Full Name

Sherryll Harris

Q4. Your Street Address

1829 Fern Street, Victoria, BC



 Responded At:
 Jan 06, 2021 10:38:45 am

 Last Seen:
 Jan 06, 2021 10:38:45 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Proposed development is completely out-of-character with this mature neighbourhood of single family dwellings which would be severely impacted with loss of privacy, noise and traffic/parking problems. Surrounding roads are unfit for additional traffic: Foul Bay Road is very narrow on one side with concealed driveways and no bike lanes; Richardson is an increasingly well-used bike route and more traffic would be detrimental.

Q3. Your Full Name

CLIFFORD G BANCROFT (President of DeMezey Abbeyfield Society, 931 Foul Bay Road)

Q4. Your Street Address

2980 SEAVIEW ROAD, Victoria V8N 1L1 (re. 931 Foul Bay Road)



 Responded At:
 Jan 06, 2021 17:05:09 pm

 Last Seen:
 Jan 06, 2021 17:05:09 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

My concerns are less about trees (although they are lovely) and more about traffic congestion and safety. Redfern Rd between Brighton and Quamichan has cars parked on both sides, providing restricted access for larger vehicles and issues with visibility given there are no sidewalks. While the development includes parking spaces, there will be a need for additional street parking. That will be difficult on Redfern, which means additional parking on Quamichan (which has a sidewalk on one side only) and Cowichan. Cowichan also has access and parking issues. This is a worry for me in the event of an emergency requiring multiple first-response vehicles. Further, as the neigbourhood regenerates, more children are walking and riding to Margaret Jenkins and Monterey schools. With no crosswalk on Quamichan, this provides a safety concern. While there is an uncontrolled cross walk on Foul Bay and Richardson, traffic density will increase as a result of the cycling corridor (yay!). traffic changes at Foul Bay and Fairfield and this potential development. With traffic along Quamichan already high at peak times related to drop off and pick up for Glenlyon Norfolk families, I am concerned that children may be unseen and unsafe.

Q3. Your Full Name

Kim strom

Q4. Your Street Address

973 Cowichan Street



 Responded At:
 Jan 06, 2021 17:36:10 pm

 Last Seen:
 Jan 06, 2021 17:36:10 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It seems unreasonable that an old historic home would burn down and a new developer would move in and pack in a dozen (or more?!) homes on the same sized lot in an already dense area. Not to mention Foul Bay is already a race course with cars whipping around and then screeching to a halt at the Foul Bay/Richardson intersection. Cars also do this at the Brighton Ave crosswalk. At least once a day cars screech to a halt so a pedestrian can walk across. Redfern is already a narrow street with no sidewalk and loads of cars parked on the side. Add another 15+ cars in and out all day and someone's going to get hit and killed. Simply put, there's just nowhere to walk safely currently. Same goes with the West Side of Foul Bay. There's no sidewalk. Where is one supposed to cross safely with cars moving at high speeds? Where are my children going to ride their bicycles safely? So what was once a quiet neighborhood, will now be louder, busier, fewer trees and generally less safe. Not to mention the destruction of trees. I'm okay with development, but within reason. What about 4 homes? Why is that so unreasonable?

Q3. Your Full Name

Alex Armitage

Q4. Your Street Address

979 Brighton Crescent, Victoria V8s 2G4



Respondent No: 274 Login: Anonymous Email: n/a

Q1. What is your position on this proposal?

 Responded At:
 Jan 06, 2021 20:26:11 pm

 Last Seen:
 Jan 06, 2021 20:26:11 pm

 IP Address:
 n/a

Oppose with a warning that this development is going forward when the legal basis on the land for it does not exist. There is the serious problem of the covenant which has yet to be addressed. The reason it has not been addressed is that the developer has managed to hold back a legal case on it. Citizens in the community had started the case, since there are 100 more properties with the same covenant. The implications are extremely serious. So it is even more essential to deal with the covenant before anything more is done on a non-compliant development. To work on that development is , unfortunately, not illegal, but is highly unethical, especially when the citizens right to oppose legally has been pushed back, as a denial of their rights. Approval for Council to even look at the development right now means that the Mayor and council are knowingly getting their hands dirty. The reason that the developer wants to do it, is to have an approved development to influence the legal case in his favour. I advise strongly that the city staff and decision-makers immediately send this back to be looked at after the legal case has been finished. Mayor and Council could then announce they are showing their respect for citizens and the law and will not encourage such contradictions. Council, also, would not waste their planners' time, which is money, on a plan that may not ultimately be allowed anyway.

Q2. Comments (optional)

There are many reasons against this development. It is too large and thus is removing many mature trees, including the endangered Oak. Remember that removing trees negatively affects the trees left in a wide, so they die much sooner. So the affects on increasing climate change are magnified. If this proposal were approved, the other places where grove remnants exist would be treated the same way.

Q3. Your Full Name	Mary E. Doody Jones
Q4. Your Street Address	435 Kipling St., Victoria,V8S 3J9 I do not live in Gonzales area, but go to it all the time and everybody who comes on the bus can appreciate the grove remnants



Respondent No: 275 Login: Anonymous Email: n/a

Q1. What is your position on this proposal?

 Responded At:
 Jan 06, 2021 20:38:17 pm

 Last Seen:
 Jan 06, 2021 20:38:17 pm

 IP Address:
 n/a

Oppose with a warning that this development is going forward when the legal basis on the land for it does not exist. There is the serious problem of the covenant which has yet to be addressed. The reason it has not been addressed is that the developer has managed to hold back a legal case on it. Citizens in the community had started the case, since there are 100 more properties with the same covenant. The implications are extremely serious. So it is even more essential to deal with the covenant before anything more is done on a non-compliant development. To work on that development is , unfortunately, not illegal, but is highly unethical, especially when the citizens right to oppose legally has been pushed back, as a denial of their rights. Approval for Council to even look at the development right now means that the Mayor and council are knowingly getting their hands dirty. Citizens are likely to remember that in the next election. The reason that the developer wants to do it, is to have an approved development to influence the legal case in his favour. I advise strongly that the city staff and decision-makers immediately send this back to be looked at after the legal case has been finished. Mayor and Council could then announce they are showing their respect for citizens and the law and will not encourage such contradictions. Council, also, would not waste their planners' time, which is money, on a plan that may not ultimately be allowed anyway.

Q2. Comments (optional)

My big concern is for the trees and the grove remnants, as well as adding to the dangers of climate. change. The lot is too much covered so that more trees are taken. When trees are removed, there is a wide swathe around where the remaining trees die much faster, thus increasing climate change even more. The endangered trees keep being removed in so many ways. How can they have any hope of survival into the future? The buildings end up being too large for the site, as usually is wanted by developers.

Q3. Your Full Name	Mary E. Doody Jones
Q4. Your Street Address	435 Kipling St. {Fairfield[V8S 3J9 I often go to Gonzales Hill and also go by t he site on the bus. The magnificent trees are appreciated by many passersby.s



Responded At:	Jan 06, 2021 21:48:05 pm
Last Seen:	Jan 06, 2021 21:48:05 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I would like this area to become a park for residents in the area.

Q3. Your Full Name

Jesse Thomas

Q4. Your Street Address

2363 Lam Circle



 Responded At:
 Jan 07, 2021 09:42:37 am

 Last Seen:
 Jan 07, 2021 09:42:37 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development will not be accessible to anyone with mobility issues - there are steep stairs as access to all units. Lip service is paid to native plants, the trees left are invasive holly and hawthorne, almost all garry oaks are removed. Those green roofs will be dandelion magnets and will require grooming by the strata equal to lawns. Sidewalks are needed for walkers, strollers, not chip paths, and not just for residents, area's lack is legacy of 50s planning.

Q3. Your Full Name

Sandra Johnstone, an 80-plus senior whose house has stairs.

Q4. Your Street Address

1950 Brighton Avenue, one house from Redfern intersection.

Respondent No: 278 Login: Anonymous Email: n/a	Responded At: Jan 07, 2021 10:17:01 am Last Seen: Jan 07, 2021 10:17:01 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Not suitable for the area.	
Q3. Your Full Name	Jack & Elizabeth Watanabe
Q4. Your Street Address	1929 Runnymede Avenue, Victoria, V8S 2V3



 Responded At:
 Jan 07, 2021 13:32:09 pm

 Last Seen:
 Jan 07, 2021 13:32:09 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I would like to see the developer make some changes. I am worried about the plan to chop down several of the Gary oaks and two beeches—both on aesthetic grounds and for ecological/climate reasons. I definitely don't want the developer to do that, and if that means a smaller townhouse development on the site, then I think Aryze should bite the bullet and downsize its plan.

Q3. Your Full Name

Heather Pringle

Q4. Your Street Address

1947 Runnymede Avenue



Respondent No: 280 Login: Anonymous Email: n/a
 Responded At:
 Jan 07, 2021 14:28:47 pm

 Last Seen:
 Jan 07, 2021 14:28:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

SCALE OF PROPOSAL WAY TOO BIG This development is way out of scale for the location. All other recent developments along this part of Foul Bay have subdivided and replaced one big single house with several smaller houses on small lots, thus increasing density AND fitting within the character and scale of the neighborhood. It is important to note that Lower Foul Bay is completely different than upper Foul Bay. Lower Foul Bay is like an urban forest with huge tree canopies along the narrow winding 30km/hr strip of road, of which there isn't even sidewalk on one side for several blocks, and the bike lane stops and starts because there is only room for single lanes of traffic in either direction, without even room for parking on the road on either side. Foul Bay right by the development site is actually narrower than my little side street. An apartment building just isn't the right solution for this lot. The developers are calling it "stacked townhouses" to make it sound less invasive and that is very misleading language. These are not townhouses, they are apartments. If these were indeed townhouses, where each unit had its own roofline and its own small garden area, keeping within the height allowances of other houses, then this would be an acceptable option. But an 18-unit 4 level apartment complex here is unacceptable. URBAN FOREST AND UNIQUENESS OF THIS SITE When I step out of my house with my dog early in the morning or late at night I regularly hear owls. We are just around the corner from the proposed site and a block and a half from Pemberton Park. All of the large old trees on the residential streets surrounding the park act to extend the habitat zone beyond the one small park. Just the other day, the owl call was definitely coming from Redfern st. near that property, and I have occasionally seen owls in Pemberton park and once on the wire outside my house. You should drive down Lower Foul Bay by the proposed site gazing up at the canopies of trees along that narrow winding street to see what is special about this area, and why efforts to maintain the urban forest are important. Granted with winter and lack of leaves at this time of year, you will need to use your imagination to fill in some of the greenery of the extraordinary high canopies above you. AFFORDABILITY QUESTION I doubt BC housing will put \$200,000 of public taxpayer money towards subsidizing a person who can afford a \$700,000 condo (\$900,000 without the assumed reduction). Rather public taxpayer dollars should go towards supporting housing options for people who cannot afford such an expensive home. Submitting an application to BC housing seems like just a smoke screen to try to appeal to council and to neighbors just to get their proposed development approved, with the full expectation BC housing wont fund this project. The application fee on a denied application is probably well worth the "advertising" benefit they get from it. Profit maximization is their true goal for squeezing so many units onto this lovely lot, and there are no implications for them if their BC housing application is denied and they already have approval to build this misfit of a development. The term "affordable housing" is used interchangeably to talk about houses and condos, when they aren't interchangeable concepts; In fact continually replacing houses with condos depletes the stock of houses, and while it helps condo prices, it makes house prices worse. House prices are affected by the supply of houses. Lots of people are moving out to Sooke because they want at least a small yard, not just a condo. I want my kids to be able to afford a small house on a small lot one day If we are able to put more houses with smaller lots into where there was once just one house, that increases the supply of houses and helps with the affordability of houses. We can't just strive to put up condos everywhere, or the prices of houses with yards will get even worse. Condos have their place, but they should go where it is appropriate to do so, and where you can maximize density of those buildings, e.g. closer to downtown, on Cook Street, or other major arteries that have established commercial or other high density buildings. Higher density condos are a better solution for condo prices than this, but they need to go in the right spot. PREDICTABILITY AND THE NEIGHBORHOOD PLAN People who spent their life savings on a house in this neighborhood should get some predictability, that the scale and character of it will change slowly. Each development needs to be respectful of that.



 Responded At:
 Jan 07, 2021 14:44:46 pm

 Last Seen:
 Jan 07, 2021 14:44:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

- much too big, too high, and out of character with the neighborhood. - cuts down a lot of large and protected trees, which support the resident owls and other wildlife in the area. - not the right spot for this type of complex

Q3. Your Full Name

Kaila Nagati

Q4. Your Street Address

920 Cowichan Street, V8S 4E5



Respondent No: 282 Login: Anonymous Email: n/a
 Responded At:
 Jan 07, 2021 16:28:20 pm

 Last Seen:
 Jan 07, 2021 16:28:20 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Request alterations to alleviate concerns.

Q2. Comments (optional)

Our home (910 Foul Bay Road) borders this development on the north side. After reviewing the proposal, the following are our comments and revision requests: 1. It is of some significant concern that 18 units are proposed on such small parcel of land, creating much additional traffic at what is already an ever-increasing busy intersection. Plus the allotted parking seems to be inadequate for the tenancy level, especially given that there is virtually no on-street parking to absorb the overflow. We would request that there be a reduction in number of units to a more appropriate level given the land square footage. 2. On a personal level, the the north elevation of the East building faces our deck and outdoor living space. The height of the building, the removal of trees, elevated entries to the building and windows all contribute to loss of privacy for us. The trees being removed (334, 335, and 336) are Gary Oaks in reasonable condition, whose foliage provide privacy to us. Although a few Korean Maples are proposed between our two properties, it will be some considerable time before they are mature enough to afford any meaningful barrier function. Given that there are unit entries on this face of the development and these entries would be a significant privacy compromise for us, we would request that a fence, complimentary to the design of the proposal, but opaque enough to provide privacy, be installed along the property line running from as close to Foul Bay Road as the by-laws allow through to an end point that provides maximum privacy to our property at 910 Foul Bay Road as well as our neighbours on Hawes Road. We are certainly open to discussing options, but it is imperative that our privacy be protected, given the very frequent and personal use that side of our home is put to. Thank you.

Q3. Your Full Name

Shelley Trenouth

Q4. Your Street Address

910 Foul Bay Road

CALUC Meeting Report: Nov 21, 2019

902 Foul Bay Rd

Applicant: Aryze - Luke Mari, Erica Sangster (Architect) Attendance: Community 45 (approx.); CALUC 6; Applicant 1; Architect 1

Project Summary

Construct two blocks of stacked townhomes consisting of studio, two- and three-bedroom units. All units are proposed to be part of BC Housing's affordable home ownership program. The Heritage protected elements of the property including a stone wall, iron gate and one of two protected beech trees are retained.

	Existing Zoning Reg.	Proposed
Zoning	R1G	Site Specific
Lot area	4951 sf (minimum)	21958 sf
Stories	1.5-2	2.5
FSR	0.5 - 1.0	0.62
Height	7.6m	11.5m (east block), 12m (west block)
setbacks		
North		1.5 m (to parking) 3m (to home)
South		3 m
East		4 m
West		3 m
Coverage	30%	42.5%
Parking		16 (car), 34 (bike)

About CALUC and This Report

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project. There is no decision by the CALUC to support or oppose an application made at, or after, community meetings. Community members are encouraged to share their views with City Council via email (<u>mayorandcouncil@victoria.ca</u>). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website: <u>https://www.victoria.ca/EN/main/residents/planning-development/development/development-tracker.html</u>



Themes

Parking, Traffic & Safety (Particularly on Redfern)

- No visitor parking provided. Existing challenges with parking. *Answer: four on street spots per home neighbourhood wide.*
- Parking Redfern parking currently at capacity, clogs street, not realistic that 18 units will have 16 cars.
- Redfern is busy, would you look at more than once access to spread out traffic? *Answer: required to only have one access, don't want to disturb heritage wall.*
- Parking and traffic an issue on Redfern, no sidewalks so pedestrians also share street. Concern about increased traffic.
- Parking and safety of street on Redfern, to congested, local and through traffic. No sidewalks. Carriage houses making parking worse.
- Parking, will be an issue
- Bike parking? Answer: three locations 36 stalls
- Parking condo at Redfern and oak bay will result in loss of parking. Business employees are parking on Redfern.
- Concern about parking during construction. Can applicant control this? *Answer: is an issue on every project, do best to communicate*
- Concern about cyclists and safe routes Foul bay is not safe. Supports left only out of parking. *Answer: anticipating city will expand foul bay right of way.*

Trees

- Can you provide project stats & trees Answer: to be determined, potentially 3 protected removed (one beach on north end, heritage protected. About copper beach trees, staff propose that two beaches, wall and iron gate are heritage designated.
- Concern about trees, they are cleared in name of affordable and housing. Climate/CO2 impact of removal. *Answer: net increase in trees, avoids growth in suburbs, vehicle/commuting.*
- Trees and tree removal old heritage trees do so much that is not replaced with young trees.
- How many trees these seem decided based on landscape plan. Answer: will email stats.
- Disappointed about tree loss? Answer: perimeter trees are not being affected.

Affordability

- Concern about adult kids looking to own a home, this addresses affordability; bike parking covered? *Answer: 22 secured + covered.*
- Affordability concern that units still aren't affordable, how are these derived. Very concerned about affordability, those there should share. *Answer: BC wide metro number.*
- Impact of housing prices in surrounding area? Answer: affordability gives funds back to city.
- Allows people in community to stay that want to purchase. Currently nothing is attainable, current low density not helping community.
- Strata title? How does sale work? Answer: program extinguishes when mortgage ends. Subsequent buyer income tested.
- Ave price per sf. 5-600 price per sf; What does this do to help our neighbourhood? Answer: diverse housing types leads to better social health, benefits; incremental change happens

Suggestions & Feedback

- Sidewalks being added on Redfern? Answer: Possibly along Redfern, there is space depends on community and city.
- Can plan include car share or convenient to limit car ownership? Answer: can look at it.
- Can bike parking be increased, families need more? *Answer: hangers on back of parking isn't counted, another 16.*
- Work with city for left out only out of parking to reduce traffic on Brighton? Answer: can look into it. Should applicant look into more restricted resident only parking?
- Look into signage or other improvements for nearby greenways? *Answer: already putting everything into affordability*

Further Comments & Questions

- Neighbours have garden space and outdoor play area, where is the outdoor space for residents? *Answer: font stoops on Redfern, project includes common green space.*
- Concern about transit route removal on Richardson.
- How many stories? Answer: Each 2.5 stories, 8.5-12m in height, taller maintains open space.
- Height, how tall was existing home? Maybe similar to proposed?
- Height, current zone 7.6m, proposed 12m. Sees as apartment building, would prefer four single family homes. *Answer: don't need more 2M homes.*
- How does this fit in with Gonzales neighbourhood plan, expect more of this on foul bay road?
- Timeline? Answer: 12-4 rezone, 4 months permits; then build.
- Elevations showing how a 'stacked' project looks? *Answer: Reviewed floor plans*
- How deep? Answer: 4.5' below grade depending on grade, new townhouse zone
- Are there other stacked townhouses in the neighbourhood? *Answer: not currently in Vic, dockside green is an EG.*
- 931 Mclure proposal changed after meeting. Commitment if there is a significant change will come back with another meeting? *Answer: committed to city process. Yes, will return.*
- Can the units be rented? Answer: no, because it's affordable ownership.
- Interested in how the program will play out since it's a new program.
- Exterior cladding? Answer: shingle, likely hardy shingle. Rendering of carports with units over head? Answer: yes.
- Electric car charging? Answer: will run conduit, but haven't done electrical load for site
- Seniors looking to downsize, opportunity for accessibility. *Answer: needs to pre-sell through bc housing, can look at any special requirements before permits.*
- Heartbroken when heritage house burned. Love design, feel and look. Not sure about density.
- Foul bay right of way expansion could take additional trees. *Answer: yes, irrespective of this or other project.*

CALUC Meeting Report

Meeting Date: December 17, 2020 Project Proposal Address: 902 Foul Bay Applicant: Aryze Attendance: Community 57 (approx.), FGCALUC 5



Project Summary

Located at the junction of Quamichan, Redfern and Foul Bay, the subject site is within the Victoria neighbourhood of Gonzales.

The site was previously occupied by a 1911 heritage house. The previous building was destroyed in a fire in 2016 and the site has not been redeveloped. The developer is proposing to construct 18 townhomes. These homes are proposed as two blocks of townhomes nested along Foul Bay Road and Redfern.

The rezoning request is to amend these properties from the current R1-G zoning to a new sitespecific CD- (TBD) zoning. The December 17, 2020 CALUC meeting is the second public meeting on the project. The second meeting was conducted at the request of the City of Victoria following proposed amendments to the projects.

It was stated at the beginning of the meeting that the discussion was to focus on the project rezoning, and not about other issues outside the CALUC's mandate like the covenant on the property. This did not stop community members from voicing their views.

Identified Project Support/Oppose Statistics

Participants' Stated Position	Number	Percentage
Oppose	16	67%
Support	7	29%
Not declared	1	4%
Total	24	100%

Major Themes

Issues – Opposition	Description
Too dense	Project is too dense for the neighbourhood
Too high	Project is physically too high for the neighbourhood
Impact on Trees and Ecosystem	Too many trees being eliminated and existing ecosys- tem being irreparably harmed
Too much traffic and reduced safety	Project will increase traffic, affect available on street parking and reduce safety for pedestrians, cyclist and children

Negative Change in Heritage Designation	Project will irreparably change the intended character of
	the site.
Concerns about Process	Concern that there has not been sufficient transparency with the process
Not affordable	The project is being characterized as affordable, but is not affordable.

Issues – Support	Description
Adds to housing diversity	The project adds to housing diversity in the neighbour- hood
Good access to bike lane	Residents will have good access to cycling infrastructure
Good access to bus route	Residents will have good access to public transport.

Community Discussion

The following is a summary of the questions and statements from participants during the meeting. FGCALUC does not verify the accuracy or fact-check statements.

Resident on Brighton – Opposes project. Expressed concerns about too much density, environmental impacts of cutting mature protected trees and reduced safety as a result of increased traffic along Brighton and Redfern.

Resident on Leonard but will be returning to Quamichan – Opposes project. Need to protect the original intent of the property. Approval will set a precedence regarding protection of heritage designation. Trees were an important part of the original heritage designation that was granted. The new project will result in the destruction of up to half of the trees on the property. These trees need to be protected. This will send a message that heritage designation doesn't matter.

Resident on Kipling Street – Opposes project. Cutting trees will negatively impact climate change. Concerns about the process. There is a covenant on the property that makes this project unethical. There are other lots with similar covenants, and this will set a precedence to impact other lots.

Resident in Gonzales neighbourhood – Undeclared. Asked if the proposal is consistent with the Gonzales community plan? Are there any policies in the plan that related to this proposal? Is the FGCALUC making a recommendation or taking a position? Alec Johnson (City of Victoria) responded that the Gonzales Neighbourhood Plan is a relevant document to the staff analysis of the proposal as well as other relevant documents. Alec indicated that there aren't any policies in the GNP that are specific to this property; however, other City of Victoria policies respecting neighbourhoods and protecting trees are relevant to this proposal. FGCALUC Chair Joanna Fox responded that the FGCALUC is responsible for facilitating community engagement and does not form opinions or make recommendations.

Resident on Quamichan – Opposes project. Have lived in this location for 35 years. Opposes project because the new development will overshadow neighbourhood, change atmos-

phere and project is too high. Traffic is already very heavy from Glenlyon Norfolk School parents dropping off and picking up students as well as people travelling into Victoria for work. With the changes being made to Richardson, there will be additional pressure on Quamichan heading downtown. In addition, the bike lane on Richardson, Redfern will have additional bike traffic. Redfern is too narrow and doesn't have sidewalks from Quamichan to Brighton. All this traffic will make it much more dangerous for children, cyclist, pedestrians and anyone else in the area. Concern about the process.

Resident in Gonzales – Opposes project. Not a truly affordable project, too big, too high, removes too many trees, traffic and safety issue and out of character for neighbourhood. Concerns about process and consultation. In original CALUC meeting, there was different information about tree removal, height and traffic. Aryze has gone after opponents on social media and has tried to mislead and intimidate neighbours regarding removal of the covenant and attempted to discredit the neighbour's legal fundraising efforts on social media.

Resident on McNeil and Foul Bay – Supports project. The project is going to create affordable housing. The site is on bus route, bike route and Modo Car space. This is type of housing needed in this neighbourhood. This project will be better for the climate as a result of the positive aspects of the project. Could there be additional Modo vehicles in the area, particularly a Van? Aryze responded that they have approached Modo, but there was not enough demand in the area.

Resident on Richardson and Runnymede – Opposes project. Opposed to project because it is too big, out of character for the neighbourhood and too rapid an increase in density. Concern about the number of trees being removed and additional traffic and safety concerns. Project is out of character.

Resident in Gonzales – Opposes project. The size, height and scale are not appropriate. Loss of many mature trees. Too destructive. 22 protected trees would be lost. Not an "affordable" project. Takes away a lot and brings little to the neighbourhood.

Resident on Redfern – Opposes project. Has lived in neighbourhood 25 years. Takes issue with the characterization by some people that the community is NIMBY. Neighbourhood is diverse. Neighbourhood is not used to this tone. The size is too large at 18 units. Too much traffic will be brought by the size of the development. Red Barn Grocery (Oak Bay Avenue) has significantly increased traffic. Too many trees are going to be removed. Three units would be more consistent with the neighbourhood. We value our heritage in the community – 18 units are too many.

Resident in Gonzales – Support project. Grew up in the neighbourhood and many people are leaving to Langford because there are no affordable housing options in the area. Density is much needed in this area. It's sad to see so many leaving the neighbourhood because (other) people don't want these developments. Climate change needs to take into account the additional driving from the West Shore and the trees being removed out there for additional development. Young families cannot afford the neighbourhood. Vastly in favour. Cutting down one Beach tree for bike parking will do more for the environment than the impact of removing

one tree. Need to think about the younger people in the neighbourhood and the next generation.

Resident at Redfern and Brighton – Opposes project. Volunteer for Victoria Parks. Less than 4% of Garry Oak ecosystem remains in the region and need to preserve remnants including on private property. The scale of the project results in the loss of 24 trees. One of the Garry Oaks will have a building impacting its critical root zones. Developers plan indicates no replacement for six removed Garry Oaks. Only a tiny play area on the lot. The two Copper Beaches, six Garry Oaks and an Arbutus are slated for removal. Trees are essential to the neighbourhood and ecosystem. Aryze response – Replacing 4 Garry Oaks and adding 4 Pin Oaks on the site. Creating a Garry Oak understory on the site using plants from the Garry Oak meadow list. Removing invasive species on the site.

Resident on Redfern – Opposes project. Bought house because of the trees in the neighbourhood. In favour of increased density and more affordable homes. Would welcome a multifamily development on this property, but this development is too big and will kill too many trees. Ecologist by training and concerned about the loss of habitat from the loss of the canopy structure while the smaller trees grow out. Concern about the traffic. There is no sidewalk on the street and kids play on the street. There are many young families in the neighbourhood. This project is not going to reduce the amount of development happening in Langford. Would like developer to bring forward a more appropriate proposal that increases the density in an appropriate way.

Resident on Redfern - Supports project. Not enough density in the area and its now becoming "exclusive". Not good for neighbourhood if only million-dollar homes. There is sufficient playground space nearby on Richardson and also Redfern Park (where he takes his grandchildren). A lot of younger families would appreciate the development. Able to walk to most amenities. The project takes advantage of the government program that helps people get into affordable housing.

Resident Outside Neighbourhood – Opposes project. Concern about the fact that it was a heritage property. Too much mass, too big. Neighbourhood would be quite willing to have a smaller and more reasonable townhouse development with the trees remaining. Challenges Aryze to "do better".

Resident in Gonzales – Opposes project. Project is too big, too tall and out of character. Loss of trees will be terrible – they can't be replaced. Will encourage additional parking on the street.

Resident in Gonzales – Supports project. Density is important in the neighbourhood. Can't make houses affordable unless there are more on the property. Most houses being built in the neighbourhood are in the \$2 million range, which is not affordable. Reducing the number of townhouses will hurt affordability. Doesn't like the idea of losing trees, but this plan appears to keep as many as possible. Would prefer to see no minimum parking – it takes space away from people and trees. We should reconsider if public parking on streets is a good use of public land. Doesn't want to live in a "boomer-ghetto)

Resident in Gonzales – Opposes project. Loss of trees and the risk to the remaining trees is a great concern. This project has been described affordable, but the amount of income required to purchase a unit is double what the City of Victoria's definition of affordable housing. Not opposed to townhouses, but 18 is too many and the project is too high. The alternative is a smaller development centred on the site that protects a majority of the trees. Aryze responded to clarify the income requirements required by the BC Housing program will make the project more affordable than is characterized in the program documents.

Resident in Gonzales – Supports project. Need to open Gonzales to more affordable housing. More affordable than any other housing options in Gonzales.

Resident in Gonzales – Supports project. Excited that this project could be attainable to their family.

Resident in Gonzales (second question) – is there public funds involved in the project, where do they come from and how do the conditions affect Aryze in terms of the sale price? Response from Aryze – yes, there are public funds because they come from BC Housing. BC Housing provides management and covenant of mortgages and they provide construction financing. Its return on investment is lower than a what a bank would typically finance. If Aryze was dealing with a bank they would not be able to get financing. BC Housing encourages the developer to earn a lower return but provides access to lower cost financing. The program is called the Affordable Housing Program. The appraised value of the units is \$900K, but Aryze is restricted to selling them for \$700K, which is \$200K below market. BC Housing secures the \$200K as a secondary lender. That second mortgage is considered as a part of the down payment by the federal government, which opens up access to better terms for the buyers. When the owner sells, the owner has to share the increase in value with BC Housing, which BC Housing passes onto City of Victoria to fund additional projects. BC Housing will not approve the project until the rezoning is complete but has provided a letter of intent.

Resident in Gonzales (second question) – Aryze has stated the project is "affordable housing." What is the maximum selling price and the down payment requirement? Aryze response – \$700K. There is currently no down payment requirement, the BC Housing subsidy represents the down payment. BC Housing has indicated they may introduce a 5% down payment requirement.

Resident in Gonzales – Opposes project. All in favour of denser or greener living, but this level of density should be closer to the Village (Oak Bay) where it would fit in better with the character – 18 units is too much for this neighbourhood. Aryze has been too aggressive with neighbours who are challenging the removal of the covenant and threatening with costs if they lose.

Resident in Fairfield (second question) – Concerns that tree removal will impact remaining trees.

Resident in Gonzales and Architect for the project – Supports project. Has tried to design a project that would try to find a way for it to be integrated in with the neighbourhood as well as possible.

Resident in Gonzales – Opposes project. Chat message: "...ask the developer to go back to the drawing board and propose a multi plex of sorts that would maintain the important trees on the site and would leave room for parking and a place for children to play".

Resident in Gonzales – Supports project. Chat message: "...The affordable nature of this proposed housing project does provide more housing options currently not available in our neighbourhood. We need options for younger, first time homeowners. I encourage support for projects like this that supports a wider range of incomes to live in our community. The design is both thoughtful and in keeping with the built form."

MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD WEDNESDAY OCTOBER 28, 2020

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM

Present:	Marilyn Palmer (Chair), Devon Skinner, Sean Partlow, Ben Smith, Ruth Dollinger, Joseph Kardum
Absent:	Matty Jardine, Brad Forth
Staff Present:	Charlotte Wain – Senior Planner, Urban Design Alec Johnston – Senior Planner Alena Hickman – ADP Secretary

2. MINUTES

Minutes from the Meeting held October 28, 2020

Motion:

It was moved by Marilyn Palmer seconded by Ben Smith, that the minutes from the meeting held September 23, 2020 be adopted.

Carried Unanimously

3. APPLICATION

3.1 Heritage Alteration Permit with Variance Application No. 00022 for 902 Foul Bay Road.

The City is considering a Heritage Alteration Permit with Variance Application. The proposal is for two three-storey buildings containing a total of 18 dwelling units.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENT INC
ERICA SANGSTER	D'AMBROSIO ARCHITECTURE +
	URBANISM
BIANCA BODLEY	BIOPHILIA COLLECTIVE

Alec Johnston provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- interface with Foul Bay Road
- transition in scale
- any other aspects of the proposal on which the ADP chooses to comment.

Erica Sangster provided the Panel with a detailed presentation of the site and context of the proposal. Bianca Bodley provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Regarding the surrounding community you spoke about the Affordable Housing Ownership Program and criteria. You said in the report there were design considerations the community stake holders asked for that could not be accommodated, can you elaborate on what those things were?
 - We have reviewed the location be BC Housing, and have provided a
 proximally analyst which addresses the suitability. There are group of
 residents that want to see this developed as a single house but, we have
 provided a bunch of community support for this project that vastly
 outweighs that. Lastly, access was requested to come of Quamichan Street
 which was not possible. The final request was that they didn't want
 townhouses, we are proposing townhouses and are trying to respond as
 well as we can under our program.
- Do any of the units have accessible openings?
 - No there are not accessible units as part of this proposal. We have had to use stairs for this project to make things fit properly.
- Have you considered any CPTED measures on Foul Bay Road?
- We are looking at a soft landscape screening.
- Was the chip trail ever designed without access?
 - The chip trail was our attempt to keep the soft character of the SRW but provide the access the City requested.
- Has the City indicated a timeline on when they would be improving that right of way?
 - Currently staff has not given a specific timeline.
- what kind of system is going onto the green roof system for the parking canopy and will there be irrigation?
 - We do not yet have construction details, but the typical application is dimple boards, which has a root barrier application on top of it and then succulents, moss and native sedums which will not require irrigation.
- Along the foul bay frontage, is there any type of fence that helps separate the chip trail?
 - Currently there isn't fencing. There is just a landscape buffer.
- In what ways did you attempt to mitigate the scale of this building?
 - The building was shaped to create more space at adjacencies and have landscape buffers between buildings. Two storey transitions were also created between the townhouses and the taller building to the north. This building is a two-storey building because the third floor reads as attic space.
- Is there anything you know of that is being proposed in the future to make the pedestrian realm friendlier on Foul Bay Road and Oak Bay Avenue?
 - $\,\circ\,\,$ There is no timeline that I'm aware of to do a full-scale change.

Panel members discussed:

- Preference of outward facing development with concrete sidewalk
- Would appreciate more information on the future of the pedestrian realm
- Appreciation for the landscaping, preservation of trees and planting new ones

- Preference of no retaining wall
- No concern with the transitions and volume
- Desire for steppingstones to be incorporated to the chip trail to have more freedom for all units
- Appreciation for the parkade canopy
- Contextually it fits well in the neighbourhood.

Motion:

It was moved by Devon Skinner, seconded by Ben Smith, that the Heritage Alteration Permit with Variance Application No. 00022 for 902 Foul Bay Road be approved with the following changes:

- Further look at the viability of the chip trail vs the city requested sidewalk improvement.
- If a trail or sidewalk is required providing a revaluation of the interface of the rear patios facing Foul Bay Rd, including a connection and privacy buffer.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of October 28, 2020 was adjourned at 1:45 pm.

Marilyn Palmer, Chair

CITY OF VICTORIA HERITAGE ADVISORY PANEL MEETING MINUTES NOVEMBER 10, 2020

- Present: Avery Bonner Doug Campbell Helen Edwards James Kerr Kirby Delaney Pamela Madoff, Chair Steve Barber
- Presenters/Guests: Erica Sangster Donald Luxton Greg Damant Bianca Bodley Hallmark Office Josh Harvey Karen Ayers Kristine Liu Laura Ralph Luke Mari Peter Nadler Sara Huynh Robert Fung Absent: Shari Khadem Graham Walker
- Staff: John O'Reilly, Senior Heritage Planner Alec Johnston, Senior Planner Andrea Walker Collins, Planning Secretary

Aaron Usatch

The Chair called the meeting to order at 12:09pm.

1. Adoption of the Agenda

Moved by Avery Bonner Sec	conded by Doug Campbell
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Carried (unanimous)

2. Adoption of the Minutes of the October 13, 2020 Meeting

Moved by Avery Bonner Seconded by Doug Campbell

Carried (unanimous)

3. Business Arising from Minutes

a. Six consultant offers for Bank Street School have been received. City staff will likely retain a consultant next week.

4. 902 Foul Bay Road – Heritage Alteration Permit with Variances Application No. 00022

Introduction by John O'Reilly Presentation by Erica Sangster & Bianca Bodley

Panel Questions

- Doug Campbell: why is the bicycle in the south/east corner rather than with the planned parking? Erica Sangster: vehicle parking and bike parking were separated to maximize each.
- Avery Bonner: why was a modern gate design chosen, rather than restoring or referencing? Erica Sangster: we are not trying to recreate something that isn't heritage, but are open to other ideas.
- Pamela Madoff: what was the reason to remove the Copper Beech trees? Erica Sangster: this is a challenging part of the site. We tried to keep one of the Copper beeches, but it was not in the best health. We had to choose which had to be removed. Ultimately both would need to be removed.

Panel Discussion

- Pamela Madoff noted the matters staff requested HAPL's comments on, including
 alterations to the stone wall, the salvage strategy for the stone wall, and eligibility of the
 site for continued heritage designation. As the site is a designated heritage landscape,
 the Panel needs to decide if this is an appropriate approach to a designated landscape.
 The building and landscape can be considered as being of equal importance, the house
 to its setting and the landscape as it relates to the house.
- Doug Campbell: the use of the stone for reusing for a new stone wall is very well done. Preference for the open form gate. Efforts to preserve trees and other vegetation is commendable. The approach to present the built form as two clusters makes a gesture towards traditional architecture. The proposal demonstrates a good use of materials for this neighbourhood. Having individual units offset responds well to the houses in the area, and to the curve in the road. The proposal is a nice addition to this neighbourhood.
- Avery Bonner: the spirit of maintaining the landscaping is well done. Prefers the open gate.
- Steve Barber: preference for the open gate. Designation of the landscape was completed with the previous building on the site. There is no longer reason to continue the designation of the landscaping, except for the sake of the stone wall.
- Doug Campbell: the bicycle enclosure structure in the prominent south-east corner could be a beautifully landscaped space instead. Encourage the applicants to locate the bicycle enclosure elsewhere.
- Pamela Madoff: the building form is driving the landscape rather than the landscape driving form of the building. Would have preferred a more balanced approach.

Motion:

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00022 for 902 Foul Bay Road be approved with the following changes:

The heritage designation bylaw be revised with the exception of the stone wall.

MOVED by Avery Bonner SECONDED by Doug Campbell

Carried (5 in favour, 1 opposed)

5. 1244 Wharf Street – Heritage Alteration Permit with Variances Application No. 00023

Introduction by John O'Reilly Presentation by Greg Damant, Donald Luxton & Robert Fung

Panel Questions

- Steve Barber: the renderings have an inconsistency with the proposed new doors. Some doors appear to have divided windows, while the materials provided have simple glazed doors. What is proposed exactly? Greg Damant: the design has evolved. The presentation indicates the proposed doors. The all-glass doors are in keeping with the window elements. After considering the function of the doors, it was decided to recall the original configuration of the doors as they looked previously.
- James Kerr: commends the applicants for the well thought out presentation and design, with a balance of preservation and rehabilitation. Behind the present mural there is a masonry wall with proposed changes. How is the plan for new windows possible with a masonry wall? Can the mass of the walls be preserved? Greg Damant: the walls can be preserved with the lower windows, but it would not be consistent in the upper windows. Some openings could be pushed in instead of out.
- Pamela Madoff: are the openings on the main floor original openings? Greg Damant: some are reopening original openings in the south elevation.
- Pamela Madoff: the large horizontal window is antithetical to the original building design. Greg Damant: the applications would like to take the opportunity to create a unique approach that favours the interior functionality.
- Pamela Madoff: will the patio structure be covered with a canopy during the winter? Greg Damant: the structure is designed for four seasons with the ability to add enclosures.
- James Kerr: the mural is faded and past its prime. Is it a liability? Greg Damant: this has been investigated, and unfortunately stucco was applied directly to the brick. Removing the stucco will damage the brick. The wall could be cladded, but it would be a risk to remove the stucco.

Panel Discussion

- Doug Campbell: it is unusual to receive such a great example of conservation work with no addition to the building.
- Steve Barber: appreciation for the overall rehabilitation and preservation of the features of the building. The rear patio is light and well-designed, and does not have any serious impacts on the public realm. However the use of Corten steel sleeves for the windows and doors is inappropriate. Guideline 20 of the *Standards and Guidelines* recommends "designing and installing new windows, doors or storefronts required by a new use on

non-character-defining elevations in a manner that is compatible with the building's style, era and character." Windows on both the north and south elevations should be inset. Concern for the impact on the masonry wall, and its consistency with the *Standards and Guidelines*.

- Helen Edwards: the mural is unfortunately unattractive due to the lack of maintenance.
- Pamela Madoff: the mural was not installed correctly.

Motion:

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with a Variance Application No. 00023 for 1244 Wharf Street be approved with the following changes:

- revisit the window treatment on north and south elevation with punched window openings.
- reconsider use of the detailing of the new entrances with regards to the Corten steel on the sides of the brick.
- reconsideration of the large horizontal window on the north elevation.
- mural is deleterious to the masonry wall and precludes the opening of new windows. Not a contributing element to the building or a character defining element in the statement of significance.
- more details regarding the pediments at a larger scale.

Moved by Avery Bonner

Seconded by Steve Barber

Carried (unanimous)

6. 2536 Richmond Road – Heritage Designation Application No. 00193

Introduction by John O'Reilly Presentation by Sheena (owner)

Recommendation:

That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 2536 Richmond Road, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Moved by Helen Edwards

Seconded by Doug Campbell

Carried (unanimous)

7. 1125 Fort Street – Heritage Designation No. 00193

Introduction by John O'Reilly Presentation by Nicole Parker

Panel Questions

• Avery Bonner: is the Zen building taller than the subject property? Nicole Parker: yes, it is taller.

- Avery Bonner: is the back street available for parking? Is underground parking included? Nicole Parker: ground level parking is available.
- Steve Barber: what is the zoning entitlement for the site? John O'Reilly: the floor space ratio permitted under the zoning is 1.2 times the lot area, and proposed is 1.93 times the lot area.
- Avery Bonner: will the chimneys be retained? Nicole Parker: for seismic purposes, one of the chimneys will need to be removed.
- James Kerr: do the windows on the property line remain? Nicole Parker: that they remain with a protective glass.

Panel Discussion

- Doug Campbell: the application is supportable given the likelihood of demolition without designation.
- Pamela Madoff: this architectural approach would not be supportable if the building were heritage-designated.
- James Kerr: every effort should be made to distinguish the larger building from the heritage so that the heritage house is distinct.

Recommendation:

That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Comments for consideration:

• Create as much visual separation and subordination to the building at 1125 Fort Street.

Moved by Avery Bonner

Seconded by James Kerr

Carried (unanimous)

Adjournment of the meeting: 2:51 pm

ATTACHMENT

ROCK WALL HERITAGE CONSERVATION PLAN 902 FOUL BAY ROAD VICTORIA, B.C.

MARCH 2020



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1. INTRODUCTION



ADDRESS: 902 Foul Bay Road HISTORIC NAME: Tait Residence Rock Wall ORIGINAL OWNER: David Spragge Tait and Emily Margaret Tait DATE OF CONSTRUCTION: 1911

The Tait Residence Rock Wall is located on the south perimeter of this property, located at the junction of Quamichan Street, Redfern Street and Foul Bay Road. It is parallel to, and follows the slope of, Quamichan Street, then turns partially around the corner to face Foul Bay Road.

The 1911 house on this property received municipal heritage site designation in 2003; the designation covered the Tait Residence's exterior, some of its interior features, the trees, a stone wall and an iron gate. The house was destroyed by fire in 2016.

The conservation of this historic rock will be undertaken within the context of a rezoning of the site to accommodate a new townhome development. This Conservation Plan addresses only the historic structure of the rock wall.

DONALD LUXTON & ASSOCIATES INC.: MARCH 2020

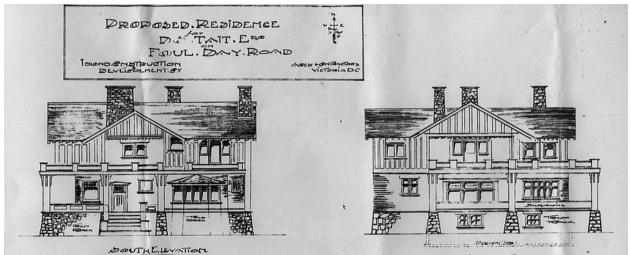
2. HISTORIC CONTEXT AND CURRENT APPEARANCE



Tait Residence, 1977 [Hallmark Society Archives].

Located at the junction of Foul Bay Road, Quamichan Street, and Redfern Street, the property once contained a rambling, two-storey, cross-gabled house that displayed Arts & Crafts elements such as a gently sloping roof with open eaves, exposed rafter tails, and triangular eave brackets. The two-storey verandah wrapped around three sides, with massive tapering bracketed square supports on granite piers. The half-timbered upper storey and external granite chimney were similar to those found on many Tudor Revival homes in the vicinity. The main floor was shingled, with stucco and wood half-timbering above. The front façade faced Quamichan Street, and featured a semi-octagonal bay with hipped roof, beneath a narrow sleeping porch that was later enclosed. It is assumed that the rock wall to the south edge of the property was built at the same time as the house, as it matches the rock work that existed on the chimneys, the verandah piers and the foundation walls.

The Island Construction & Development Co. was listed as the general contractor, with president Daniel Clifford Reid, vice-president Howard Farrant and general manager John Walter Givens. Reid and Farrant were also managing directors of Island Investment Co. Prospective homeowners could get a mortgage for their new home from the investment Company and have it designed and built by the construction company. The actual designer of the house is unknown. By 1914, the Island Construction & Development Co. was in liquidation.



Tait Residence Plans, 1911 [City of Victoria].



Tait Residence, 2002 [Steve Barber].

David Spragge Tait (1878-1952) took out a building permit for this house in 1911. He was married to Emily Margaret Johnston (1878-1965) in Oak Bay three months later. Emily had immigrated to B.C. from Ireland in the 1880s. David Tait was born in Brantford, Ontario, to school teacher Leonard Tait and his wife, Agnes. They came to British Columbia in 1889-90. The 1901 Census shows them living on Craigflower Road, and Leonard was listed principal of Esquimalt High School. David was living at home and working as a school teacher; by 1908 he was admitted to the bar. By 1911, David was head of the legal firm, Tait, Brandon & Hall, later Tait & Marchant. His brother Ernest L. Tait was also a lawyer, with Heisterman & Tait. In the 1930s, David formed a mining syndicate which became the Privateer Mine, and was president until 1950. David and Emily lived at 1226 Roslyn Road in Oak Bay during the 1920s and 30s and later moved to Vancouver.

Subsequent owners of the property were Margaret Jane and Alexander Forbes Proctor. James Scott (1878-1967) and Sarah Elizabeth (Buckle, 1882-1944) Braidwood bought the house around 1925. Sarah was born in Stockton-on-Tees, England, and came to Canada with her family in 1883; James was born in Crosshill, Ayrshire, Scotland, and came to Canada in 1906. They married in Vancouver in 1911 and lived in Winnipeg for a time before moving to Victoria in 1923. James was an accountant with the Hudson's bay Company for many years and retired in 1952. James lived in the house until several years before his death, then moved to a nursing home. By the late 1960s it had been purchased by the Victor J. Di Castri family, and Victor's brother, architect John A. Di Castri, designed a new kitchen and other alterations to the house.



West Gate Post

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Above: West Gate Post and Rock Wall running parallel to Quamichan Street Below: Centre section of Rock Wall facing Quamichan Street



DONALD LUXTON & ASSOCIATES INC.: MARCH 2020 - 6 -



Above: Corner Gate Post and Rock Wall running parallel to Foul Bay Road Below: Foul Bay Road Gate Posts [looking east]



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3. STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Tait Residence Rock Wall is located on the southern perimeter of 902 Foul Bay Road in the City of Victoria. The site is located at the junction of Foul Bay Road, Quamichan Street, and Redfern Street. It is parallel to, and follows the slope of, Quamichan Street, then turns partially around the corner and faces Foul Bay Road. The Rock Wall is characterized by its rubble granite construction with grey raised rope tuckpointing and crenulated top. Two square random ashlar granite gate posts with crenulated caps stand at each end of the wall, and two matching gate posts with an iron gate stand at the end of the wall where it partially turns to face Foul Bay Road.

Heritage Value

The Tait Residence Rock Wall is valued for is connection with the Tait family, the owners of the original estate house on the property, and as a typical landscape feature seen in estates throughout Victoria. The design of the Rock Wall reflects the Arts and Crafts aesthetic of the Tait Residence, and reflects the nature of residential estate development in Victoria prior to the time of World War One.

The Rock Wall reflects the development of the property by lawyer David Spragge Tait (1878-1952) and his wife Emily Margaret (née Johnston, 1878-1965). It demonstrates the social, cultural, and aesthetic values of wealthy businessmen and women of the early twentieth century – values such as appreciation of architectural elegance, leisure and recreation. Informal landscaped gardens reflected the aesthetics of the Arts and Crafts movement, common at the time and often used for estate mansions as a symbol of affluence and good, modern taste, as well as an affinity for all things British.

The Tait Residence Rock Wall is additionally significant as an example of similar walls constructed to denote the boundaries of private estate properties in Victoria and Oak Bay. These historic landscape features reflected the wealth and societal position of the owner, and created a permeable edge that allowed view to and from the main house. The Tait Residence Rock Wall remains as a tangible reminder of the grand house that once stood here, in an area of similar estates and similar historic landscape features.

Character-Defining Elements

The character-defining elements of the Tait Residence Rock Wall include its:

- location running most of the width of the southern perimeter of the lot along Quamichan Street, then turning partially to the north along the eastern edge of the site;
- form, scale and massing as exemplified by its height, width and length;
- rubble granite construction of the wall with grey raised rope tuckpointing and crenulated top;
- two square random ashlar granite gate posts with crenulated caps that stand at each end of the wall facing Quamichan Street; and
- two square random ashlar granite gate posts with crenulated caps and an iron gate at the end of the wall where it turns to face Foul Bay Road.

4. CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Tait Residence Rock Wall is a significant historic resource in the City of Victoria. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Tait Residence Rock Wall includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the Tait Residence Rock Wall should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following *Standards* should be followed when carrying out any work to an historic property.

STANDARDS

- 1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
- 2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
- 3. Conserve heritage value by adopting an approach calling for minimal intervention.
- 4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
- 5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
- 6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
- 7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

DONALD LUXTON & ASSOCIATES INC.: MARCH 2020

- 8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
- 9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

- 10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

- 13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the *Preservation, Restoration*, and *Rehabilitation* of the exterior of the Tait Residence Rock Wall. The following conservation resources should be referred to:

- Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standards-normes/document.aspx
- National Park Service, Technical Preservation Services, Preservation Briefs:
 - Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
 - http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm
 - Preservation Brief 2: *Repointing Mortar Joints in Historic Masonry Buildings*. http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm
 - Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes. http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm

4.3 GENERAL CONSERVATION STRATEGY

The conservation of this historic rock will be undertaken within the context of a rezoning of the site to accommodate a new townhome development by Aryze, designed by D'Ambrosio Urbanism and Architecture, with landscape by Biophilia Design Collective Ltd. As part of the overall landscaping proposed for the development, the Tait Residence Rock Wall will be conserved.

This Conservation Plan addresses only the historic structure of the rock wall. As part of the scope of work, character-defining elements will be preserved, missing or deteriorated elements will be restored, and functional rehabilitation as required. The proposed interventions to the Tait Residence Rock Wall are as follows:

- **Preserve** the Tait Residence Rock Wall, and stabilize through repairs of cracks and missing mortar.
- *Restore* any missing crenulated elements or stones.
- *Rehabilitate* the pointing as required.
- **Rehabilitate** the wall to introduce one pedestrian opening as a component of the overall site development.



West Gate Post and Rock Wall parallel to Quamichan Street

5. CONSERVATION RECOMMENDATIONS

The following section describes the materials, physical condition and conservation recommendations for the Rock Wall. A condition review of the Tait Residence Rock Wall was carried out during a site visit in December 2019. The conservation recommendations for the preservation and rehabilitation of the historic rock Wall are based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*, and will be verified throughout the course of the work with the project team and contractors.

The Rock Wall appears to be in generally stable condition, with localized areas of mortar deterioration. There are several settlement cracks, and some minor settling. The wall structure should be further inspected to determine the full condition and structural integrity of the wall prior to finalization of repair and rehabilitation recommendations. As part of the conservation scheme, the wall will be preserved with damaged elements repaired, or replaced in-kind if materials are too damaged to retain and/or repair. As part of the redevelopment of the site, it is proposed that a pedestrian gate be introduced approximately halfway along the length of the south-facing wall, framed by contemporary, subordinate gate posts.

General Conservation Strategy: Preservation, Restoration and Rehabilitation

- Preserve original granite wall and four gate posts.
- Investigate wall to assess structural integrity. Undertake complete condition survey of condition of all stone material. Specific conservation recommendations can be finalized following structural assessment.
- Preserve individual stones *in situ* whenever possible, and rebuild in-kind any stone work that is too deteriorated for safe use.
- Restore any missing stone work or crenulated cap elements.
- Any drainage issues should be addressed through the provision of adequate site drainage measures and perimeter drains as required.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Remove all biological material from the stone work. Overall cleaning of the stone should be carried out. Do not use any abrasive methods that may damage the surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- To ensure the prolonged preservation of the rock wall, all landscaping should be separated from the stone at grade, which help prevent splash back and assist drainage.



Centre section of Rock Wall facing Quamichan Street

5.1 POINTING

The Tait Residence Rock Wall features grey raised rope tuckpointing. The mortar is in good condition in some parts of the wall, while other areas have deteriorated and some areas display later repairs. Mortar joints should be inspected to assess integrity of the material, and repaired in-kind as required.

Conservation Strategy: Rehabilitation and Restoration

- Cleaning, repair and repointing procedures and specifications to be reviewed by Heritage Consultant.
- If pointing is damaged or in need of repair in localized areas, repoint the stonework by raking out loose mortar material to a uniform depth. Take care that the stone is not damaged. Work should only be undertaken by skilled masons. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the profile and colour of the raised rope tuckpointing.
- Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant.
- Restore any missing stones or crenulated cap elements.



Centre section of Rock Wall facing Quamichan Street

5.2 GATE POSTS AND IRON GATE

There are four original square gate posts, two that stand at each end of the south portion of the wall, and a pair at the north end of the wall that faces Foul Bay Road. They differ in construction from the rubble wall, and are built of random ashlar granite blocks, with crenulated caps. There is an iron gate in the opening facing Foul Bay Road. The posts are character-defining elements of the historic rock wall and will be preserved.

Conservation Strategy: Preservation & Rehabilitation

- Preserve the original Gate Posts in their existing configuration;
- Clean and repoint as required.
- Restore wrought iron gate. Examine for condition and missing elements, restore as required. Final finish treatment to be determined through consultation with project team. Appropriate finish colour is gloss black.
- Rehabilitate the wall through the introduction of a new pedestrian gate approximately midway along Quamichan Street as part of the overall new landscaping. Frame the entry with new stone gate posts of contemporary design, which are distinguishable from the original gate posts and subordinate to their appearance.



Gate Post at the corner of Quamichan Street and Foul Bay Road

6. MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner or manager who is responsible for the long-term protection of the heritage features of Tait Residence Rock Wall. The Maintenance Plan should include provisions for:

- Copies of this Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record photos of the Rock Wall to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure that the integrity of the stone walls is continuously preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship will be protected. Proper maintenance is the most cost effective method of extending the life of historic materials, while preserving heritage value and character-defining elements. The survival of historic features in good condition is primarily due to regular upkeep and the careful preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada,* where maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

6.2 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive, non-abrasive methods. Stone work is usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other organic material. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.3 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The Rock Wall's character-defining elements – characteristics of the features that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - should be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in-kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.4 INSPECTION CHECKLIST

The following checklist considers a range of potential problems specific to the Rock Wall, such as water/moisture penetration, material deterioration and structural deterioration.

Site Inspection:

- □ Is the lot well drained? Is there pooling of water?
- Does water drain away from the stone wall?
- □ Have any growing landscape elements affected the wall construction?

Masonry:

- \Box . Are stone elements structurally sound?
- □ Need for pointing repair? Condition of existing pointing and re-pointing?
- □ Are there cracks due to structural movement?
- □ Are there unexplained cracks?
- □ Do the surfaces need cleaning?

APPENDIX A: RESEARCH SUMMARY

ADDRESS: 902 Foul Bay Road HISTORIC NAME: Tait Residence Rock Wall ORIGINAL OWNER: David Spragge Tait and Emily Margaret Tait DATE OF CONSTRUCTION: 1911

VICTORIA HERITAGE FOUNDATION

• Heritage Register Information on 902 Foul Bay Road (previously 1940 Quamichan Street).

HALLMARK SOCIETY ARCHIVES

• Archival images and inventory information.

CITY OF VICTORIA

Building Permit:

- City of Victoria Building Permit #3009: September 13, 1911; D.S. Tait; Foul Bay Road; G/68; Dwelling, 2-storey frame; 6 rooms; \$5,500.00.
- City of Victoria Building Permit #6526: April 9, 1914; D.S. Tait; Quamichan Street; 68/G/ Richmond Park; Addition; Kitchen, 1-storey frame; 1 room; \$350.
- City of Victoria Building Permit #B-0081: October 5, 1916; Mrs. Alex Proctor; Quamichan & Foul Bay; 68/G/Richmond Park; Garage; 1-storey frame; 1 room; \$1,000.
- City of Victoria Building Permit #63765: 1969, \$1,500; owner J. Victor Di Castri; architect John A. Di Castri; alterations to kitchen.
- City of Victoria Building Permit #67482: owners J.V. & C.R. Di Castri; attached carport.

Water Permit:

• City of Victoria Plumbing Permit #0999ST; November 9, 1911; 902 Foul Bay Road; G/68; 1 residence.

Architectural Plans:

• City of Victoria Building Plans: Two elevations, three floor plans; Island Construction & Development Co. Ltd.

ATTACHMENT J



<u>Talbot Mackenzie & Associates</u> Consulting Arborists

902 Foul Bay Road, Victoria

Construction Impact Assessment &

Tree Preservation Plan

Prepared For:	Aryze Developments Inc
	1839 Fairfield Road
	Victoria, BC V8S 1G9

Prepared By: Talbot, Mackenzie & Associates Graham Mackenzie ISA Certified # PN-0428A TRAQ – Qualified

Date of Issuance: April 20, 2020 Amended July 16, 2020 Amended December 20, 2020 Amended January 12, 2021 Amended August 4, 2021

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6 Ph: (250) 479-8733 Fax: (250) 479-7050 Email: tmtreehelp@gmail.com



<u>Talbot Mackenzie & Associates</u> Consulting Arborists

Jobsite Property:	902 Foul Bay Road, Victoria, BC
Date of Site Visits:	January 15, February 18, April 17, 2020
Site Conditions:	Empty lot, building demolished and removed. No ongoing construction activity.

Summary: The tree resource inventoried consists of 42 trees, 26 of which are bylaw protected trees (1 of which is dead), 7 trees on municipal property and 2 trees on the neighbouring property. Additionally, 7 non bylaw protected trees that have a diameter of 10 cm or greater were included in the inventory. The proposed building, servicing and landscaping proposal will require that 28 trees be removed, 5 are located on municipal property, 17 are bylaw protected and located on the subject property and 6 are non bylaw protected and located on the subject property. The proposal offers a good opportunity for retaining mature trees in the South west and North east corners of the property and a tree replacement plan has been incorporated into the landscape plan.

Scope of Assignment:

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by the proposed construction or that are within three metres of the property line
- Review the proposal to construct two townhouse buildings and associate parking and bicycle storage areas shown in the attached plans.
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology:

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached plans from D'Ambrosia Architecture and Urbanism issued for rezoning April 17, 2020 and revised July 29, 2021.

- A Tree Protection Site Plan was created using the Landscape Plan provided by Biophilia design collective dated August 4, 2021.
- The potential impacts from servicing was determined using the attached servicing plans provided by J.E. Anderson & Associates dated August 4, 2021.
- A preliminary geotechnical feasibility study dated July 8, 2021 by Ryzuk Geotechnical was also reviewed.

Limitations:

- The extent of impacts to some trees will largely depend on the cut-slope prescribed by the geotechnical engineer during excavation for the foundations. Therefore, the proximity of excavation to trees (without shoring) can only be estimated and may be closer or farther from trees than we estimate.
- The size of any proposed pad footings will depend on the quality of the bearing soil encountered and the loads they will support. If the proposed pad footings are required to be larger than anticipated, there may be additional tree impacts.

Summary of Tree Resource:

Trees to be Removed

The following trees will require removal due to construction related impacts:

Trembling aspens 266, 267, 268 are located next to the propose parking area in the Northwest corner of the property an given the proposed excavation and expected changes in drainage patterns they will require removal.

Horse chestnut 323 is located North of the parking structure in the North west corner of the property. Given the excavation for the parking area and the overhead structure it will not be possible to retain.

Garry oaks 330, 334, 335, 336, 339, 340 are located within proposed building footprints or so close to building locations that they cannot be retained.

Arbutus 338 is located near a proposed foundation where it cannot be retained.

European Beech 341, 343 are located within proposed building footprints or so close to building locations that they cannot be retained. It should be noted that Armillaria fruiting bodies were found attached to a buttress root of Beech 343 during the fall of 2019 indicating that it is likely infected with the pathogen (see picture below).



Armillaria fruiting bodies found attached to a buttress root of Beech 343.

Horse chestnut 345 is located near a proposed foundation where it cannot be retained.

English Holly 445 is located near a proposed foundation where it cannot be retained.

Douglas fir 446 is located near a proposed foundation where it cannot be retained.

Western Red cedar 447 is located near a proposed foundation where it cannot be retained.

European Birch 372 is located close to a proposed building foundation where the anticipated excavation will require that it will be removed.

European Birch 348 is located where it will be impacted by a proposed building location, retaining wall and sidewalk and cannot be retained.

Laburnum Nt7 (448 on plan) and Holly Nt8: are located on the municipal boulevard and the City of Victoria has requested they be removed as they are poor species choices for municipal trees and more desirable species can be planted in their place.

Nt4, Nt5, 346, 441 are all located within proposed building locations, parking areas or adjacent to building locations where the anticipated excavations will require that they be removed.

Hawthorn Nt3 is located within the proposed pathway and access off of Quamichan Street and will require removal.

Holly trees 442 is proposed for removal due to their species and health. It is proposed for removal to be replanted with a healthy young tree that will offer more long-term benefits to the urban forest.

Garry oak 420 is dead and proposed for removal.

Trees to be retained:

The following trees have a good opportunity for retention providing their critical root zones can adequately be protected during the construction process:

Garry oak 313 has a calculated critical root zone of 8.8 meters and a portion of the underground portion of the proposed building will be located at approximately 4.5 meters away from the tree in the North east corner and approximately 6 meters away on the East side. Exploratory excavation conducted on February 18, 2020 found that the areas in the North east and East sides of the tree had been previously disturbed by the former use of the property and portions of the area wee heavily compacted. The largest root encountered was 5 cm in diameter and several roots 1.5 cm and smaller along with fibrous roots were also encountered. The excavations were approximately 20 cm deep in the heavily compacted areas where only limited roots were found and as deep as 45 cm in areas where soil was less compacted. Based on the exploratory excavations conducted and our experience with excavating near Garry oak trees, we anticipate that the excavations for the underground portions of the building may have minor impacts on the trees health but will not impact the trees stability. There are two proposed window wells that encroach into the critical root zone of the tree approximately 5 meters from the tree and require any excavation of approximately 70 cm. Based on our observations we anticipate that these excavations will be possible without have a significant impact on the health of the tree, but it is our understanding that these wells can be made smaller to reduce the encroachment if significant roots are encountered in these areas. The proposed walkway pads can be constructed over the existing grade using a geotextile combigrid for support. We do not anticipate any significant impacts to this tree. The proposed sidewalk that encroaches within the critical root zone of the tree must be constructed over the existing grades using floating construction techniques (see attached specifications).



Areas where exploratory excavations were completed.

Horse chestnut 269 has a calculated critical root zone of 8.8 meters due to its multi stem form, is located next to the proposed driveway entrance and will require that the driveway, sidewalk and adjacent parking area be floated over the existing grades with permeable paving material. The proposed grades are shown to be the same as the existing grades, so we anticipate only minimal excavation will be required to remove the turf grass and the paved surfaces will be floated over the critical root zones using a Combigrid 30/30 geotextile product or equivalent. The portion of the covered parking area that encroaches into the critical root zone has been adjusted to allow for pad footings and grade beam design. The exact location and size of the pad footings to be

determined once bearing soil is reached. Although no exploratory excavations have been completed in this area, the concept looks feasible, and we feel there is a good opportunity to successfully retain this tree. Should the project receive approval more exploratory excavation will be necessary to establish the footing locations and design the permeable driveway surface. There are proposed sanitary and drain services within the North part of the driveway that will be located within a portion of the trees critical root zone. Although no exploratory excavations have been completed in this area, we anticipate it will be possible to minimize any impacts to the tree by using a combination of hydro excavation, small machine excavation and hand digging to install the services. The proposed gas line that is within the critical root zone of the trees will have to be installed using a combination of hydro excavation, hand digging and pneumatic boring.

Horse chestnut 270 has a calculated critical root zone of 6.7 meters and is located on the west side of the property where a portion of the critical root zone will be impacted by the excavation for the adjacent townhouse and parking structure. The portion of the covered parking area that encroaches into the critical root zone has been adjusted to allow for pad footings and grade beam design. The exact location and size of the pad footings to be determined once bearing soil is reached. Although no exploratory excavations have been completed in this area, the concept looks feasible, and we feel there is a good opportunity to successfully retain this tree. Should the project receive approval more exploratory excavation will be necessary to establish the footing locations and design the permeable driveway surface. The proposed window well shown on the plans will require an excavation of approximately 25 cm and will be at the edge of the critical root zone and no significant impacts are anticipated. The proposed stairs and pathway that are located within the critical root zone have the potential to impact the tree, but it is our understanding that the stairs can be constructed out of wood using pad footings only require minimal excavation and both these pads and the pathway pads can be installed over existing grades using geotextile combigrid to support them.

Arbutus 337 has a calculated critical root zone of 3.0 meters, and we do not anticipate any impacts within this area.

Horse chestnut 361 has a calculated critical root zone of 5 meters and the proposed bike storage will encroach into a portion of the trees critical root zone. Given the existing grade change in the area and the grades of the new bike storage area, we anticipate that the impacts will be minor, and the tree has a good opportunity for retention. The proposed pathway will maintain the existing grades, so we do not anticipate any significant impacts from its construction.

Horse chestnut 384 has a calculated critical root zone of 4.5 meters and any excavation for the underground portion of the proposed building will be well outside of that area. The proposed walkway pads can be constructed over the existing grade using a geotextile combigrid for support. We do not anticipate any significant impacts to this tree. The proposed sidewalk that encroaches within the critical root zone of the tree must be constructed over the existing grades using floating construction techniques (see attached specifications).

Horse chestnut 385 has a calculated critical root zone of 5.5 meters and any excavation for the underground portion of the proposed building will be well outside of that area. The proposed walkway pads can be constructed over the existing grade using a geotextile combigrid for support.

We do not anticipate any significant impacts to this tree. The proposed sidewalk that encroaches within the critical root zone of the tree must be constructed over the existing grades using floating construction techniques (see attached specifications).

Horse chestnut 387 has a calculated critical root zone of 5 meters and the underground portion of the proposed building will be located at approximately 6 meters away from the tree. With working room and potential cut slope we anticipate that the excavation may encroach as close as 4 meters to the tree in one small quadrant of the critical root zone. We do not anticipate that any root loss in this small area will have a significant impact in the health or stability of the tree. The proposed window well shown on the plans will require an excavation of approximately 80 cm and will be at the edge of the critical root zone and no significant impacts are anticipated. The proposed stairs and pathway that are located within the critical root zone have the potential to impact the tree, but it is our understanding that the stairs can be constructed out of wood using pad footings only require minimal excavation and both these pads and the pathway pads can be installed over existing grades using geotextile combigrid to support them.

Garry oak 421 has a calculated critical root zone of 9 meters and the and there is a proposed window well at approximately 7 meters away from the tree that will require a 60 cm excavation. Since this excavation will only encroach into a small portion of the trees critical root zone we do not anticipate any significant impacts to the health or stability of the tree.

Garry oak 422 is in poor health and near the future sidewalk location but can be retained in the current proposal.

Holly 362 has a calculated critical root zone of 5 meters and the proposed bike storage will encroach into a portion of the trees critical root zone. Given the existing grade change in the area and the grades of the new bike storage area, we anticipate that the impacts will be minor, and the tree has a good opportunity for retention.

Offsite trees to be retained:

Nt1: this tree is located on the neighbours property to the North is showing decline symptoms. We do not anticipate the proposed construction activity will have a significant impact on the health or stability of this tree.

Laburnum Nt2: is located on the neighbouring property to the North and can be retained provided its critical root zone can be adequately protected during the construction process.

Potential Impacts on Trees to be Retained and Mitigation Measures

• **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. This includes (but is not limited to) the following activities within CRZs:
 - Excavation for the portions of the West building, sidewalks and pathways that encroach into the critical root zones of trees 313, 385, 385 and 387.
 - Excavation for the portions of the East building that encroaches into the critical root zones of trees 337and 421.
 - Excavation for the bike pavilion and pathway that encroaches into the critical root zones of trees 361, 362 and 442.
 - Any additional excavations for landscaping or servicing that has the potential to encroach into the critical root zones of trees to be retained.
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.
- Site Servicing: The concept site servicing drawings reviewed and attached show the proposed servicing locations. The sewer and drain services are proposed where they encroach into a portion of the critical root zone of Horse chestnut tree 269. We anticipate it will be possible to minimize any impacts to the tree by using a combination of hydro excavation, small machine excavation and hand digging to install the services. The proposed gas line that is within the critical root zone of the trees will have to be installed using a combination of hydro excavation, hand digging and pneumatic boring. The remaining services shown on the plan provided are located where we do not anticipate they will impact trees to be retained.
- **Excavation and shoring:** The geotechnical report provided has reviewed the existing site conditions and recommended cut slopes that will depend on the conditions found at the time of excavation. Given the depth of the proposed excavations, we do not anticipate it will be

necessary to shore any areas to minimize the need for cut slopes, but there are some areas where we recommend that any unnecessary over excavation be kept to a minimum to reduce the impacts to existing trees. These areas include the Southwest corner of the property and the Northeast corner of the property where the proposed excavations encroach into the critical root zones of trees to be retained. If at the time of excavation, the soil profiles in these areas are found to consist of deep topsoil or fill material where a 1:1 cut slope is deemed necessary, localised areas of shoring may be required to minimise further encroachment into the critical root zones.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.

• Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZs of trees to be retained require excavation down to bearing soil and roots are encountered in this area, their health or stability could be impacted. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The "paved surfaces above root systems" diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems. Alternatively the proposed driveway and parking areas could be constructed using a combination of permeable paving and a Romex paving system to allow for better permeability.

It could also be constructed as a "ribbon driveway" with an unpaved area between the two-tracks.

- **Mulching**: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Stump Removal:** In areas where stumps to be removed are located within the critical root zones of trees identified for retention, the stumps must be left in place, ground out using a stump grinder, or removed with machinery under the direction of the project arborist.
- Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).
- Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and Site Meeting**: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any

site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,

Graham Mackenzie ISA Certified # PN-0428A TRAQ – Qualified

Talbot Mackenzie & Associates ISA Certified Consulting Arborists

Encl. 3-pages tree resource spreadsheet, 16-page building plans, 1-pages Tree Management Plan with existing tree locations and proposed barrier fencing, 1-page site servicing, 2-page tree resource spreadsheet methodology and definitions, 1-page floating permeable hardscape over critical root zones.

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a "risk assessment" of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree Resource Spreadsheet 902 Foul Bay Road

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
266	Trembling aspen	Populus tremuloides	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	x	Impacts from parking and changes in drainage.
267	Trembling aspen	Populus tremuloides	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy Municipal		x	Impacts from parking and changes in drainage.
268	Trembling aspen	Populus tremuloides	46.0	9.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on trunk, canker	Yes	x	Impacts from parking and changes in drainage.
269	Horse chestnut	Aesculus hippocastanum	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	Aesculus hippocastanum	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	Quercus garryana	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	Aesculus hippocastanum	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	x	Parking and structure.
330	Garry oak	Quercus garryana	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	x	In building
334	Garry oak	Quercus garryana	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	x	Too close to excavation for building
335	Garry oak	Quercus garryana	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	x	In building
336	Garry oak	Quercus garryana	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	Arbutus menziesii	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	Arbutus menziesii	18.0	4.0	3.0	Poor	Good	Good		Yes	x	Too close to excavation for building
	Garry oak	Quercus garryana	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.		x	Too close to excavation for building
	Garry oak	Quercus garryana	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	x	In building

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Tree Resource Spreadsheet 902 Foul Bay Road

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
341	European Beech	Fagus sylvatica	85.0	17.0	12.5	Poor	Fair	Fair	Stunted growth at top, some epicormic growth, possible minor root injury from old house removal.	Yes	x	In building
343	European Beech	Fagus sylvatica	89.0	15.0	13.0	Poor	Fair	Fair	Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	x	Too close to excavation for building
345	Horse chestnut	Aesculus hippocastanum	64.0	10.0	5.0	Good	Fair	Fair	Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Yes	x	Too close to excavation for building
346	Holly	Ilex aquifolium	28.0	4.0	3.0	Good	Good	Fair		No	x	Too close to excavation for building
348	European Birch	Betula pendula	65.0	9.0	8.0	Poor	Fair	Fair	Some tip dieback, possibly insect related	Yes	x	Too close to excavation for building, services.
361	Horse chestnut	Aesculus hippocastanum	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	Ilex aquifolium	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	Betula pendula	59.0	11.0	7.0	Poor	Fair	Fair/poor	Possible cavity in lower trunk. Closer examination recommended if retained	Yes	x	Too close to excavation for building
384	Horse chestnut	Aesculus hippocastanum	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	Aesculus hippocastanum	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	Aesculus hippocastanum	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	Quercus garryana				Dead	Dead	Dead	Dead	Yes	x	Dead
421	Garry oak	Quercus garryana	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	Quercus garryana	34.0	4.0	3.5	Good	Poor	Poor	Very few live buds remaining	Yes	Retain	

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Tree Resource Spreadsheet 902 Foul Bay Road

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	Ilex aquifolium	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	Ilex aquifolium	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	x	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	Ilex aquifolium	13.0	4.0	2.0	Good	Good	Good		No	x	Too close to excavation for building
446		Pseudotsuga menziesii	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	x	Too close to excavation for building
447	Western Red cedar	Thuja plicata	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	x	Too close to excavation for building
448 (N.t.7)	Laburnum	Laburnum anagyroides	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	X	Remove as requested by city staff.
N.t. 1	Chamaecyparis	Chamaecyparis sp.	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t. 2	Laburnum	Laburnum anagyroides	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t. 3		Crataegus laevigata	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	x	Municipal sidewalk conflict
N.t. 4	Holly	Ilex aquifolium	30,15	6.0	4.0	Good	Good	Fair		Yes	x	in parking
	Laurel hedge	Prunus laurocerasus	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
		Ilex aquifolium	12,8	4.0	2.0	Good	Good	Fair		No	Retain	In Fording
N.t.8		Ilex aquifolium	12,8	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

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Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

<u>DBH</u>: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

- * Measured over ivy
- ~ Approximate due to inaccessibility or on neighbouring property

<u>**Crown Spread**</u>: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

<u>Relative Tolerance Rating</u>: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

<u>**Critical Root Zone</u>**: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."</u>

- 15 x DBH = Poor Tolerance of Construction
- $12 \times DBH = Moderate$
- $10 \times DBH = Good$

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair signs of stress
- Good no visible signs of significant stress and/or only minor aesthetic issues

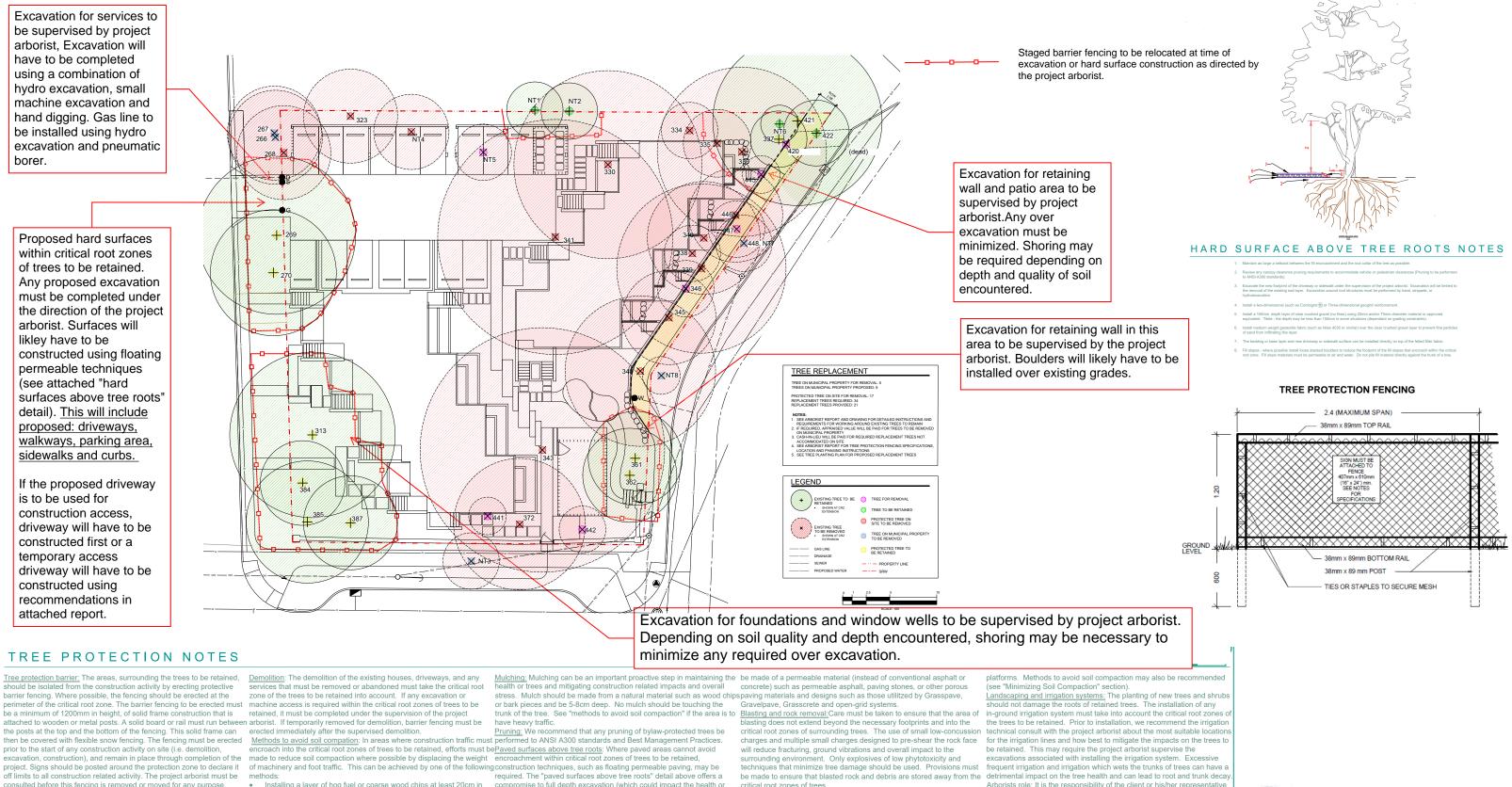
Structural Condition:

- Poor Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair Structural concerns that are possible to mitigate through pruning
- Good No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X Not possible to retain given proposed construction plans
- Retain It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * See report for more information regarding potential impacts
- TBD (To Be Determined) The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS Not suitable to retain due to health or structural concerns

902 Foul bay Road, Tree Management Plan 08.04.21



consulted before this fencing is removed or moved for any purpose. Arborist supervision: All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to • sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound

Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is

installing a layer of crushed rock to a depth of 15cm over top. Placing two layers of 19mm plywood Placing steel plates.

compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount Placing medium weight geotextile cloth over the area to be used and depending on how close roots are to the surface and the depth of the

paving material and base lavers). Final grading plans should take this n organic content being left intact below the paved area. To allow water to full scaffolding be considered such as hydraulic lifts, ladders or to drain into the root systems below, we also recommend that the surface

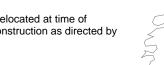
critical root zones of trees

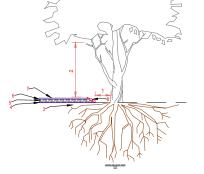
Scaffolding: This assessment has not included impacts from potential affolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained • trees, the project arborist should be consulted. Depending on the extent potential change into account. This may also result in soils which are high of pruning required, the project arborist may recommend that alternatives

Arborists role: It is the responsibility of the client or his/her representation to contact the project arborist for the purpose of Locating the barrier fencing.

Reviewing the report with the project foreman or site supervisor Locating work zones and machine access corridors where required Supervising excavation for any areas within the critical root zones o trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained

HARD SURFACE ABOVE TREE ROOTS DETAIL



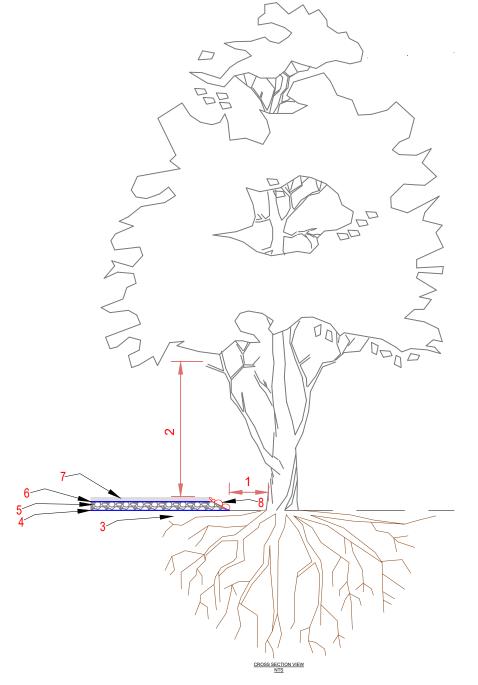




Talbot Mackenzie & Associates

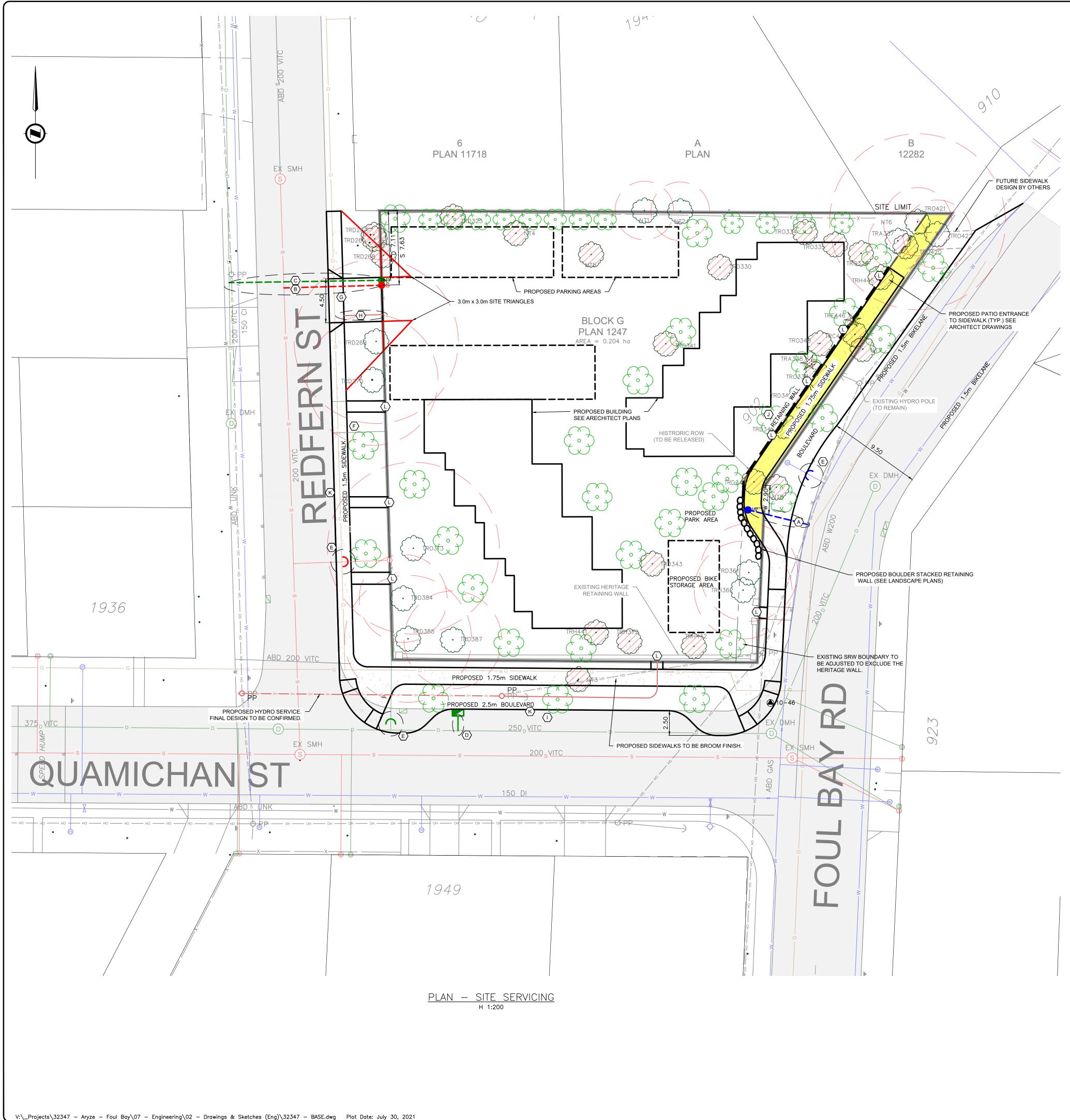
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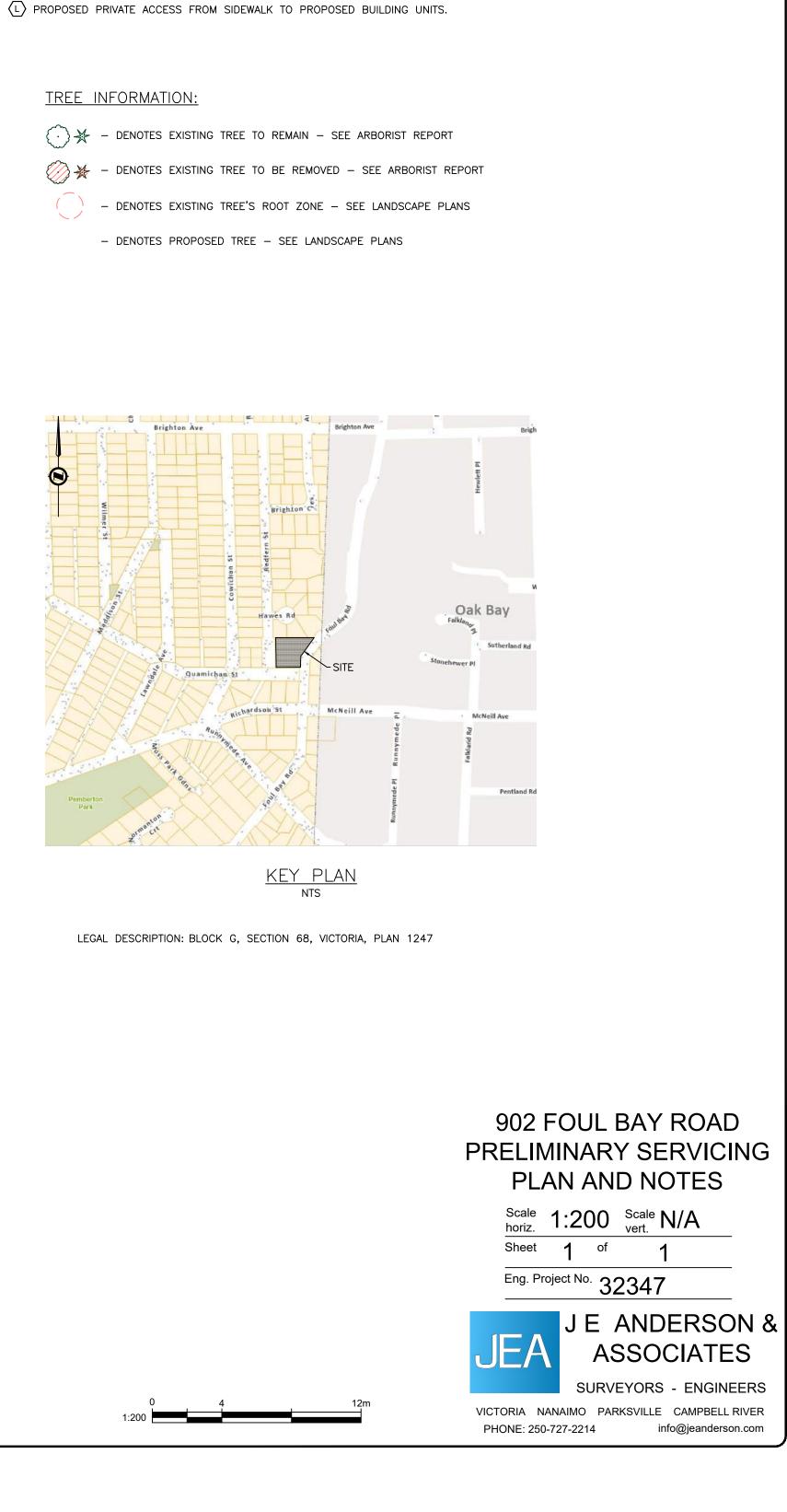
HARD SURFACE ABOVE TREE ROOTS DETAIL



HARD SURFACE ABOVE TREE ROOTS NOTES

- 1. Maintain as large a setback between the fill encroachment and the root collar of the tree as possible.
- 2. Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
- 3. Excavate the new footprint of the driveway or sidewalk under the supervision of the project arborist. Excavation will be limited to the removal of the existing sod layer. Excavation around root structures must be performed by hand, airspade, or hydroexcavation.
- 4. Install a two-dimensional (such as Combigrid $\frac{30}{30}$) or Three-dimensional geogrid reinforcement.
- 5. Install a 150mm depth layer of clear crushed gravel (no fines) using 20mm and/or 75mm diameter material or approved equivalent. *Note - the depth may be less than 150mm in some situations (dependant on grading constraints).
- 6. Install meduim weight geotextile fabric (such as Nilex 4535 or similar) over the clear crushed gravel layer to prevent fine particles of sand from infiltrating this layer.
- 7. The bedding or base layer and new driveway or sidewalk surface can be installed directly on top of the felted filter fabric.
- 8. Fill slopes where possible install loose stacked boulders to reduce the footprint of the fill slopes that encroach within the critical root zone. Fill slope materials must be permeable to air and water. Do not pile fill material directly against the trunk of a tree.





 $\langle H \rangle$ PROPOSED GAS SERVICE. DESIGN BY OTHERS.

 \bigcirc 23m long parking bay – 2 hour time limited parking.

B CITY OF VICTORIA TO INSTALL 200mm SEWER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. $\langle c \rangle$ CITY OF VICTORIA TO INSTALL 200mm DRAIN SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.

 $\langle E \rangle$ CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.

(F) CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REINSTATE BOULEVARD AS REQUIRED.

 $\langle D \rangle$ CITY OF VICTORIA TO INSTALL CATCH BASIN LEAD AT DEVELOPERS EXPENSE.

 \bigcirc Contractor to install driveway in accordance with CoV specifications.

<u>SHEET NOTES:</u> $\langle A \rangle$ CITY OF VICTORIA TO INSTALL DOMESTIC WATER SERVICE COMPLETE WITH WATER METER TO PROPERTY LINE AT DEVELOPERS EXPENSE.

 $\langle {
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angle$ contractor to construct retaining wall. Srw to be adjusted as required so that retaining wall is on private property.

 $\langle\kappa\rangle$ contractor to reconstruct entire frontage of quamichan street, redfern street, and foul bay road complete with paving to centerline of road.

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Revision Number	Revision Title	Drawing	Description
1	Foul Bay Frontage	A1.0, A2.0, A2.1, A3.0, A4.0	In response to comments from Development Services, street-facing entries with canopies/awnings and patios with gated steps up the sidewalk have been added to all ground level units on Foul Bay (see item #7 for increase to Site Coverage). In response to comments from the Transportation Planner, a 1.75m paved sidewalk has been added to Foul Bay, stopping at the last unit entry path (future extension is shown dashed). The S.R.W. has also been reduced to exclude the existing heritage rock wall and gate post. Existing trees to be retained and removed have been updated and coordinated with Landscape and the Arborist's report.
2	Quamichan Street Frontage	A1.0, A2.1	In response to comments from the Transportation Planner, the number of openings through the existing stone wall has been reduced to one by combing the unit entry and through-site paths. To accommodate, the short-term bike parking has been moved east, and two spaces have been relocated adjacent to the Redfern entry paths.
3	Redfern Frontage	A1.0, A2.1	In response to comments from the Transportation Planner, the number of unit entry paths has been reduced by one. Paths outside the property line have been changed to solid paving.
4	Electrical	A2.1, A4.0	An electrical room has been added, under the stairs to Unit C.
5	Distance Between Buildings	A1.0	In response to comments from the Plan Checker, a dimension from the East Building to the Wes Building (bay window) has been added. Note that the bay window does not overlap the East Building.
6	Tree Clarification	A1.0	Tree location and status updated and coordinated with Landscape and the Arborist's report.
7	Site Coverage	A1.0	Site Coverage has been adjusted to account for the new entry steps and patios along Foul Bay.
8	Redfern Tree	A3.2	Tree size reduced.
9	Play Area	A1.0, A2.1	Configuration of Play Area revised to accommodate new trees.
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D'AMBROSIO architecture + urbanism

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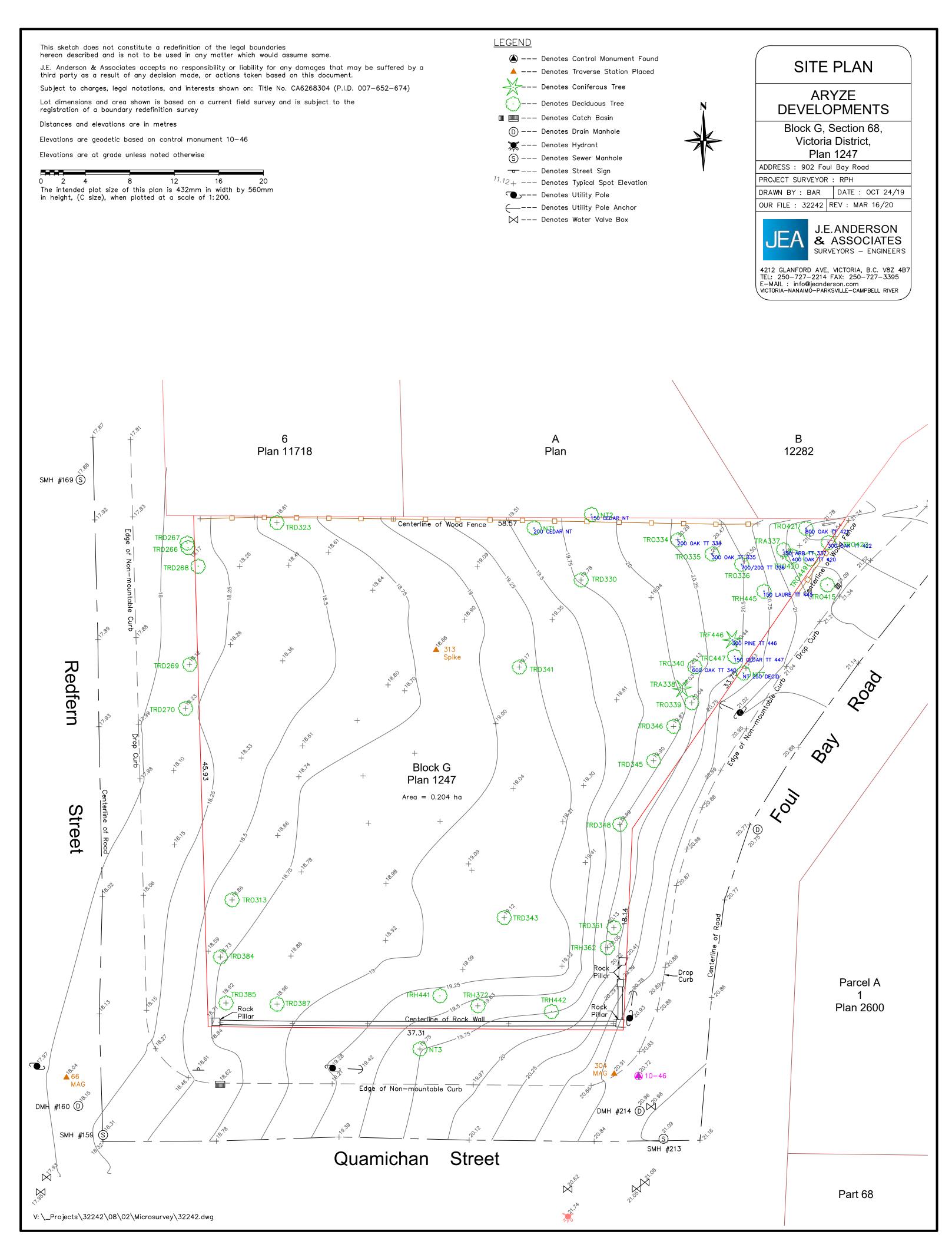


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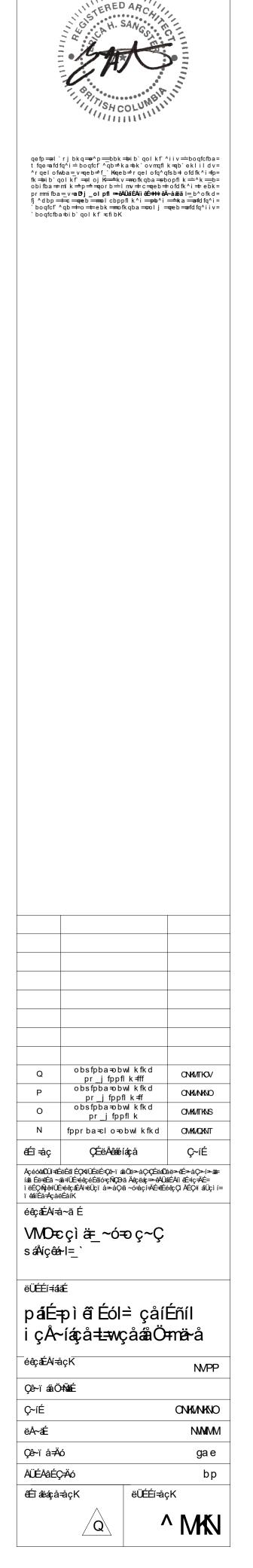
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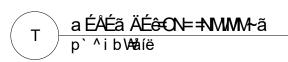






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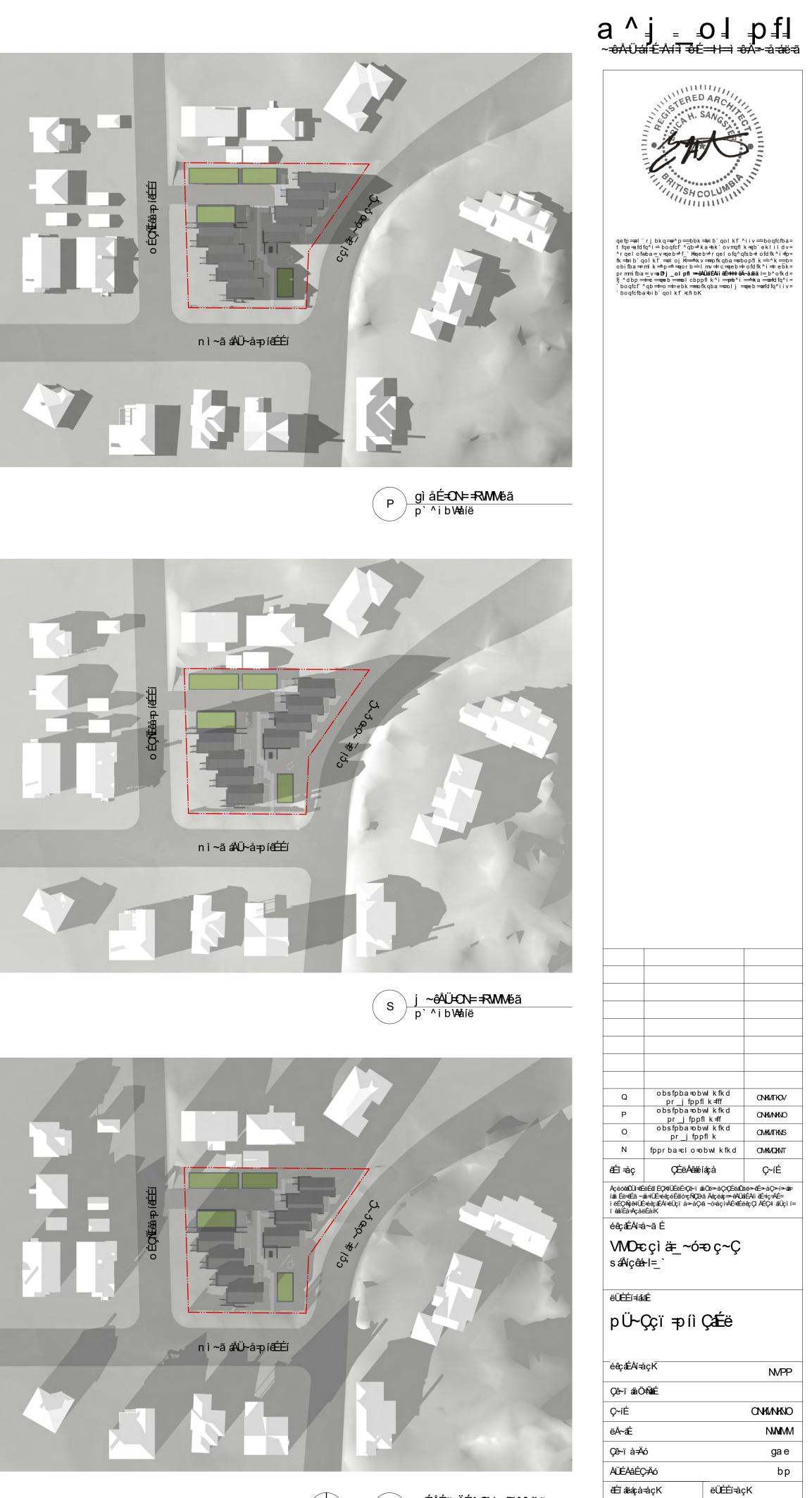
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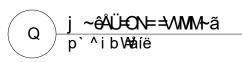
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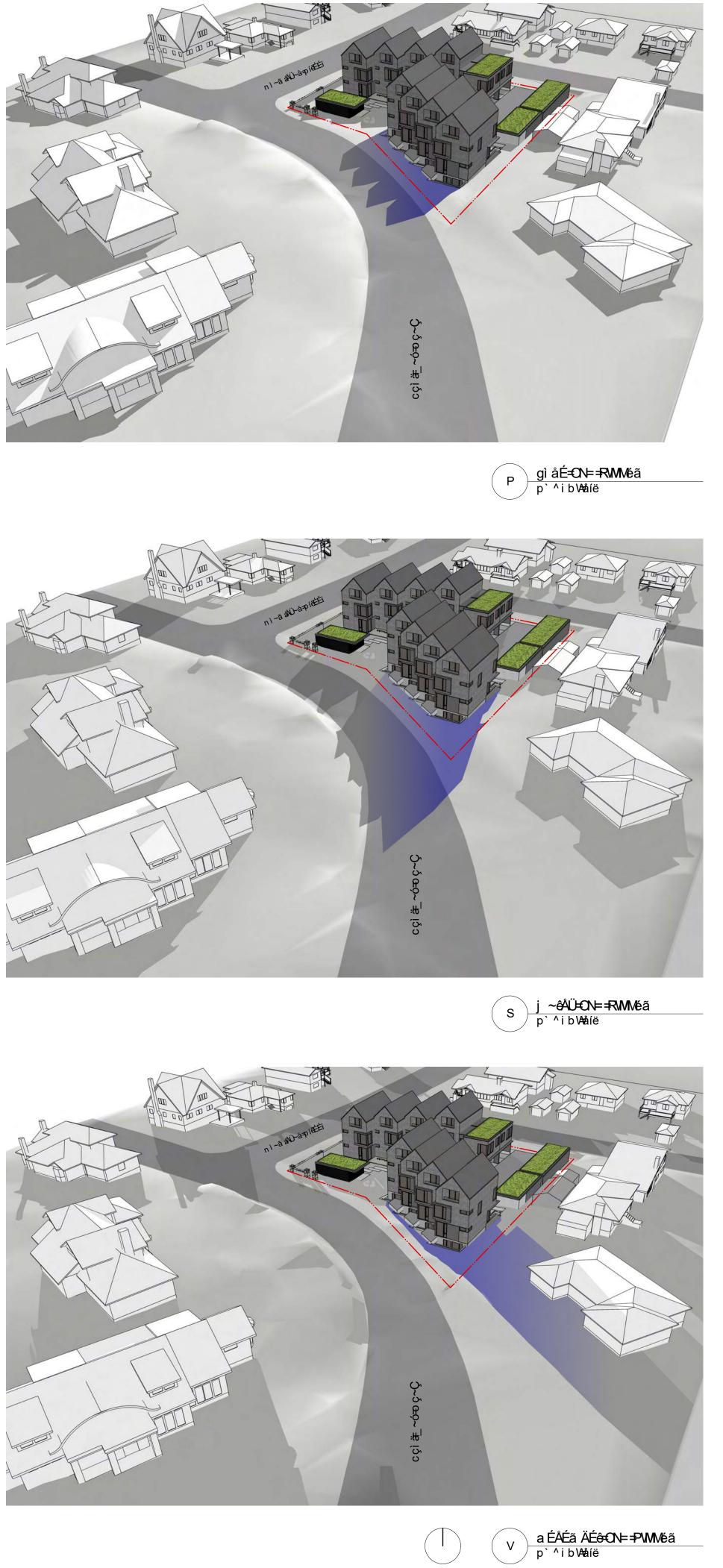




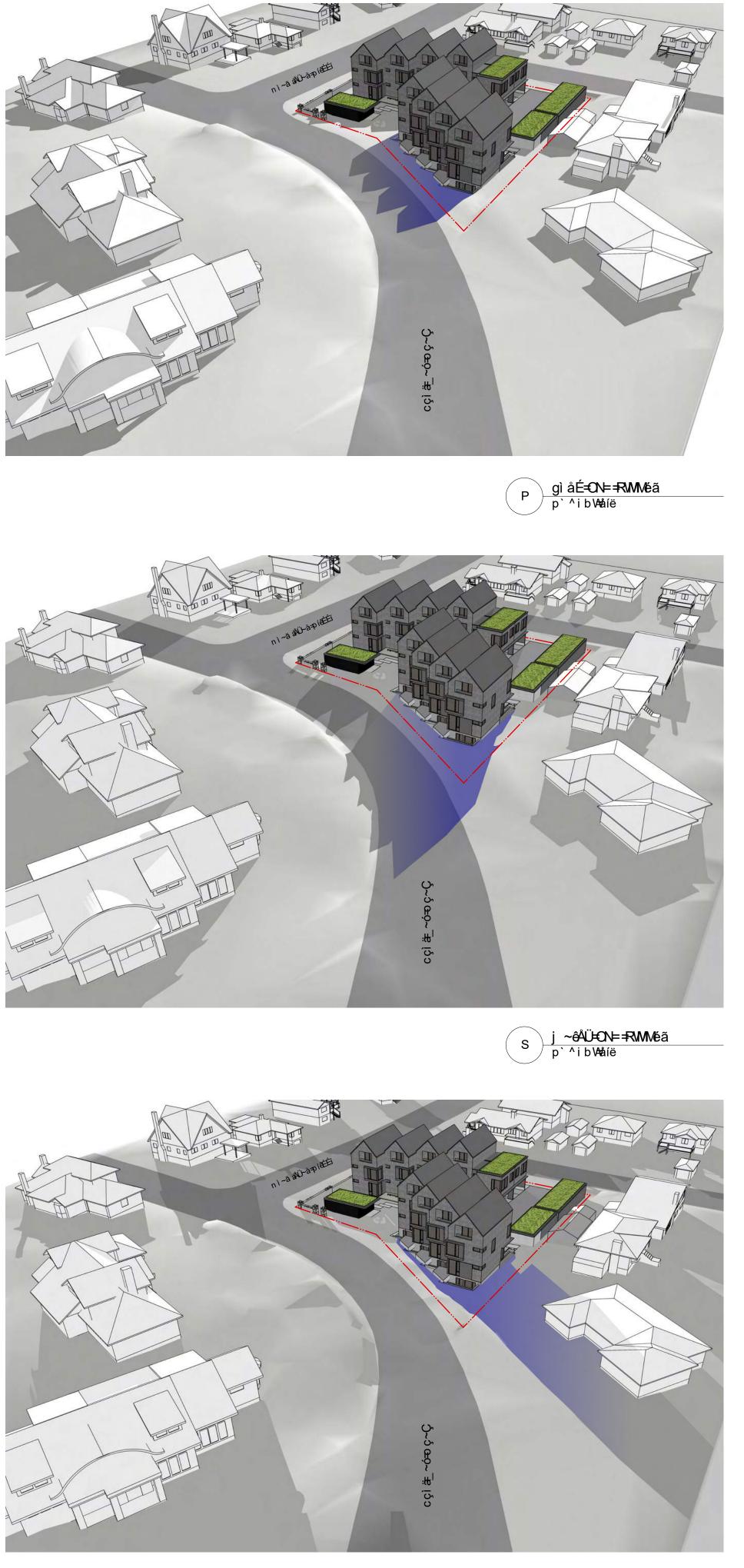




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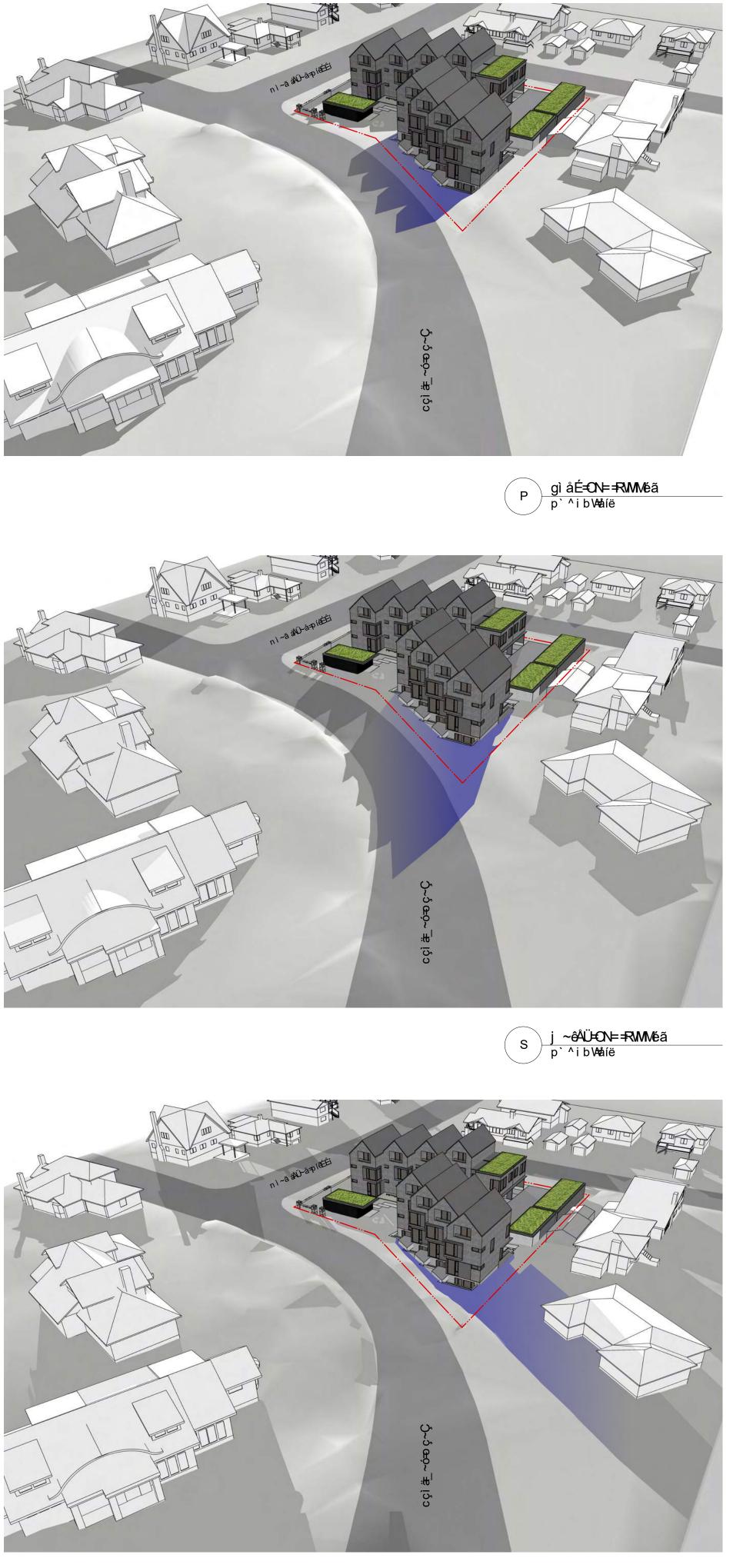




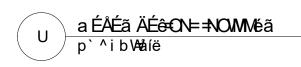






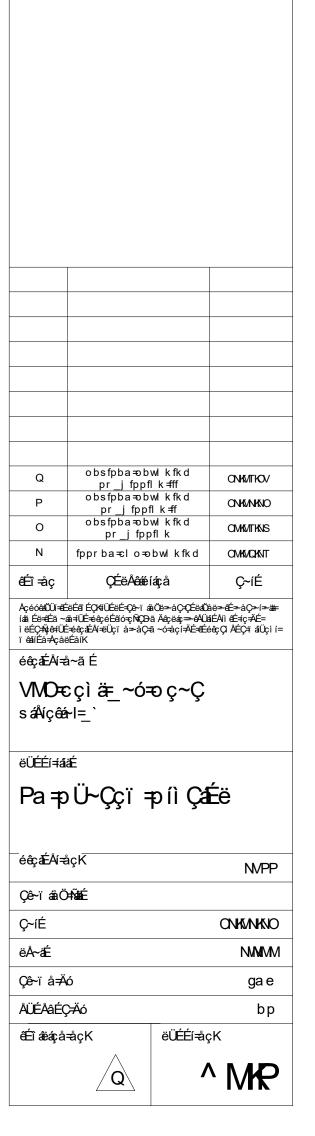


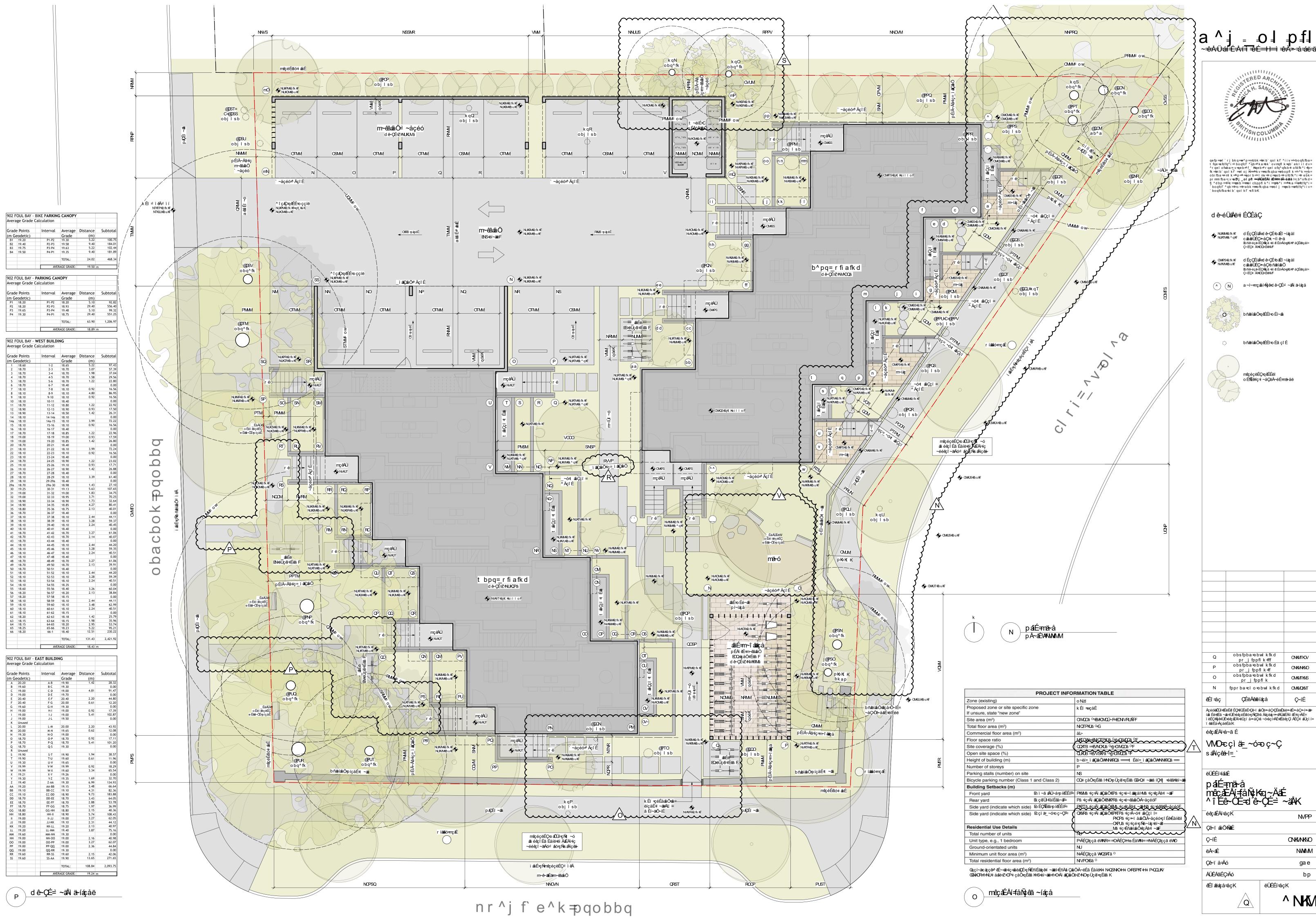
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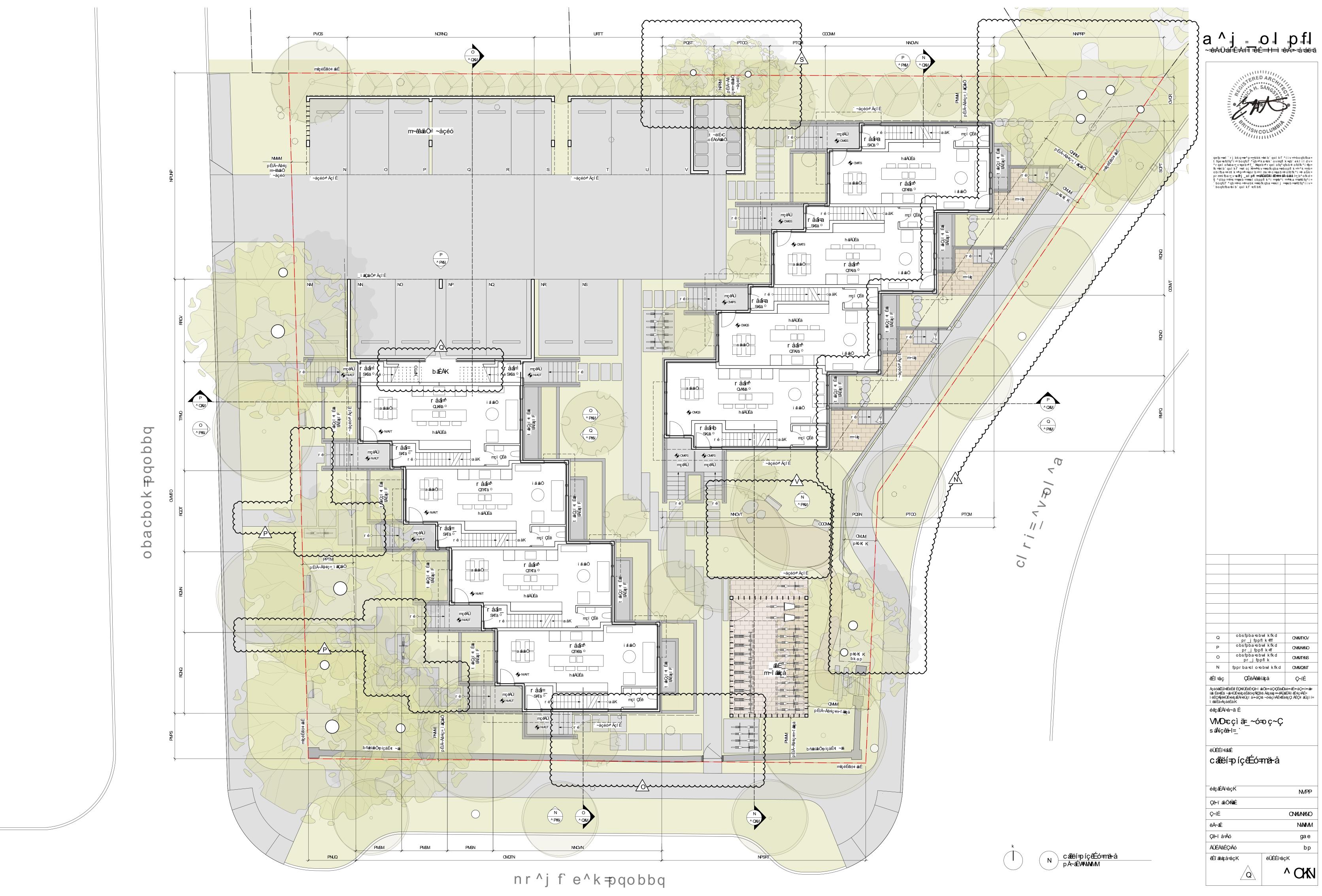
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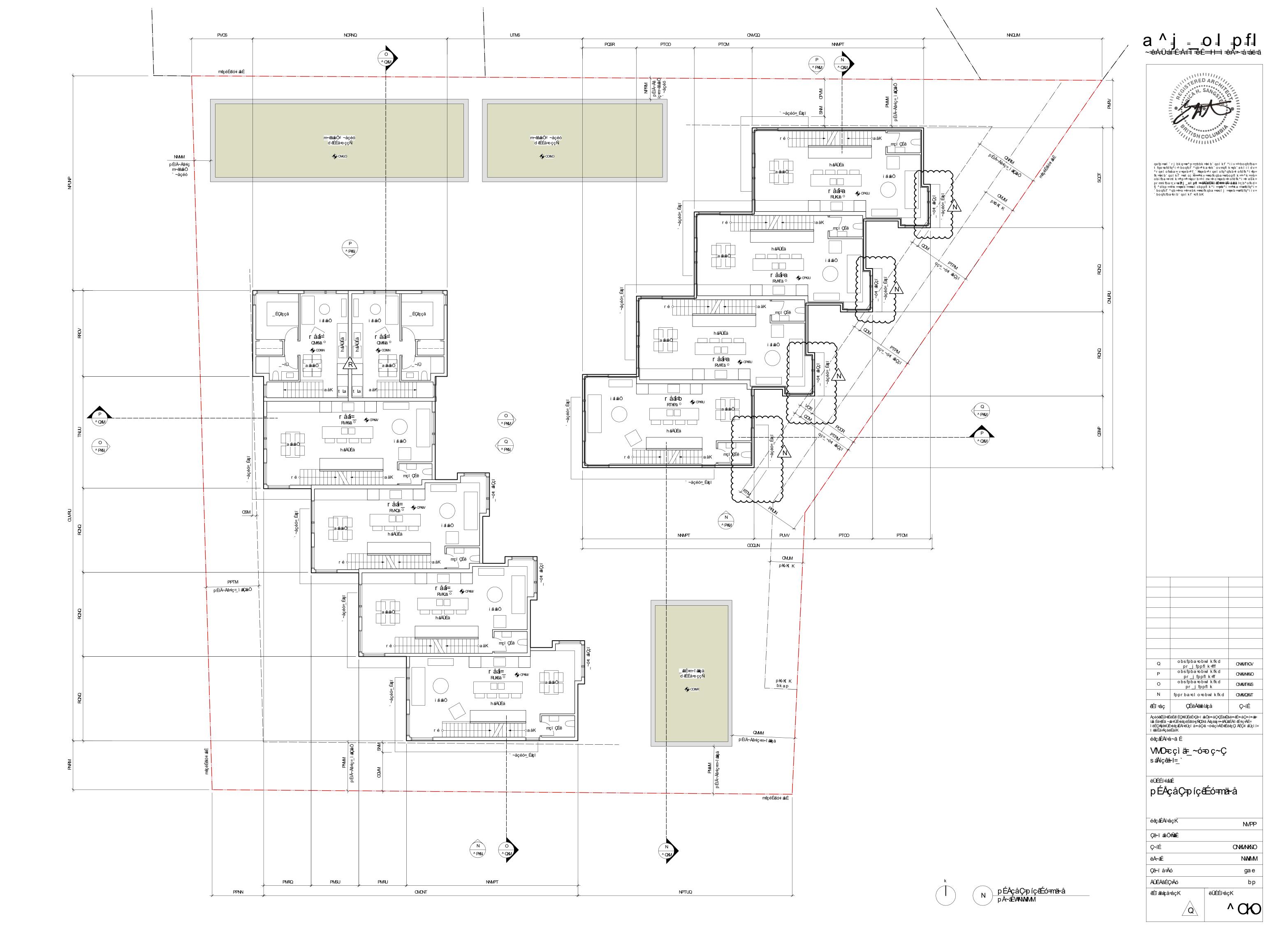
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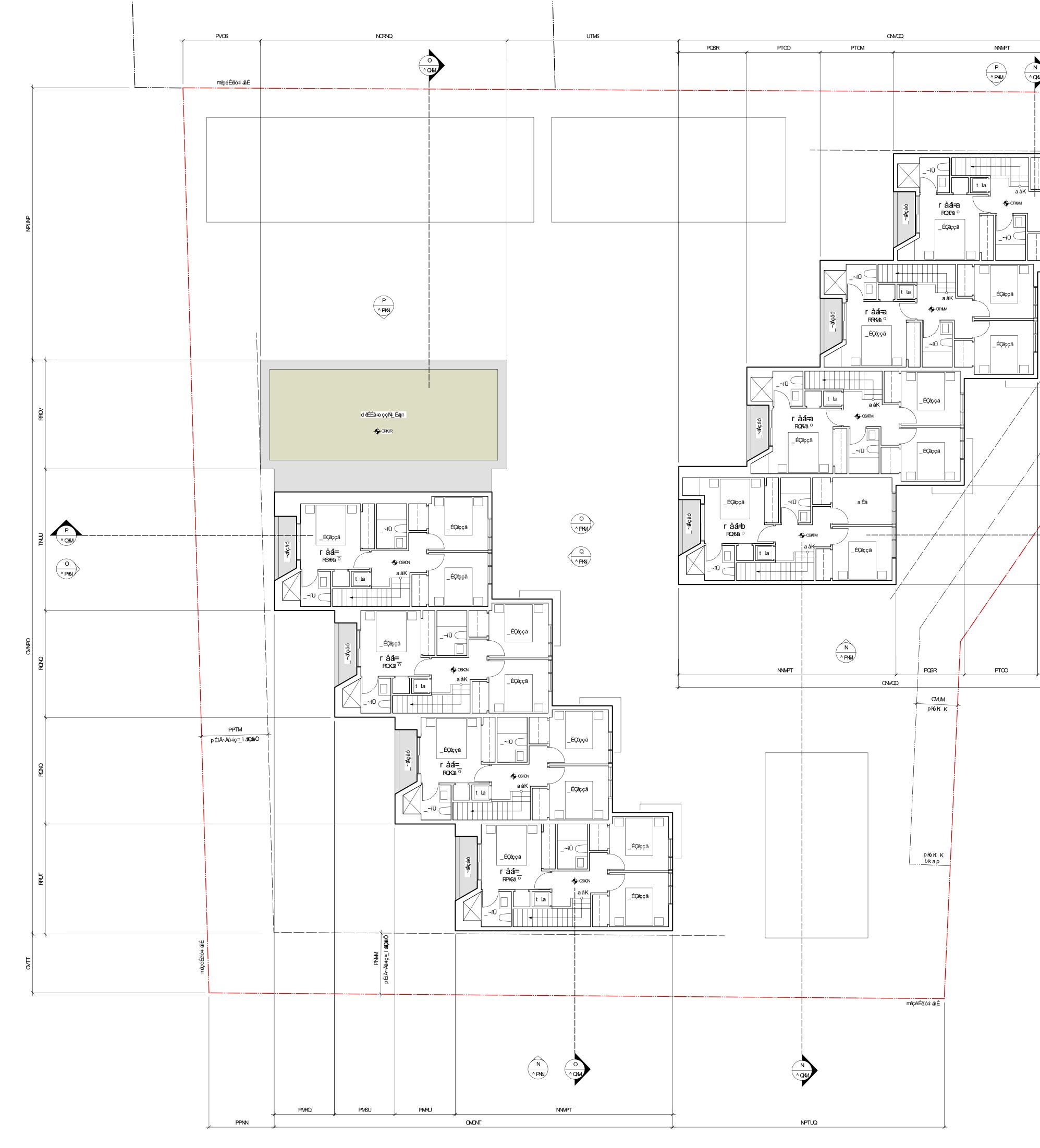
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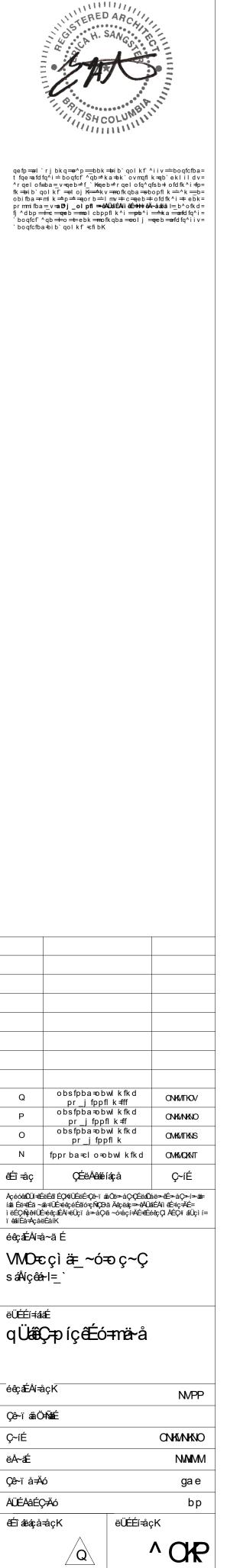








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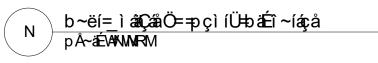




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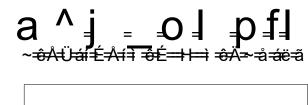




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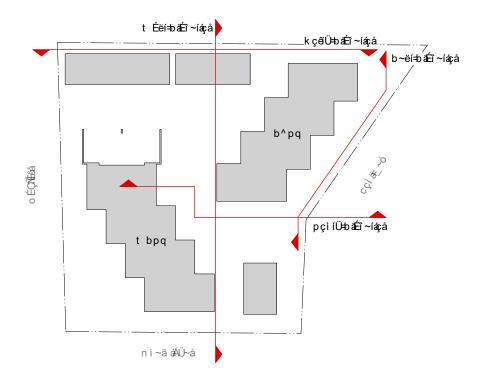




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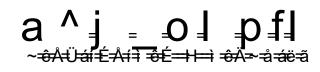
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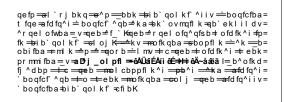












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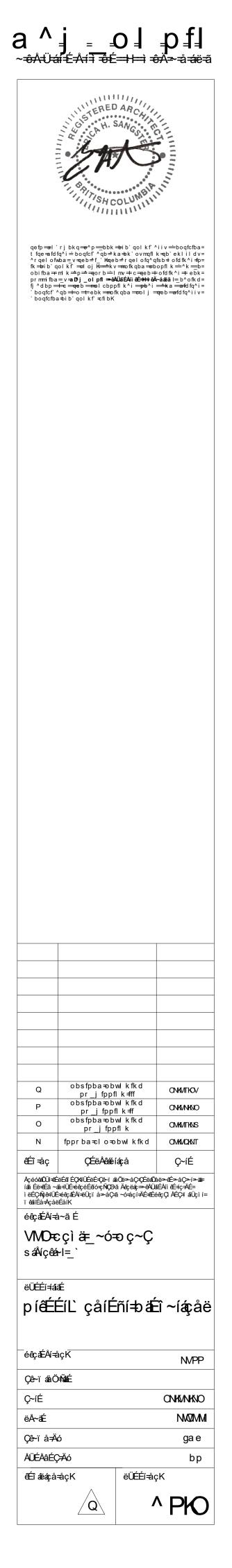
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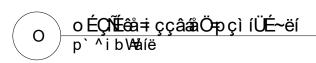
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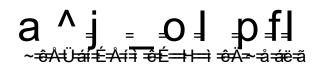




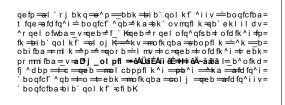
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TI O PICS ARCAUNEIN



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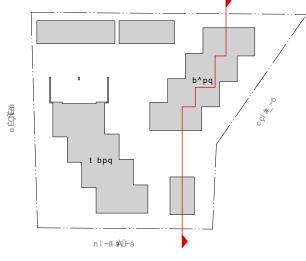
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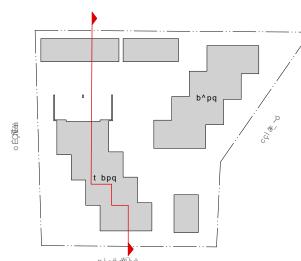
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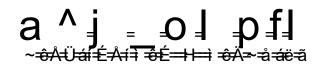


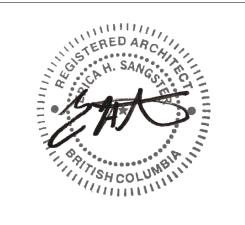








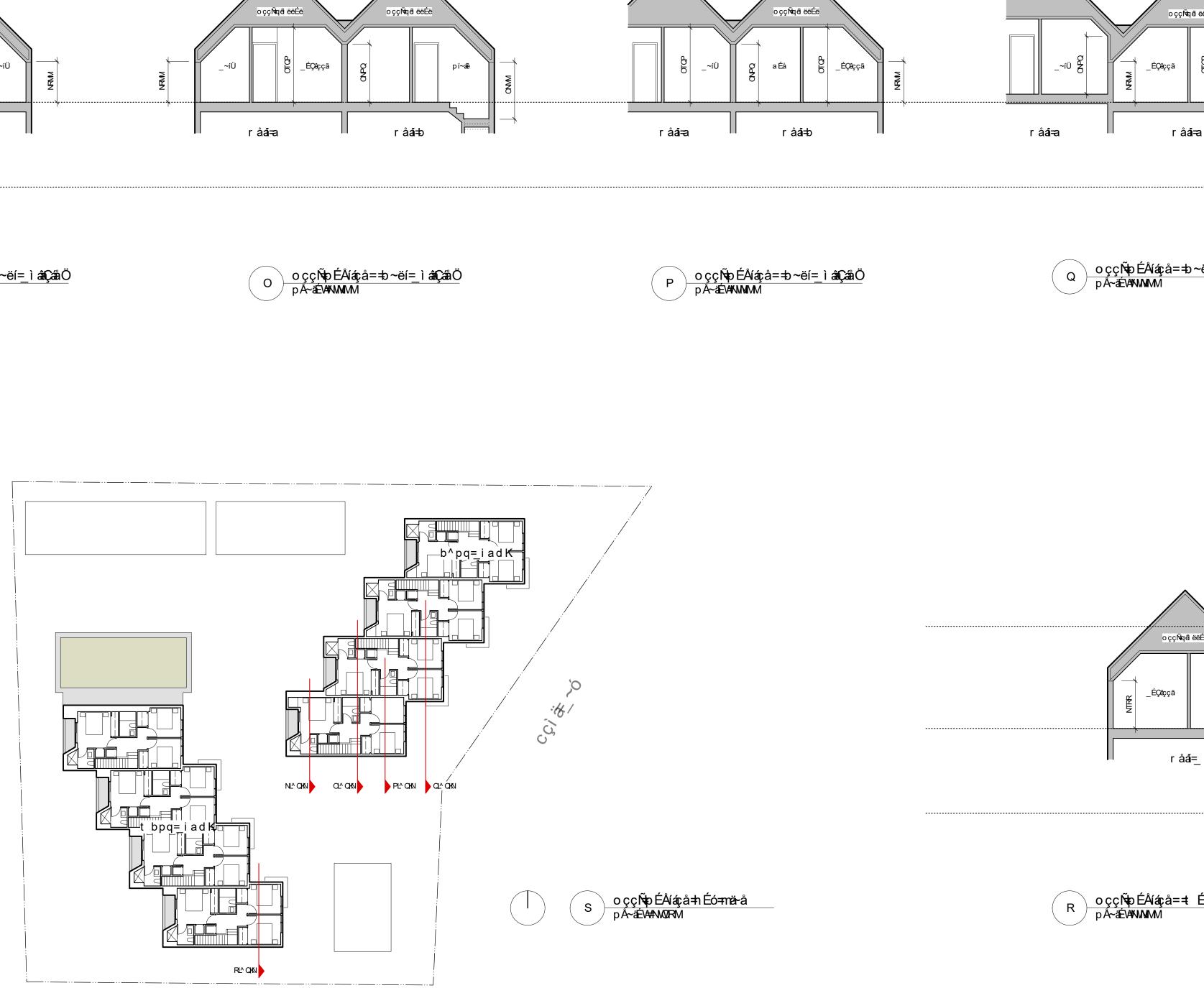




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Mayor and Council

Here we go again with a proposal only slightly modified and major problems not addressed. Here are a few of the major problems:

1. The size and density mean the loss of so many mature trees at a time when climate change is coming forward-even here.

- Do you remember the heat dome? Trees are an important defense against these affects and gives prevention.

-Some density could be possible with much smaller tree losses.

-Involved now are 29 trees, including two 100 year old Copper Beach trees and 7 protected Garry Oaks.

-I had the experience, as a citizen, of having to remove an original, diseased dogwood and getting permission.

I paid twice times \$700, to be left at city hall and had to have finished planting two trees. Then I got my money, which mattered, back.

-For developers, this system is just a really cheap licence to pay for taking out trees. (Vancouver puts much better values for them)

In the name of preserving our home area, the whole planet and many lives, PLEASE stop allowing the mass loss of whole groves.

-There will be very few of the most precious kinds left, like Garry Oaks.

-Planting new ones would take 60 + years in what could be difficult growing conditions.

2. There needs to be more respect for democracy and citizens' efforts

As a Council, you are working on a plan which is not consistent with the present legal state allowed. There is a covenant, which is also on other sites around; this site is an important precedent for leading to far greater tree losses.

Also, a legal case somehow got put on hold, so citizens' voices are again stifled.

PLEASE do what is right and appropriate here: refuse to hear any "illegal proposal" and let the case come forward first.

-The developer is doing this work to affect the case before it starts.

-Council is a decision-making body which affects the whole public realm.

Is even allowing this proposal now a correct action?

3. The results will not be the affordability he first promised with the now-abandoned BC AHOP scheme.

Looking at the Rhodo scheme, prices will likely be \$900,000. -At the CALUC meeting, I heard the Aryze rep admit that his units were "not affordable."

What more reason do you need to reject this proposal down right now?

Mary E. Doody Jones

Heather McIntyre

From:	Aaron Hill
Sent:	November 23, 2019 9:26 AM
То:	Victoria Mayor and Council
Cc:	Amanda Bridge
Subject:	Development proposal - Quamichan and Redfern
Categories:	Awaiting Staff Response

Dear Mayor and Councillors,

I was shocked to learn yesterday from my neighbours about a planned development by Aryze, at the corner of Quamichan and Redfern, where they want to turn a single family lot into an 18-unit townhouse. The driveway would go onto tiny little Redfern street and they would cut down all but one of the many large trees that are currently on the lot.

We live one block away, on Redfern and Brighton. My nine-year old daughter and her friends ride their bikes down Redfern and I wrote to you a few months ago about the need for traffic calming on Redfern between Quamichan and Brighton because there is currently no sidewalk on the street, motorists use it as a shortcut, and it is not safe for the families who live here. My concerns were politely acknowledged but there was no followup, other than a veiled threat from a city planner to remove parking on one side of Redfern, which would have the opposite effect from traffic calming and make our kids less safe. Neighbours have expressed similar concerns.

My family and I are strongly in support of social housing and would have no problem with a multi-family structure at this location. But the Aryze proposal is completely beyond the scale of anything else in the immediate

you please let me know what the process is from here? Has this proposal been approved by the city already? Will there be any neighbourhood consultation?

A news story from a couple days ago quoted Mayor Helps talking about the need to streamline conversions of single family units to multi-family units and do away with red tape. The only other voice in the story was from Aryze and it was troubling to hear our Mayor and a corporate real estate developer talking about the need to fast track a process that already seems to favour corporate developers and destruction of green space over local residents and neighbourhood values.

sincerely, Aaron Hill 1959 Brighton Ave. Dear Mayor and Council,

RE: REZ00737 & HAV00022

The development proposal for 902 Foul Bay Road creates more expensive housing for our neighbourhood.

Even, if you ride a bicycle you'll need a large income to live in this project. When the developers talk about diversity, they are not talking about the inclusivity of diverse people. They are talking about various types of dwellings, and these townhouses are not affordable for different people.

The Heritage Designated property has many mature and protected trees. Although it was suspiciously burnt down, the mansion had a very large footprint with the trees at the edges of the property. If a large centrally located house-plex was proposed for the property most of these trees could be saved and housing densification could be achieved.

Thank for your consideration,

Virginia & Jeff Errick 615 Foul Bay Rd.

Heather McIntyre

From: Sent: To: Subject: Jane McCannell January 22, 2020 5:56 PM Victoria Mayor and Council Proposed development at 902 Foul Bay Rd

I am writing to express my concern regarding the proposed development at 902 Foul Bay Rd. I live at 923 Foul Bay Rd, directly across from the property. I will address my comments in relation to managing change within a community as I am not opposed to increasing density but rather to the means by which this change in a largely residential neighbourhood is being implemented. Highlighted below are my concerns:

Assumptions

There have been a number of assumptions made on websites such as Nextdoor Gonzales that if you are opposed to this development, you are opposed to increased density. There is a big range between supporting an 18-unit building which will change the neighbourhood significantly and the current zoning for a single family residence. In gaining support for density, we need to be reasonable about what would meet more middle housing needs without drastically changing the neighbourhood. The majority of people in the surrounding homes would probably be supportive of 4 or 5 townhouses and parking for each unit. It is the size of the development that is turning so many people against the proposal—not necessarily increased density.

Shaming People

There is another assumption that once people have bought their homes in Fairfield that people opposed to the development are rich and don't care about the needs of others who can't afford a single family home in their community. This is perhaps the most divisive comment. Attacks from the developer and his supporters that people who don't support 18 units on one lot, are against change and only care about their needs and keeping things the same serve no purpose.

One of the characteristics that attracts people to the Fairfield neighbourhood is the mix of incomes. There are people who have lived in their homes for decades—some who bought their homes when they were under \$100,000! Those people are now seniors and can find themselves asset rich and cash poor. However, if they want to stay in their neighbourhood, there aren't a lot of options for downsizing. I believe these people would be in favour of allowing townhouses in the neighbourhood so they could sell their homes and downsize. However, not if the townhouse developments are so large they change the feel and place character of their beloved neighbourhood.

On the very block of Redfern Street alone, where the development is being proposed, there are 3 backyard bungalows—all rented out to families. They are tastefully done and support the need for increased density. If the counselors were to come to the neighbourhood and see the street in question they would see that this small area is totally supportive of increased density. It is the size of the development that is the concern.

However, people are being "shamed" if they don't support an 18-unit development. There would be much greater support for this development and others like it, if it were smaller and people looked for the common ground—reasonable increased density—rather than pitting people against one another.

Promoting the development as affordable is misleading. My own children were hoping that there would be townhouses built on the lot across the street from our home and were interested in buying one. They are young professionals with no children and good salaries. However, they are not interested in moving into a building that is more like an apartment than a townhouse and they couldn't afford to buy the "affordable units." There is an argument made that single parent families would be able to afford these units. If we look at the cost of the units and assess them in relation to the average salary earned by a person in Victoria, they are not at all "affordable" to a single earning family and if you are a two income family you would be spending 50% of your take home earnings on your mortgage if you both made the average income.

Using the following assumptions

Average salary in Victoria \$61,007

Proposed Cost per units 699,999

Down payment of 10% or 69,000 is paid by BC Housing and is interest and payment free

Regular Mortgage 630,999

The Royal Bank Mortgage Calculator was used to determine what the mortgage would be each month.

Your mortgage would be around \$3,064.42 monthly

A person would have to spend their entire take home wage on housing—that is not affordable!

Precedents

Allowing a development of this size in the middle of a residential neighbourhood, sets a precedent. As some of the older houses are torn down, there is an opportunity to build duplexes in their place that would have minimal impact on the community and increase "middle housing." Allowing duplexes would be an effective way to increase density without drastic changes to the neighbourhood. If you approve this development, does that mean developers can work with BC Housing and then it has to be approved under the guise of affordable housing? How does Council determine which large lots should have single-family homes and which should have 18 units put on them?

There are many options to increase density within the Gonzales neighbourhood that don't include an 18-unit development. I hope that you will take the resident's concerns under advisement before making any decisions. I am open to speaking with any of you should you be interested.

Sincerely,

Jane McCannell

September 11, 2020 To: Mr. Luke Mari () Re: 902 Foul Bay Road Proposal Mr. Mari

We are in receipt of your letter of 20 August 2020 regarding the proposed project at 902 Foul Bay Road.

We are very concerned about the proposed density and building height. Between Oak Bay Avenue, Foul Bay Road, Richardson Street and Richmond Avenue there is not one building with three storeys. This height is absolutely incompatible with the character of the neighbourhood. Unlike the three or more storied developments that are at the corner of Foul Bay and Oak Bay, and Richmond and Oak Bay, where the zoning also allows for commercial activity, the neighbourhood is old and primarily single family. We take issue with your characterization that changes can be "scary" – we are not "afraid" of the proposal but are against certain aspects of it. We also take issue with your tone around being "pushy in terms of housing diversity", implying that people in this neighbourhood do not share concerns about housing affordability - we do not know the basis for that assumption on your part.

18 condos and 3 storeys with less than one parking stall per condo unit contained within the lot are absolutely not suitable for this neighbourhood. In addition, maybe there are 841 street parking spaces within 5 minutes walk but many people living in the area already use street parking on both sides of Quamichan, Cowichan, Richardson and Lawndale (your indication of a "5 minute walk"). In addition, when Glenlyon Norfolk School is in session student vehicles often occupy many on street available spots.

There are other developments in the neighbourhood that we did not oppose, the two on the corner of Runnymede and Foul Bay Road. In both cases a single family home of the vintage of the one at 902 Foul Bay were replaced by four or five smaller single family homes with a variety of designs. If your proposal were along similar lines we would not object. We would like to see your proposal reduced to two stories at a minimum, ideally a reduction in the number of condos/townhouses to 9.

Your proposal is not respectful to the existing neighbourhood and the fact that there are some neighbours who have resorted to legal action should be sufficient indication that there is and will be significant opposition. We would be interested in participating in a site meeting, so please include us on any proposed dates for that meeting. We also intend to follow this project closely through the process with the City and make our views clear.

Yours truly

Ruth Wittenberg and Paul Jarman (1925 Quamichan Street)

cc: Land Development Division, Engineering Department eng@

Hello Mayor and Council,

Today is National Tree Day in Canada and I am writing to remind you of the important role that trees play in our city. Trees are the lungs of our neighbourhood and are our #1 weapon against climate change. They sequester carbon, absorb water during heavy rains, cool the earth (and humans) on hot days, and mitigate wind events, thereby reducing fuel consumption to heat and cool our homes. Trees provide food and shelter to countless birds and pollinators, and have been proven to improve the health and well being of human beings. I hope you will keep this in mind when you consider the proposal for removal of 24 trees at 902 Foul Bay, which includes **20 mature Protected Trees**. They are irreplaceable.

Thanks for listening,

Monique Genton

From:	
To:	Community Planning email inquiries
Subject:	902 Foul Bay development supporter
Date:	December 7, 2020 5:02:26 PM

Good day, I hope I am emailing the right department.

I note there is some concern about the Aryze development in the Gonzales neighborhood.

Debate is a healthy part of process.

That said, I believe that the property development suggested by Aryze is appropriate for the location.

I would add, I see many professionals who work in the area struggling to find an affordable home. Specifically I am talking about Family Doctors.

If the city is serious about attracting family doctors, these needs to be somewhere attractive for them to live.

As a recent home buyer after 20 years of medical practice I know how hard it is.

Dr Alexander Hoechsmann Emergency Physician At Royal Jubilee Hospital



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18 condos and 3 storeys with less than one parking stall per condo unit contained within the lot are absolutely not suitable for this neighbourhood. In addition, maybe there are 841 street parking spaces within 5 minutes walk but many people living in the area already use street parking on both sides of Quamichan, Cowichan, Richardson and Lawndale (your indication of a "5 minute walk"). In addition, when Glenlyon Norfolk School is in session student vehicles often occupy many on street available spots.

There are other developments in the neighbourhood that we did not oppose, the two on the corner of Runnymede and Foul Bay Road. In both cases a single family home of the vintage of the one at 902 Foul Bay were replaced by four or five smaller single family homes with a variety of designs. If your proposal were along similar lines we would not object. We would like to see your proposal reduced to two stories at a minimum, ideally a reduction in the number of condos/townhouses to 9.

Your proposal is not respectful to the existing neighbourhood and the fact that there are some neighbours who have resorted to legal action should be sufficient indication that there is and will be significant opposition. We would be interested in participating in a site meeting, so please include us on any proposed dates for that meeting. We also intend to follow this project closely through the process with the City and make our views clear.

Yours truly

Ruth Wittenberg and Paul Jarman (1925 Quamichan Street)

cc: Land Development Division, Engineering Department eng@

Further to communication I received in my mailbox. I am strongly opposed to this development. It is entirely unsuited to the area and the existing covenant prevents such development. Please see the attached letter sent several months ago to relevant parties.

Good morning,

I am writing today to express my support for the proposed Aryze development at 902 Foul Bay. I live on Chandler Avenue, just a few blocks away.

Yesterday I was able to sit in on part of the community meeting regarding this development. I chose not to speak, but retrospectively, could/should have. Nonetheless, I wanted to take this opportunity to stress the importance that this development be approved by city council.

There was a sentiment expressed a few times yesterday that this development would 'set a dangerous precedence for other developers/developments' in this area. A dangerous precedence for increased housing during a housing crisis? Strengthening the use of active transportation in the area? Increasing the number of young families who live here? Helping this area become more liveable, walkable and accessible for more people? Allowing young professionals such as myself an opportunity to buy in the area?

Those same points can be mirrored for comments surrounding neighbourhood character. The term 'neighbourhood character' pertains to design, but with the hostility from surrounding neighbours the question could reframed to ask if council and the community think that new faces, young families, and older individuals downsizing might not fit in with the design of their community. There were almost no productive building design feedback comments during this meeting.

I deeply care for the environment, and I do recognize concerns around loss of green space. But, this space is currently un-usable for the community, and the long term health and wellness impacts of this development will do far more for positive environmental impact than the loss of tree canopy on this site.

I am sure that you all get an overwhelming amount of emails on a daily basis. I feel grateful that I have the opportunity to express my thoughts here, and ask that council truly thinks

about the positive impact that this development will have on the growth of a more vibrant Victoria.

Thank you,

Emma Dayton

We strongly oppose this development as proposed.

- 1. It does not comply with any zoning requirements.
- 2. 16 on site parking stalls are not adequate. There will be at

least 12 cars on the street. At this time many cars are parked on our boulevards (illegal). There are no sidewalks on the south end of Redfern St. making

- it dangerous to walk on the road even without 12 more cars parked on the road.
- 3. This project does not respect our neighborhood. Our area was developed with a covenant that has given us a very desirable place to live. Ask any realtor.
- 4. This project tramples over zoning requirements, protected
- 5. It will set a precedent that will destroy our paradise and eventually which will devalue our homes.

Judith A. Potts, owner Edward G. Brown

908 Cowichan St. Victoria, B.C. trees and our covenant.

Dear Mayor and Council,

I live close to the proposed development at 902 Foul Bay Road. I am strongly opposed for several reasons.

- 1. The neighbourhood has seen considerable increase in density in recent years through laneway homes, secondary suites and infill housing. That, in turn, has considerably increased traffic and accompanying noise and pollution none of which has been appropriately evaluated before further densification.
- 2. Approval of the 902 Foul Bay project will do little or nothing to provide affordable housing. However, it will exacerbate noise and pollution concerns, remove 24 trees including 18 bylaw protected trees and is out of character with the neighbourhood in size and design. Tree removal and the loss of green space are contrary to the City's climate commitments.
- 3. The process has been problematic, with information withheld or vaguely presented. Public engagement could be more accurately described as a promotion and pressure by the proponent rather than respectful consultation. Opponents have been, at times, treated with disdain despite legitimate and well-presented concerns. On the other hand people affiliated with the developer have stacked public meetings. Participation of developers and their acolytes should be to hear public concerns and to answer questions not to interfere with public decision-making.
- 4. The Developer's effort to remove the restrictive covenant has been done in a fashion contrary to staff recommendations, has embittered the process and left neighbours feeling threatened for participating in what should be a public decision-making process free of intimidation.

Thank you for considering my concerns. If you share them with the proponent I ask that you do so without attribution. There have been too many episodes of opponents encountering intimidation.

Thank you and best wishes for the holidays and new year.

Michael Bloomfield 1630 Pinewood Ave, Victoria



Michael Bloomfield

Dear Mayor and Council,

RE: REZ00737 & HAV00022

The development proposal for 902 Foul Bay Road creates more expensive housing for our neighbourhood.

Even, if you ride a bicycle you'll need a large income to live in this project. When the developers talk about diversity, they are not talking about the inclusivity of diverse people. They are talking about various types of dwellings, and these townhouses are not affordable for different people.

The Heritage Designated property has many mature and protected trees. Although it was suspiciously burnt down, the mansion had a very large footprint with the trees at the edges of the property. If a large centrally located house-plex was proposed for the property most of these trees could be saved and housing densification could be achieved.

Thank for your consideration,



An open letter to the Mayor and Council regarding the BC Housing Affordable Homeownership Program (AHOP) development proposal at 920 Foul Bay Road

Dear Mayor and Council,

Our neighbourhood has changed greatly over the course of the past 150 years. Land in the area had previously been home to the Chilcowich Songhees, who reportedly sold to the Hudson's Bay Company. The name of our community originates not from those inhabitants, who called it home for thousands of years, but from Spanish explorer Gonzalo Lopez de Haro, who helped to chart the shoreline. It also derives from one of the first estates in the neighbourhood, which was called Gonzales by its owner Joseph Despard Pemberton, the first colonial land surveyor. The Gonzales neighbourhood became the home of wealthy Victorian's who resided in Edwardian mansions, later many in the Arts and Crafts style, surrounded by large properties and gardens. The two Copper Beach trees at 920 Foul Bay Road are a vestige of this privileged landscape. Eventually street cars and the subdivision of large parcels made the neighbourhood more accessible and diverse. Following the Second World War, remaining vacant land was developed and most of the colonial estates were further divided. The neighbourhood adapted to changing times and a growing population.

When we moved here, nearly 15 years ago now, our street was representative of these changes. Across from us lived a retired barber, down the street in one direction the retired owners of a small restaurant, and next door in the other direction, a veteran. The generations move along, and sadly many of those neighbours are gone. Something else has quietly passed with them, a time when people who worked in Victoria could also afford to live here with their families. 15 years ago, we could barely afford to move to this wonderful neighbourhood to start a family. If we had waited a year or two more, we may not have been able to do so. I am grateful for our rising net worth but saddened to see our community returning to the days when those purchasing a home here required income or wealth obtained from elsewhere.

The average selling price in our neighbourhood is reported, across several real estate sites, at well over a million dollars. An affordably analysis (2016) reports the yearly income required to purchase a million-dollar home at \$152,206. Here in Victoria, the median household family income is reported for the last census period (2016) at \$95,250 per year. I have to wonder who is going to purchase the small, subdivided lot for sale on the street behind us, which is listed at \$818,000. It is unlikely to be a fellow teacher, nurse, care worker, administrator, technician, barber, or owner of a small business. It is also unlikely to be young professionals staying in Victoria to build a family and careers.

Should we become like Vancouver where service workers and the middleclass commute into the city to work? Should Victoria's homes be only for those who had the privilege to purchase decades earlier, or benefit from an inheritance, or for 'empty nesters' able to cash in a family home in Toronto or Vancouver? Where do our youth

and young families get started? With school catchment boundaries tightened, the financial buy-in to send one's children to Margaret Jenkin's School is now a million plus. That's pricy tuition. Our neighbourhood is becoming more privileged again, but not necessarily richer.

Copper beech trees are estate trees, large and beautiful. They need an amount of space that is no longer typical to our urban yards. The two at 902 Foul Bay Road shade over much of the the large lot. It is said that they provide habitat, and undoubtably this is true. Regardless of how the site is developed, I will miss the deer that rest beneath them. They will be more difficult to rehouse than the other animals shown on the protest signs popping up along our street. Yes, "birds need trees," as do squirrels and raccoons. There should be no doubt of that.

Yet, these two trees are no forest. They are not an ecosystem unto themselves. In fact, their shade and the vast remnants of lawn around them do not make for particularly good habitat. They are aesthetically pleasing from a distance and I am sure provide a good perch. However, if we are truly looking to provide habitat then our urban landscape can do better. Habitat is provided through species diversity and structural complexity. Planting native trees, shrubs, and grasses around multifamily housing would better achieve the professed goal of providing habitat, while better suiting the site's context today. I truly believe that we can have birds, squirrels and raccoons, while increasing housing options for families.

I highly value the natural environment and I also value community; a community that is accessible to diverse backgrounds and financial standings, a mixture of ages, ideas, and energy. Our community will continue to change, while our collective choices will determine who is included, and who is excluded. A diversity of housing options is critical to maintaining a healthy, inclusive, and diverse city. If not at 902 Foul Bay Road, then where?

There is a beautiful copper beach tree next to Hatley Castle at Royal Roads University. It is a reminder of another time, of other values and priorities. I will continue to visit and appreciate it, and in its vast Edwardian shadow reflect on our great privilege to call Victoria home.

Sincerely,

Trevor Walker 945 Cowichan Street Dear Mayor and Council

I am writing to state my extreme displeasure of having condos built in this neighbourhood. We need our trees and we need our green spaces both of which will be destroyed by this arrogant developer!

I say arrogant because it appears he is threatening to SUE local residents if they oppose the changing of the zoning. Sue the residents! What sort of threat is this!

Please consider keeping the zoning as it is and not issuing a permit to this menacing developer! Thank you

William Jesse

Oak Bay

Dear Victoria Council,

Thank you for saving the Kasapi lot as another slice of park-ette space for Victoria. I'd like to join the voices asking for the same rescue for the property at 902 Foul Bay Road, on which the Aryze development company wishes to build an outsized high-density housing complex which doesn't fit the character of the neighbourhood, or the wishes of the people who live in it.

It's important to honour the covenants of past generations as regards land use, no matter how old they are, and the bullying tactics and legal threats which Aryze has used against the Redfern-Brighton-Foul Bay-Quamichan neighbours are beyond inappropriate. I'm not a Victoria resident but I hope that the City of Victoria won't permit these tactics to win the day. Not every neighbourhood has to be densified.

SB Julian 1552 Arrow Rd, Victoria, VON OB8

Justine Wendland

From: Sent:	Trevor Walker January 10, 2021 6:35 PM
To:	Development Services email inquiries; Victoria Mayor and Council; letters@timescolonist.com
Subject:	Development Application for 902 Foul Bay Road: comment
Attachments:	Letter of support for redevelopment at 902 Foul Bay Road.pdf
Follow Up Flag: Flag Status:	Follow up Flagged

Dear Mayor and Council Members, please find attached my letter of support for the proposed development at 902 Foul Bay Road.

Sincerely,

Trevor Walker

An open letter to the Mayor and Council regarding the BC Housing Affordable Homeownership Program (AHOP) development proposal at 920 Foul Bay Road

Dear Mayor and Council,

Our neighbourhood has changed greatly over the course of the past 150 years. Land in the area had previously been home to the Chilcowich Songhees, who reportedly sold to the Hudson's Bay Company. The name of our community originates not from those inhabitants, who called it home for thousands of years, but from Spanish explorer Gonzalo Lopez de Haro, who helped to chart the shoreline. It also derives from one of the first estates in the neighbourhood, which was called Gonzales by its owner Joseph Despard Pemberton, the first colonial land surveyor. The Gonzales neighbourhood became the home of wealthy Victorian's who resided in Edwardian mansions, later many in the Arts and Crafts style, surrounded by large properties and gardens. The two Copper Beach trees at 920 Foul Bay Road are a vestige of this privileged landscape. Eventually street cars and the subdivision of large parcels made the neighbourhood more accessible and diverse. Following the Second World War, remaining vacant land was developed and most of the colonial estates were further divided. The neighbourhood adapted to changing times and a growing population.

When we moved here, nearly 15 years ago now, our street was representative of these changes. Across from us lived a retired barber, down the street in one direction the retired owners of a small restaurant, and next door in the other direction, a veteran. The generations move along, and sadly many of those neighbours are gone. Something else has quietly passed with them, a time when people who worked in Victoria could also afford to live here with their families. 15 years ago, we could barely afford to move to this wonderful neighbourhood to start a family. If we had waited a year or two more, we may not have been able to do so. I am grateful for our rising net worth but saddened to see our community returning to the days when those purchasing a home here required income or wealth obtained from elsewhere.

The average selling price in our neighbourhood is reported, across several real estate sites, at well over a million dollars. An affordably analysis (2016) reports the yearly income required to purchase a million-dollar home at \$152,206. Here in Victoria, the median household family income is reported for the last census period (2016) at \$95,250 per year. I have to wonder who is going to purchase the small, subdivided lot for sale on the street behind us, which is listed at \$818,000. It is unlikely to be a fellow teacher, nurse, care worker, administrator, technician, barber, or owner of a small business. It is also unlikely to be young professionals staying in Victoria to build a family and careers.

Should we become like Vancouver where service workers and the middleclass commute into the city to work? Should Victoria's homes be only for those who had the privilege to purchase decades earlier, or benefit from an inheritance, or for 'empty nesters' able to cash in a family home in Toronto or Vancouver? Where do our youth

and young families get started? With school catchment boundaries tightened, the financial buy-in to send one's children to Margaret Jenkin's School is now a million plus. That's pricy tuition. Our neighbourhood is becoming more privileged again, but not necessarily richer.

Copper beech trees are estate trees, large and beautiful. They need an amount of space that is no longer typical to our urban yards. The two at 902 Foul Bay Road shade over much of the the large lot. It is said that they provide habitat, and undoubtably this is true. Regardless of how the site is developed, I will miss the deer that rest beneath them. They will be more difficult to rehouse than the other animals shown on the protest signs popping up along our street. Yes, "birds need trees," as do squirrels and raccoons. There should be no doubt of that.

Yet, these two trees are no forest. They are not an ecosystem unto themselves. In fact, their shade and the vast remnants of lawn around them do not make for particularly good habitat. They are aesthetically pleasing from a distance and I am sure provide a good perch. However, if we are truly looking to provide habitat then our urban landscape can do better. Habitat is provided through species diversity and structural complexity. Planting native trees, shrubs, and grasses around multifamily housing would better achieve the professed goal of providing habitat, while better suiting the site's context today. I truly believe that we can have birds, squirrels and raccoons, while increasing housing options for families.

I highly value the natural environment and I also value community; a community that is accessible to diverse backgrounds and financial standings, a mixture of ages, ideas, and energy. Our community will continue to change, while our collective choices will determine who is included, and who is excluded. A diversity of housing options is critical to maintaining a healthy, inclusive, and diverse city. If not at 902 Foul Bay Road, then where?

There is a beautiful copper beach tree next to Hatley Castle at Royal Roads University. It is a reminder of another time, of other values and priorities. I will continue to visit and appreciate it, and in its vast Edwardian shadow reflect on our great privilege to call Victoria home.

Sincerely,

Trevor Walker

Dear Mayor and Councillors,

I am writing to ask you to reject the rezoning application by Aryze for this property. This development is far too large for the property and will require too many high value trees to be removed. I am struggling to see how taking a treed, green property and converting it to 18 townhouse units and 16 parking spaces advances the city's green initiatives. Additionally, I believe the proposed development will do little to address the "missing middle" housing situation in Victoria because even with a BC Affordable Homeownership Program subsidy, at anticipated unit pricing around \$700K these units are more likely to appeal to and be marketed to out of town buyers, particularly retired or semi-retired couples.

I am also concerned that densification of the Gonzales neighbourhood is proceeding without consideration of the cumulative incremental increases in crowding on public facilities such as parks, recreation centres, beaches, sidewalks, and parking.

Sincerely,

Alan Dibb Gonzales Hi,

Victoria, and especially my neighbourhood of Fairfield/Gonzalez, has no new construction and is slowly becoming an extremely gentrified exclusionary area. I do not want to see any more of my friends move away. I want elderly people to have somewhere to downsize. I don't want to see more sprawl out in the Westshore chopping down real forest.

I am aware of the "concerned citizens" group that is using trees as cover for their aesthetic preferences and obstinacy. They do not represent the neighbourhood. We welcome new people!

In fact, such large lots don't come up very often and the city should allow a much larger building with far more units! The other houses on that street are a million dollars. We should be targeting as many units as possible below the median local house price.

Please approve the townhouses at 902 Foul Bay! (or ask that more housing be fit onto the lot, more bike parking, maybe an outdoor hose and repair station.

Thanks,

Good Morning all,

This is a born-and raised Victorian here, a mother of 3 who currently lives in James Bay, but grew up in Gonzales. Biking through my old neighbourhood on my way to work in Oak Bay last week, I noticed lawn signs calling to Save the Trees at 902 Foul Bay. Why? Why are cutting down big trees in the city even considered? You are aware, I'm sure, of the owls, eagles and countess other creatures that call these big trees home. I'll never forget the sound, the crying and moaning of the 18 trees felled for the ironically named Bellewood park development. I was having tea with my sister in her basement apt. on Rockland and I'm dead serious, you could hear them crying. You could also see the eagles circling for days after, most likely wondering where their home went. Do know that eagles can spend years building their nests up?

The property at 902 Foul Bay Rd. formerly housed a large character mansion. I'm quite sure that anything built on that property can work around those trees; I insist that they must. With every big tree that comes down, our tree-filled skyline becomes less so, and the reason so many people want to live in this fair city dissipates. Please, I'm begging our "progressive" council to not even consider any development that requires the loss of any sleeping giant. The promise of the City to plant 5000 new trees by whenever is a complete farce when you're allowing these huge trees, again, home to countless other creatures, to be downed in the name of development. Speaking with Councillor Loveday over Facebook yesterday, he informed me that he's unaware of this project and that it has yet to come to council. So, I'm imploring you to not even consider it unless the development that comes forward: stop cutting down big trees in the name "progress"! Thank you for your time and consideration **(**)

Sincerely,

Katherine Beckett

Katie Lauriston

From: Sent: To: Subject: Alec Johnston January 28, 2021 1:38 PM Katie Lauriston FW: Rezoning Appl: 902 Foul Bay Rd

Hi Katie,

Correspondence for Rezoning Application No. 00737.

Thanks, Alec

From: stucavers Sent: January 28, 2021 1:33 PM To: Alec Johnston <a johnston@ Subject: Rezoning Appl: 902 Foul Bay Rd

Hello,

I am writing in support of this rezoning application. I am a resident of the Gonzales neighborhood at 256 Wildwood Ave.

I would like my support for this application to be noted by council during the public hearing process.

Thank you. Stewart Cavers

Sent from my Galaxy

My name is Tom Hall 939 Cowichan Street

I have lived near this property for 46 years. I know the history of this area well. It is an area of single family homes. Over the years the density has increased with the addition of secondary suites and garden suites. On the lot at 902 Foul Bay Rd Aryze is proposing to build two large buildings 3.5 stories high with 18 townhouses. They have requested to remove 24 of the existing 42 trees. 18 are bylaw protected including Gary Oaks and two 100 yr old Beech trees. With this development there will be a large increase in the traffic on Redfern and Quamichan streets and with only 16 parking spots available to the owners there will surely be many vehicles parked on our streets.

In regards to the BC Housing Affordable Home Ownership Program, the Gonzales Neighbourhood Association looked closely at the pricing of these townhouses and concluded that the qualifying income for these "affordable townhouses" would be \$163,000 to \$185,000.

I have spoken to many of our neighbours and their main concern is the large size of this development and the impact it will have on our neighbourhood. Mayor Lisa Helps and the Victoria Council,

We have lived in the Gonzales neighbourhood for over forty years. During this time we have seen the neighbourhood slowly become more dense with infill and lane way houses. We know the there is an affordable housing shortage but are 18 condos on a single lot the answer? We strongly oppose the proposed development at 902 Foul Bay Road. It does not comply with the zoning requirements and is much too large and high for the neighbourhood. We are not against development and appreciate change is a fact of life. Four (allowed by the covenant) to six units would be more in keeping with the lot size and the surrounding neighbourhood. The townhouse development at Chandler and Foul Bay would be a good example of an appropriate size for the 902 development. The 902 development will significantly alter the safety of the immediate area because it does not provide enough on site parking for the number of units as only 16/18 units will have parking. There is a Modo car parked on Ouamichan and the developer expects this to replace the shortfall in parking stalls. Another consideration is when friends and family visit. Where are they to park? This will result in an increased number of cars driving on and parking on both Redfern (a very narrow street) and Quamichan. There is no parking on this stretch of Foul Bay Avenue. Furthermore, the proposed 18 strata units greatly exceeds zoning requirements. To be able to build such a large structure on what once was a single family residence will require the removal of many beautiful large old trees. These trees help keep the neighbourhood cool in summer and are home to many birds. We are afraid that if this over scale development goes ahead it will set a dangerous precedent for over development in this neighbourhood. This neighbourhood is primarily single and two story single family homes and duplexes. There is a good mix of older homes and new homes. The new homes were built because people liked the area and wanted to invest here. We worry that this mega project will force people to leave because of the increased traffic and the worry that this is just the first of many such projects. These old trees took about one hundred years to grow to the huge size they are now. The builder can't plant trees of the same size when landscaping after building!

Please STOP this over development now!

A tax paying/concerned Victoria couple,

Sandy and Barb Currie

1023 Davie Street,

Victoria

V8S 4E2

Name: Allie Moore Topic: General Address: Suite - 414 Queen Anne Heights Message: Just wanted to drop a note of support for the project at 902 Foul Bay Rd. The city needs to consider more higher-density projects such as these townhouses. I understand the want for conservation, but the developer is respecting the character and landscaping of the neighbourhood and I think gaining 18 townhouses vs. losing 30 trees is a reasonable request considering the housing crunch this city is in. As a 29 year old with a middle-manager level salary, I've pretty much already given up on the idea of owning property, but I hope more families will be able to access affordable (or at least reasonably priced) housing in the future. We are writing today to express our support for the 902 Foul Bay development project.

We know council is very busy, thank you for taking the time to read this!

We're a local couple with two young kids who rent a 1 bedroom+den in Gonzalez. We find ourselves in a tricky situation. We have rented since we moved here in 2012, while saving to buy a home. Since then we have had two kids and both rental and home prices continue to push a 3 bedroom just out of reach. Our current space is just big enough and we are fortunate to have gotten in at an affordable rental rate. However, if we were to find a bigger rental, the rising costs would prevent us from saving to buy in the future. Even with a good paying job in the tech industry, we seem to be at an impasse unless something changes.

On hearing about the 902 Foul bay project, we reached out to the developer to learn more as little to no accessible housing is being built in the city for average families. This development though, with the 20% program from BC Housing + 30 year mortgage, would be a huge opportunity for us.

We believe the 902 Foul bay project is a strong example of how housing should be built in Victoria. We know Gonzalez well and think this project will bring life and vibrancy to the neighbourhood.

Finally, we believe housing cost is related to supply. We have been watching for years as developers replace small houses in our neighbourhood with large, expensive, single family homes. With the housing crisis, this seems an irresponsible use of land and resources. We strongly support the removal of single family zoning to allow for more missing middle housing. We need to unlock the potential of our already developed land and 902 Foul Bay is a wonderful start.

Edmonton recently removed single family zoning, Victoria should also be a leader in this important paradigm shift. <u>https://www.news/local-news/elise-stolte-pushing-beyond-an-ugly-history-there-is-now-no-single-family-zone-in-edmonton</u>

A video on missing middle and how the lack of it has affected Vancouver's skyline: <u>https://youtu.be/cjWs7dqaWfY</u>

Thanks again for your time!

Hi,

Daniel and Faye Opden Dries

1052 Clare Street

I'm writing about the proposed 18 unit townhouse development at 902 Foul Bay Road in Victoria at the intersections of Foul Bay Road, Quamichan St and Redfern St.

I am strongly opposed to this proposal.

A development of this size is way too large and completely out of character for our neighborhood. I realize there are some larger developments (some renovations/expansions of existing buildings) on Foul Bay Road but they are set way back from the street.

This proposed development is right in the middle of a residential area consisting primarily of one home on one lot.

As well I have heard a rumour that the Developer has threatened to sue one or more of the neighbors in the immediate area if they object to his proposal. I don't know if this is true but I have heard of a legal defense fund.

I'm also opposed because :

- I understand the proposal for the property dues not comply with zoning requirements. This property is not zoned for townhouses and would require significant rezoning which almost everyone in the area is opposed to. If the house hadn't burnt down a few years ago it may still have been sold as a single family dwelling.

I realize it's a large piece of property at over 20,000 sq. ft., so some subdivision would be appropriate. Perhaps 4 or 5 small lots, 3 or 4 duplexes or 3 larger lots like the ones on Oak Shade Lane or 770 Pemberton Rd.

- the City recently further restricted the size of Lane Cottages allowed in the backyard of properties in this area. It, therefore, seems unreasonable to then consider a townhouse project, especially Two - 9 unit townhouses.

If the city allows this as a precedent then the vacant lot for sale at 931 Redfern St. should be allowed to have a fourplex on it, which of course would not be appropriate either.

- The proposal on Foul Bay does not allow for adequate on-site parking spaces. The street parking in this area is already too full of cars now.

- I understand there is a covenant in this area which should be respected. Part of the appeal of this area is that it hasn't been overdeveloped. I believe overdevelopment of the area will then eventually reduce our property value.

- too many old trees would be destroyed with the project.

I strongly oppose the current development proposal for the property. However, I would support a smaller rezoning of the property for a few homes rather than just one single family house. The developer would still make money.

I recently contacted the City of Victoria and was advised the lot is still zoned single family. If almost everyone in the area is opposed to the proposed development, can the city just approve it anyway? Why would the neighbors not have a significant say in such a significant rezoning ? What is so special about this developer or this particular property that it should be such an exception?

My neighbors, a few years ago, were denied a Cottage Lane house in their backyard because their neighbor was opposed to it. So in that case the neighbours had a voice.

I look forward to your response.

Thank you

L Nickolchuk 993 Cowichan Street Victoria BC

Justine Wendland

From:Sent:March 1, 2021 1:05 PMTo:Victoria Mayor and CouncilCc:Development Services email inquiriesSubject:902 Foul Bay Rd - Proposed Development - comments on my opposition

I'm writing about the proposed 18 unit townhouse development at 902 Foul Bay Road in Victoria at the intersections of Foul Bay Road, Quamichan St and Redfern St.

I am strongly opposed to this proposal.

A development of this size is way too large and completely out of character for our neighborhood. I realize there are some larger developments (some renovations/expansions of existing buildings) on Foul Bay Road but they are set way back from the street.

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significant say in such a significant rezoning ? What is so special about this developer or this particular property that it should be such an exception?

My neighbors, a few years ago, were denied a Cottage Lane house in their backyard because their neighbor was opposed to it. So in that case the neighbours had a voice.

I look forward to your response.

Thank you



To all concerned,

I am writing again to express my concern over the possibility of dozens of trees being removed for a new development. I really don't have time for this. I have 3 kids, one of whom is a toddler, and I'm swamped, but this has been keeping me up at night since I saw the story on CHEK last Tuesday. When I last expressed my concern, maybe over a month ago, I was told by a councillor that he was unaware of this project, that it had not yet come to council. On the news the other night, they interviewed "Future Residents" of this development, so I'm going to call BS on what I was told. As if you were unaware when there are already people planning on moving in!! I find this disgusting, absolutely deplorable that our "progressive" mayor and council would allow this to happen over and over. The Bellewood development is an abomination, but you guys just can't seem to say No to developers waiving their wads of cash, can you? Fuck the Trees and the Animals Who Live in Them should become our new slogan. Human beings are NOT the only residents of this city; all I have to do is look in the tree outside my window to see squirrels chasing each other, hear woodpeckers pecking, and every so often, we're blessed by a visit from an owl. These are the residents I beg you to think of; I know they don't pay property tax, but the more you destroy our urban forest, the less desirable this place becomes to the folks who do. I beg of you all, I fear with futility, to JUST SAY NO to this, and any other development, that requires the removal of big, healthy trees. It's just plain wrong, and you know it!! Thank you for your time and consideration.

A terribly concerned citizen of Victoria and THIS PLANET,

Katherine Beckett

Hello Mayor & Council,

I am writing because I want to voice my support for the 902 Foul Bay project. This is exactly the kind of housing I want for my family: medium density, 3-4 bedroom townhouse with car-light orientation, greenery, and easy access to cycling routes that lead to every part of the city.

While \$700k is still a lot of money, this is still attainable to a family like mine with two working adults and young children. The median house price nearing \$1 million is out of our reach, but we—and hard-working Victorians like us—want and need this kind of housing if we are going to be able to increase density gently throughout the CRD core municipalities

I am looking at these issues now in anticipation of next year's election, so please vote with that in mind.

Thank you,

--William Glas-Hochstettler 度诗林; وَنلليەم هوستەتلىر MA, Asia Pacific Policy Studies | University of British Columbia, 2014 BA, History and Asian Studies | Rice University, 2009 Hi Mayor and Council,

As a resident of the City of Victoria (with no affiliation with Ayrze), I am writing to you in support of the proposed development at 902 Foul Bay

Daily wrote an excellent and balanced <u>story</u> that I hope all of you will read. For me, it highlights the classist and NIMBY talking points of Peter Nadler and his anti-development group. The future of Fairfield/Gonzalez/Rockland neighbourhoods should not be controlled by a small group with deep pockets and enormous amounts of privilege. We cannot let angry people dictate how our city grows and changes.

The 'missing middle' is very much needed in all of our neighbourhoods that are predominately single family homes.

I do ask that Council and staff ensure all new developments contribute to the public realm and vibrant city life by ensuring planting of new trees and native landscaping, provisions for carshare and secure bicycle storage, and community amenities like improved sidewalks and boulevards. I believe the proposed development meets all those objectives.

Respectfully,

Carson Sage

1. Regarding the profit to be made from the property I am concerned with -- Aryze Corporation's multi unit proposal for 902 Foul Bay Rd. -- after the cost of buying the land and constructing the proposed buildings is factored in, how are you progressing with that basic research?

I also ponder the arson of the heritage building that precipitated this process at 902 Foul Bay Rd. of property flipping and 'development.' I

Surely that should be factored in to any city approval of 'development' of this property, if for no other reason than to discourage that strategy and the related one of real estate developer neglect of existing properties.

On that score, thank goodness the province bought 1176 Yates St and is putting it to appropriate use.

2. I propose the city insist one of the two proposed buildings at 902 Foul Bay Rd. be given over to truly affordable housing (without any destruction of the trees).

The city can, informally, discuss the dubious circumstances that gave rise to this opportunity to 'develop' in the first place, just to send a signal to other real estate property "developers."

With best wishes,

Allan Antliff

Hello,

I missed the opportunity to participate in the engage Victoria form about the proposed 902 Foul Bay Development and would like to give my support here. Apologies for missing the deadline.

I am a renter on Redfern Street. I have a masters degree, as does my partner and we are both professionally employed. Neither of us carry any student or consumer debt. We currently have no way in the Victoria housing market. The rhetoric in our neighborhood around the Foul Bay development has been aggressive, inflammatory, and exclusionary. I have been dismayed to see this at such close a range which is new to me (I moved to the city a year and a half ago from elsewhere in Canada).

I think density and multifamily homes are an essential part of the solution to the current housing crisis. Having lived in dense neighbourhoods in other cities I have valued them for their liveliness and their diversity. I hope this development can go forward and give more people in Victoria a chance to live close to amenities and downtown.

Thank you for your time,

Megan Clark

City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

• Diverse home types for diverse incomes, needs and lifestyles

• A selection of below market rate homes, making housing more accessible during a housing crisis

• Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, Miranda Andrews Victoria Resident Dear Mayor and Council,

Thank you for saving the Kapasi property on Bank Street as a park -- now, why don't you do the same with the welltreed heritage property at 902 Foul Bay Road (& Redfern & Quamichan)? It has been loved by neighbours for over 100 years, and was supposedly "protected" by a covenant which is now being challenged) Now a predatory developer is swooping in (and intimidating neighbours with legal-speak) in order to profit from building dense NON-affordable townhouses on the site.

The scheme seems to be up in the air, as the developers don't feel their profit would be enough (is this development-industry "classism"?), so it seems like a good moment for the City to **take green-space preservation leadership** and rescue this pocket for the public parks we need to retain throughout the neighbourhoods. COVID lockdowns have taught us just how vital outdoor spaces are for exercise and social distancing.

Thank you, S. B. Julian City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

• Diverse home types for diverse incomes, needs and lifestyles

• A selection of below market rate homes, making housing more accessible during a housing crisis

• Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, Sarah Nickerson Victoria Resident

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	Pf>pilcantname <u>Luke Mari, <i>Atyze</i> De\ ,_Of)l</u> m_en_ts
	Applicant <u>phone</u>
	This proposal Is to change the zoning of the subject property to accommodate Ile following proposal: <u>An 18 unit townhouse project</u>
	Changes to the Zoning Regula11on Byfawrequfred. tomR_1_G
	(zone <i>a</i> Indcate new zone/ site specUic zone), t:WId OfIdal Community Plan amencment details (Ifappficable) A new is <u>airren11y contemplated</u>
	Oesaibe retention pla, <i>ex</i> demdttioo plan for existing buildings

• Is the building on the heritage nvstrY *rs* heritage i:lesi aton. *rx* is there an tntenion to desi''1ale abuilding? The property has some heritage landscape items, there is no building on the site

	Zani - 	-
Use of land or buildings	Single famly residential	Multi-family residential
Total number of residential units lindicale er rental)	1	18 (strata)
Parcel aim	4950sf	21,958sf
Total toor au	-	15,859sf
Floor apace rato / denaiV	0.5	0.72
Number of sb'eys / heis#	2 storeys / 7.8m	3 /11.54m
Site cowrage (%)	30%	.43.3%
Total number ofpa1dng stalls	-	16
Number of protected trees	-	16
Setbacks (indicate North, Soult, et		-
Street Frm•	7.5m	l'Hilly: 4.J!a II
Rear	.1m	lleilill-sl.3711
Internal Side Lot Line	3.9m	Qe IN J.1lit pa1'tlloll.
Internal Side Lot Line	1.5m	NIrtll: lall llaillillir.t.l!a•parld∎&eu1py

,=10or Space Ratio is defined in <u>Schedule A-Definitions</u> of the <u>Zoning ReoulalOfl B}1aw</u>

LOOKING FOR MORE DETAILS?

The <u>pr!:>f)erty</u> is vacant

- For Infonna1ion on Ihis proposal, please con1act 1he appficant (noted above) or CAL.UC {noted oo page 1)
- For Information on the Rezoning process, contact City staff at 250.381.0382 or Developmen Servfces@)1ctoriaca
- To view the progrees of mrant <u>dewlapment applicIltioill</u>. check 118 City's <u>Development Tracker</u> (<u>'tictoriaca/devtracker</u>}, v.ttldl Is available On lle City of VlclDria websi119 <u>www.yictgiaca</u>

WANT TO VOICE YOUR OPINION?

 A comment form Is available oo the 08Wllq>rnent Tracker (vicgia.ca/deytracker) If you wsh 1D provide input cirectly to Counci you can send., email to
 <u>maxor</u> : _____, cq,y t to your CAL.UC {aae emal adches} au,age1)

/ Aryze's development plans for 902 Foul Bay Road

A High Density Build	Green Space D-estruction	Affordable Shell Game
Construction of 2 multi-unit buildings	Removal of 29 trees	18 of which are bylaw protected including 7 mature Garry Oaks and 2 iconic 100-year-old Copper Beeches. These mature trees are irreplaceable in our lifetime. New plantings will take several decades the
3.5 storeys in height	18 of which are bylaw protected including 7 mature Garry Oaks and	
for a total of 18 stacked strata units with exterior stair access	2 iconic 100-year-old Copper Beeches. These mature trees are	
(16 threebedroom units & 2 one-bedroom units)	plantings will take several decades to reach maturity and provide	
with only 16 parking stalls & one entry/exit point off Redfern St.	with only 2 one-bedro	with only 2 one-bedroom and 2 three-bedroom units 15% - 25% below that.
	Root Zones.	This is not balanced or affordable housing, and it keeps changing: we won't know what they will actually

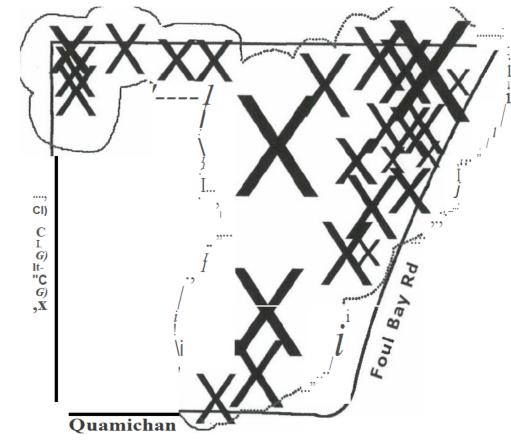
sell them for until after approval.

T /+IJ IS rtrrc S-<u>cc..o</u>; v P F I.. Y '--'CR..., W tt:>0/ $I f'L C:'I--9'-''= 'f''III!1 kt; IO IV,@-... f:50 '>r<... I ,,J rff-c NC.''':...{Sc:-tf-IJO/L_f,-f..oa>D}$ $i \mu Pit e=f , 4 re.r, -: N c IV' t::, ,;+GIC::-t.ISI ,,q /? L/ C_{,,j,j},I',... N ,v$

There are **too many things wrong** with the current proposal:

- Too dense
- Too high and too imposing on neighbouring homes
- Too many mature trees will be lost
- Too little stewardship of the natural environment
- Too little consultation with the community
- Too expensive to be marketed as affordable





We welcome development of this heritage property but the current proposal is unreasonable and will negatively impact the attributes that make this neighbourhood livable, and that make this neighbourhood a desirable destination for cyclists and pedestrians. It will not enhance the community or meet the need for affordable housing. The only gain is a high profit margin for the developer.

Please join us in promoting balanced, respectful development.

See Article in FOCUS magazine: https://www.focusonvictoria.ca/reporting/32/

Friends of 902 Foul Bay Road

For further information, visit www.902foulbay.ca

City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

- Diverse home types for diverse incomes, needs and lifestyles
- A selection of below market rate homes, making housing more accessible during a housing crisis
- Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, Eric Tran Victoria Resident City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

- Diverse home types for diverse incomes, needs and lifestyles
- A selection of below market rate homes, making housing more accessible during a housing crisis
- Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, David Grypma Victoria Resident Good day,

My family and I have lived in the Jubilee South neighborhood for 13 years. We love our neighborhood and we enjoy the outdoors, the parks and trees. We are very concerned about the proposed building that is being planned for 902 Foul Bay Rd. It appears that dozens of mature oak trees are planned to be cut down for this building.

My husband and I are STRONGLY against this proposed project. These units are not going to be providing affordable housing, most likely selling for well over a million dollars a piece.

For those reasons, we see no point in cutting down and ripping up this much needed parklike area and the treed canopy in order to serve greedy developer appetites.

Trees save our warming planet. They provide shade for the next heat dome and their roots ensure the soil doesn't slide away in the next deluge. Newly planted trees cannot do that for another 50 years and by then it's all too late anyway.

We need all the mature trees in our neighbourhood. PLEASE STOP THIS PLAN immediately!!

Thank you,

Anne-Marie and William Thomas

Hello,

I am writing regarding the above project.

I am desperate for us to take all opportunities to preserve trees in our beautiful neighbourhood.

Please work toward affordable housing without destroying the tree canopy and accept a revised plan for this development which scales back the size of the building and saves the trees.

Best, Ashley Howard 2724 Dewdney avenue As the City Council deliberates on the builder's application for a development at 902 Foul Bay Rd., I hope you will keep the following in mind:

902 Foul Bay and Victoria's housing goals

Homes in this project will not be "affordable" or even attainable for young people seeking to get into the housing market. In all likelihood they will be bought by wealthy, older homeowners looking to downsize. If the City truly has a goal of making affordable housing available to people of average means, it will continue with its laudable programme of making it easier for homeowners to rent out flats or build backyard suites or other infill housing. It will also place more emphasis on approving permits for rental buildings than for condos. The same measures would, coincidentally, increase density in areas outside the City centre. Projects like 902 Foul Bay are a mere drop in the bucket when it comes to increasing density, and achieve absolutely nothing on the "affordability" front.

902 Foul Bay and urban tree cover

The long-term costs of building 902 Foul Bay as proposed are simply too high; no neighbourhood can afford to lose 29 mature trees. Besides those slated for removal it seems quite likely that others on the site, including City trees, will die from the stress imposed by construction equipment. The developer plans to plant 3 Garry oaks around the bike shed. Not only will it take 60 years for those trees to mature, but a glance at the plans reveals that there is little space left for large trees anywhere on the lot.

Future considerations

If the City gives permission to the developer to go ahead with this project as proposed, it will be taking a short-sighted view of problems that need long-term solutions; indeed, it will simply be exacerbating those problems. Tree cover will be reduced at a time when we need more carbon sinks, not fewer.

If the last weeks and months have taught us anything, it is that trees are needed to nail down soils and cool urban areas. Furthermore, populations cannot continue to rise in an unplanned way in a region that relies on rainfall for its entire water supply. We are equally vulnerable to flooding from too much rain and severe water shortage from drought.

City Council should stop catering to developers and address real problems that are facing Victorians now and into the foreseeable future: lack of affordable housing; public safety; infrastructure; parks, schools and libraries together with urban tree canopy; sustainability; water security; a transit system that was designed for a small town instead of a medium-sizedcity.

This is a project that is sadly lacking in sensitivity to the region's future; indeed, it has been outdated by current events.

Yours truly, Barbara Abercrombie Dear Mayor and Council,

RE: https://tender.webapps/ourcity/Prospero/Details.aspx?folderNumber=REZ00 737

I do not envy your duties these days. Victorian's have faced many challenges during the pandemic and so firstly I want to thank you for caring for our citizens and city. I suspect each of you have had to make many sacrifices of time with your families. I want to also extend a think you to your families – the unsung hero's too!

I write today to ask Mayor and council to listen to our neighbourhood's views concerning the proposed development at **902 Foul Bay Road.**

I ask Mayor and council to reject the proposal and ask for a resubmission that is reduced in scale. A reduction that is scaled down to 6 - 8 units will:

- 1. Allow for trees to be preserved and create the much needed shade and bird habitat.
- 2. Reduce traffic and increase safety I have had to file 3 Police reports for hit and run since Red Barn was approved. As a cyclist I am concerned about reduced safety to pedestrians (special needs adults who reside on Redfern), we have many young children who use Redfern to walk or bike to school. The changes at Richardson and Foul Bay have also increased traffic. We now get traffic *surges* of fast moving cars when Oak Bay or Foul Bay are congested. The addition of 18 units will only result in decreased safety and congested parking on the streets.
- offer a development like :<u>https://www.maps/@48.4170554,-</u> <u>123.327488,100m/data=!3m1!1e3</u> This is Chandler and Foul Bay. This heritage style development is more balanced and allows for densification consistent with our community plan.

My last area of concern is about the process. This developer has not shown a forthright or civil tone in their community engagement. Many of my neighbours have felt legally threatened and awfulizing for our "gated community" lifestyle. I ask, is this in keeping with the process of neighbourhood engagement?

By contrast Jawl is developing a large building at Redfern and Oak

Bay. <u>https:// project/the-redfern/</u> Their engagement has been excellent and the development is in keeping with the community, adding density and business / commerce.

The 902 Foul Bay heritage

property (https:// HReg/Gonzales/FoulBay902.html) was burned under mysterious circumstances when owned by another developer. The new developer has been able to clear many impediments linked to the heritage designations (trees, walls, building footprint...). I ask, what is the point of a heritage designation if the properties are burned and reclassified from single family dwelling to small and **very** **expensive** apartments using a tone that bullies, frightens and disrespects many residents? As a city, what signal are we sending to developers? Our city need gentle densification, beyond the many in home and garden suites and homes on our street. The proposed 18 units is not in keeping with our need for trees, habitat and safety for cyclists and pedestrians. A reduction to 6 - 8 unites is. Respectfully,

Drew Smith and Rhonda Hart 989 Redfern St Victoria BC

Hi there

I live at 954 Bank Street and I am writing to express my concern about the proposed development at 902 Foul Bay Road.

I acknowledge the need for densification and affordable housing. However, I also see value in developments which are in keeping with the style of the neighbourhood.

My understanding when we moved into this area of town, was that you could only build or make changes to your home which "were in keeping with the style of the neighbourhood". That no longer seems to be the case.

I do not feel this development is anywhere close to reflecting the style and or development of the neighbourhood.

There is an opportunity to alter the plans of 902 Foul bay to make it a more reasonable and lower impact development by lowering the height, decreasing the number of units and preserving the valuable old trees which are there.

I urge you to review the concerns of the neighbours and come up with a modified proposal.

Thank you for your time and review of this important neighbourhood issue.

Daphne Wass

Hello,

I have many concerns with Aryze's proposed development of 902 Foul Bay Road. Trees:

29 trees are slated to be removed including two, one hundred-year-old iconic Copper Beech trees, and seven protected Garry Oaks. Our eyes should be open after the heavy rains this past week. Had we enough trees in the ground, we would not have had the landslides, deaths, extra costs, and the ripple effect this has caused. We need to stop turning the other way. It's time to put our foot down and say "no". We need our politicians to make better choices. We need you to be brave (I already know you are).

Although the developer plans on planting trees, the loss of tree canopy will be dramatic. There are three Garry Oaks proposed to be replanted around the bike shed, but they will not reach a mature height for 60+ years. **Affordability:**

The developer initially promoted the project as an "affordable" one, and claimed the tree removal was for this objective, and meet requirements of the BC Housing Affordable Home Ownership Plan (AHOP). Now they are slated to sell at \$1million. Who can afford this? We need more affordable housing!!! We don't need to line ONE person's pocket, but instead, ensure many have a place to call home.

Aryze used the AHOP and "affordable housing" aspect as a way to gather public support, and create divisiveness by tarring opposition as obstructing affordable homes. Do you think this is a fair or accurate analysis, promotion or goal and will this type of housing help relieve the Victoria housing crisis?

Thank you. Regards, Heather Lynn Roberts Date: November 21, 2021

Dear Mayor and Council,

Re: 902 Foul Bay

"The water from a 2-inch downpour (more than 54,000 gallons per acre) is captured almost entirely by an oak forest's leaf litter and the organic humus it creates. Litter and humus don't hold this water indefinitely, but they do corral it onsite just long enough for it to seep into the group, replenishing the water table on which so many of us depend. In areas with no leaf litter, the same 2-inch rainstorm causes a flood." Douglas W. Tallamy, PhD, *The Nature of Oaks: The Rich Ecology of Our Most Essential Native Trees*

Affordability and Greenspace:

The article "Trees make a city cool" argues how important having green spaces, and a tree canopy is for the environment. Author Sandra Julian reports that in 2020, "We lost both affordability and greenspace, although some housing activists suggest we must sacrifice the latter to get more of the former. The beneficiaries of that thinking are the builders."

Q: Who are the buyers if affordability for million-dollar townhouses attracts wealthy seniors from other provinces, and young urbanites from Vancouver, BC, both groups who are unaware of the displacement of local humans, urban animals, and large mature trees? How are you assisting the existing population? How do real estate developers continue to commodify nature, Indigenous land, and create a new age of colonialism?

Attainability

Project developer Luke Mari explains in an interview ("The 902 Foul Bay Road") that he could have "built four large, expensive homes, we would be done by now, and would be sitting on **three million dollars of profit**. A quick calculation would indicate Mari stands to make **nine million dollars in profit** from building 18 townhouses at 1 million dollars each. As a wealthy white male, Mari does not exactly speak for the "Other" in seeking affordable housing options, nor does his version of the "Missing Middle" equate to attainable units, which range at \$900,000.

Q: Are some developers are using the housing crisis to present themselves *as saviours* rather than profiteers?

Bird Friendly City?

The City of Victoria is seeking certification as a *Nature Canada Bird Friendly City* as announced by Councillor Loveday ("City of Victoria"), which includes bird habitats such as mature trees.

Q: How does this property development observe care-ful and creative solutions while decentering the human in the equation?

Convenants:

The covenants on this property were created during the first wave of colonial settler development. Many covenants in the Uplands area of Oak Bay, for example, were racist. Covenants that protect nature, however, are different.

Q: Is there a difference between the settler-colonists who developed land in the early 19th century to accommodate settler housing needs and contemporary developers such as Aryze?

Decolonizing:

Indigenous scholar Robin Wall Kimmerer and UBC scientist Suzanne Simard say we (settlers) have forgotten to listen to trees. Yet many people express anxiety about urban tree destruction and their relationships developed through daily contact, rituals of care (pruning), and mutual co-existence. An emotional attachment to trees is often rejected by dominant white Euro-centric humans who have been arrogantly defining the superiority of humans since Aristotle's basic classification schema placed the human male at the top of the hierarchy of natures' perfect image, and the rest of the animal kingdom in a downward ladder, from women to sea urchins.

Q: How can the City council support the decolonization of thought that allows for both humans and nonhumans to flourish in an urban setting?

Last Urban Forest:

The neighbourhood colonially known as Gonzales is home to the last urban forest. This forest is home to many non-domesticated, nonhuman animals who use this area for food and shelter. Aryze Developments often recounts the pre-colonial and settlercolonial history of the land. Contrary to the goal of acknowledging the history of a place, their comments continue to perpetuate a western-centric viewpoint. For example, they deem two introduced 100-year-old copper beech trees to represent colonial privilege; this thinking disregards the life of each tree.

Seven mature Garry oak trees slated for removal and associated ecosystems are among the most endangered in Canada - less than 5% of the original habitat remains. **It takes a Garry oak 30 years to grow its first acorn**. Thus, replacement trees do not provide food or habitat for birds and other nonhumans for decades. Ravens and owls, for example, require tall mature trees and cannot roost in a replacement tree that is 6 ft to 10ft off the ground. These types of birds then vanish.

Q: In an era of ecological collapse and 6th mass species extinction, will the City of Victoria spare the lives of nonhumans and endangered habitats from ever-expanding settler constructed landscapes? How could a smaller townhouse footprint allow for humans to co-exist with the more-than-human world?

Bibliography

"City of Victoria, Making Victoria a Bird Friendly City: Council Member Motion: For the Committee of the Whole Meeting of November 4th, 2021." <u>https://pub-victoria.</u> <u>filestream.ashx?DocumentId=73395</u> <u>&fbclid=IwAR0NSyXnzEqTI8SKnUn2ElJrgfXAqyYs4fcEM_OKQFzjtU4t4lTqCJ_I</u> <u>SLg</u>

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Julian, Sandra. "Trees make a city cool: Densification and the benefits of trees are incompatible." *Capital Daily*. <u>https://_____news/opinion-trees-make-a-city-cool</u> Accessed 24 July 2021.

Tallamy, Douglas W, *The Nature of Oaks: The Rich Ecology of Our Most Essential Native Trees*, Timber Press, 2021.

Dear Mayor and Council Members,

I am a resident of Foul Bay Rd. I know that we must increase density in our city and accept that it must also happen in my backyard. However, the proposal for 902 Foul Bay Rd needs to be more balanced.

I believe that means approximately 9 or 10 units, not 18. This would allow most of the mature trees on this extraordinary property to be saved.

Please do the right thing and require this project to be scaled back to 9 or 10 units.

Sincerely, Terri Wershler 639 Foul Bay Rd November 22, 2021

To: Mayor Lisa Helps and Council

Re: 902 Foul Bay Road Proposal

I am writing to express my dissatisfaction with the proposal by Aryze Developments for the property at 902 Foul Bay Road.

I am concerned about density and building height. Between Oak Bay Avenue, Foul Bay Road, Richardson Street and Richmond Avenue there is not one building with three stories. This height is absolutely incompatible with the character of the neighborhood. This area is covenanted as single family homes, and the developer is in no way respecting that fact or anything about the character of the area. 18 units at 3.5 levels, with only 16 parking stalls and a single access onto a very narrow small street (Redfern), which is heavily used by pedestrians and cyclists, is unsafe and incompatible with the area. The developer alleges there are over 800 parking spaces in the area – this is impossible as most of the side streets are already fully used by the existing neighborhood. In addition, when Glenlyon-Norfolk school is in session, traffic is extremely heavy on Quamichan Street (including school buses) and students park in available spots in the area.

The assertion that these units are "affordable" is laughable, at \$1 million dollars. In addition, given that Council cannot control unit pricing once development proceeds, how is "affordability" guaranteed in any case?

There are other developments in the neighborhood that I did not oppose, the two on the corner of Runnymede and Foul Bay Road, and also at Gonzales behind Pemberton park. In all three cases a single family home of the vintage of the one lost at 902 Foul Bay Road were replaced by four or five smaller single family homes with a variety of designs. If this proposal were along similar lines, I would have no objection.

Mr. Mari sent a letter to residents of the area in August of 2020, suggesting among other things that changes to neighborhoods could be "scary", suggesting the neighborhood did not share concerns about housing affordability or availability – assumptions that have no basis in fact. In that letter Mr. Mari indicated the company would be willing to engage further with concerned residents, to date that has not happened nor did I receive a reply from Mr. Mari. Consultation has been insufficient, and a bunch of signs with opposing views posted on the fence around the property do not constitute consultation.

The proposal as it stands is not respectful to the existing neighborhood, and the fact that neighbors started legal action at their own cost should be sufficient indication of the opposition to the proposal as it stands currently.

This needs to go back to the drawing board and significantly reduced in height and density at a minimum. Ideally a development like the other three noted in this letter could be possible.

Yours truly

Ruth Wittenberg (1925 Quamichan Street).

I am writing to you to reconsider the development of 902 Foul Bay

My husband, son(age12) and I recently moved into 935 Cowichan Street which backs onto Redfern which is where the proposed development backs onto

We moved here for the quiet tranquility of this mature area and it's trees and calm streets for our child to play and ride his bike on

We object that a big developer like Aryze has sought after the potential of huge profits without regards to the dynamics of neighbour hood

They are fighting to put forth this over the top high density townhouses with no regards to green space and safety for the neighbours

The many families around us have children that walk and play on these streets and neighbours that talk to each other on a daily basis

This project will destroy the family dynamics, beautiful owls and birds that we watch in these big old growth trees

Please reconsider and take into consideration the impact

Thankyou Andrea and Brent Brice

Mme Mayor and councillors,

The vote on this proposal should be postponed for two reasons.

1. Hypothetical situation

The property in question is governed by a restrictive covenant that forbids the proposed development. The city should refrain on voting on this hypothetical proposal until such time as the court rules on the developers suit to have the restrictive covenant voided. 2. Perceived bias

The city should not take sides in private litigation between two citizens. The developer has already postponed the court hearing in order to first obtain the city's backing for the proposal. The city is unwittingly(hopefully) being drawn in as an ally of the developers for of course their lawyers hope to be able to say to the court" See, the city supports our suit".

Let justice takes its course. If developers succeed in their suit, then is the time for council to consider the proposal. Until then, postpone the vote.

Yours truly, Carleton Monk Hello Mayor and Councillors,

You will have much to consider at your upcoming Council of the Whole meeting on December 9th. For me, the simplified story goes like this:

The high-density proposal for 902 Foul Bay is designed to maximize profit for the developer. But that profit comes at the expense of the trees, the environment and the neighbourhood. It's the wrong proposal for this heavily treed site, considered the jewel of the neighbourhood. I The Gonzales neighborhood, like the rest of Victoria, needs to change to address the housing 'missing middle'. Fortunately, the large lot at 902 Foul Bay Road provides plenty of opportunity—including for a multi-unit development centered in the lot, thereby saving most of the trees. All that is needed is creativity and good will. Sadly, the developer has shown neither and remains committed to ramming through the proposal as is.

It's no surprise that so many in the neighbourhood have taken exception. I am trusting that common sense will prevail and Victoria Council challenges the developer to submit a more modest proposal that better balances all values and interests.

Sincerely,

Peter Nagati

920 Cowichan Street

Victoria BC

Dear Mayor Helps and Council members,

We have lived near this property for 46 years. Over the years the density of this neighborhood has increased with the addition of secondary suites and garden suites. We have the following concerns about the development proposed by Aryze for this property.

-The proposed development of 2 buildings each 3.5 stories high is not reasonable for this lot. The buildings are too high and there are too many townhouses proposed.

-The removal of trees is a major concern. They have requested to remove 29 of the existing 42 trees. These include 7 protected Gary Oaks and 2 100 year old Copper Beach

trees. Aryze plans to replant trees on the property but these trees will not be mature for over 50 years. The loss of the tree canopy will be dramatic. The developer is pressuring neighbours with a bribe to not voice opposition by offering free trees to them to plant on their properties. Please visit this lot and take a look at these trees to fully understand what we are talking about.

-As far as affordability goes, there is nothing affordable about this project. These townhouses won't be affordable or attainable for the average household. They say they will be selling 4 units at 10-15% below market value and the rest at market value. Based on construction costs and looking at what Aryze sold the Rhodo units for , the prices will likely be over \$900,000.00. This development does nothing to contribute to "finding the missing middle".

-With this development there will definitely be a large increase in traffic on Quamichan and Redfern Streets. With only 16 parking spots available there will surely be many vehicles parked on the neighbourhood streets.

-We are not opposed to development but the size of this one is too large. A more balanced proposal would be welcomed such as one that is half the size and and possibly centred on the lot which might save most of the trees that are marked for removal.

We hope that you will take a close look at all of our concerns when you are making your decisions.

Thank you, Barbara and Thomas Hall 939 Cowichan Street. City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

• Diverse home types for diverse incomes, needs and lifestyles • A selection of below market rate homes, making housing more accessible during a housing crisis • Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, Jason Tuttle Victoria Resident Please accept this email in opposition to the currently proposed multi-unit development at 902 Foul Bay. The density of the proposed development is fundamentally out of character to the remainder of the extended neighbourhood.

The number of residents will greatly impact traffic into and around the development. Traffic patterns and the current sloughing of vehicular traffic off Richardson Street will be even further exacerbated. A high number of heritage quality canopy trees will be subject to destruction because the size of the footprint will require the virtual decimation of existing trees, to be replaced by ornamental varieties. The proposed design in scales of both height and density relative to the lot are far in excess of any other permitted development in the surrounding neighbourhood.

The proposed entry into the property is on a specifically narrow and single purpose roadway not designed for robust traffic.

Density is designed to maximize profit through volume of units without consideration for the existing nelghbourhood.

The potential for development, allowing for medium density, 6 to 9 units, permitting a less than complete and enveloping of the lot would meet the general densification initiatives of the City while maintaining at least a semblance of the current atmosphere of the neighbourhood.

Respectfully submitted. James and Maureen Earl.

Justine Wendland

From:
Sent:
To:
Subject:

Dear Mayor Helps and Council,

RE: HAV00022 & REZ00737, 902 Foul Bay Rd.

As Gonzales neighbours we do support some densification and infill development in this area of the city. This neighbourhood can have more housing density and at the same time respect the integrity of its street scapes. The existing tree canopy needs to be preserved in this time of climate emergency.

Before the suspicious fire at 902 Foul Bay Rd. the property had a very large house with an addition that was centrally located on the lot. Most of the mature trees are standing on the perimeter of that lot. The topography is such that these trees buffer (are protecting) the adjacent low lying areas from storm runoff coming from the higher rocky outcropping on the other side of Foul Bay Rd.

The current development proposal ignores the site conditions and the fact that the house and the property were Heritage Designated. The proposed building massing does not respect the existing environment and its impacts on the neighbourhood. A centrally located multiplex would be appropriate on this site. Please, vote against this proposal.

Thank you for your consideration,

Virginia and Jeff Errick 615 Foul Bay Rd. To Lisa Helps and Councillors,

I am writing to ask you to re-consider the proposal for 902 Foul Bay. I am very concerned with what this large development will do to our lovely child-centered family neighborhood. Trees will be lost, and many more cars will be on the streets. At present we have ball hockey games on the street, and children are always iding their bikes up and down the streets. I feel this development will change the nature/flavour of this neighborhood. PLEASE let some communities stay the same, without always going for what you believe is new, bigger and better!

Thank-you for your consideration.

Jill Graham

--

<u>Jill Graham</u> | Grade 1 Teacher | <u>Glenlyon Norfolk School</u> a: <u>Beach Drive Campus</u>, 1701 Beach Dr, Victoria BC V8R 6H9



Do your best through truth and courage

Glenlyon Norfolk School is a scent-free environment. Thank you for not wearing fragrances on our premises. I would implore you to reduce the size of the project advocated for 902 Foul Bay road. I live on the block where this is planned.

The size of the project needs to be scaled back in our neighbourhood. To remove 29 trees is against climate change improvements, trees soak up water and prevent flooding.

The increase in traffic on Redfern Street will make it even more difficult than it is now to leave the neighbourhood on foot. Even now we have to dodge cars when walking anywhere since we don't have sidewalks. Let the 902 development empty onto Fould bay road rather than Redfern street, it heretofore a quiet neighborhood.

By the way. I have a garry oak tree I would to remove from my property.

Jerry Groneberg 941 Redfern St, Victoria, BC V8S 4E6 Dear Mayor Helps

Regarding the proposed development at 902 Foul Bay Road, I cannot support this for the following reasons:

- that a development in these fire and flood ravaged times, not to mention Fairy Creek, would propose chopping down many many mature trees on site is absolutely incredulous. You yourself have said numerous times that we are in a climate emergency. Chopping down mature trees in the city is exactly the kind of activity that contributes to such an emergency. Wasn't the city going to plant hundreds of trees? How ironic it would be to, on the one hand, bulldoze these magnificient living trees while on the other planting trees in the city in the name of climate change.

- The proposed development is too dense and does not retain the character of this area. To put what are essentially high rise buildings on this site would be out of place for this neighbour hood and would overwhelm the site. Any trees that are left on site would likely die as their roots would struggle to get nutrients.

Thank you for your consideration

Trish aikens

Dear Mayor Helps and Council,

RE: HAV00022 & REZ00737, 902 Foul Bay Rd.

As Gonzales neighbours we do support some densification and infill development in this area of the city. This neighbourhood can have more housing density and at the same time respect the integrity of its street scapes. The existing tree canopy needs to be preserved in this time of climate emergency.

Before the suspicious fire at 902 Foul Bay Rd. the property had a very large house with an addition that was centrally located on the lot. Most of the mature trees are standing on the perimeter of that lot. The topography is such that these trees buffer (are protecting) the adjacent low lying areas from storm runoff coming from the higher rocky outcropping on the other side of Foul Bay Rd.

The current development proposal ignores the site conditions and the fact that the house and the property were Heritage Designated. The proposed building massing does not respect the existing environment and its impacts on the neighbourhood. A centrally located multiplex would be appropriate on this site.

Please, vote against this proposal.

Thank you for your consideration, Virginia and Jeff Errick 615 Foul Bay Rd. Dear Mayor Helps and Councillors,

Thank you for considering my concerns regarding the proposed development at 902 Foul Bay Road during your upcoming Committee of the Whole meeting. They are as follows:

Density: The proposed number of units seem too many and are squished on a small lot between the main artery of Foul Bay Road, and very narrow Redfern. Has the developer considered decreasing/modifying the floor-space ratio of the town homes? [massing + height]

Ecology: The density and spread of the built form directly impacts protected trees, specifically Garry Oak and their sensitive ecosystem. A Redfern-facing unit encroaches upon 1/3 of the oak's critical root zone. There is a proposed bike storage/pavillion which would cut down a protected Copper Beech. Although not an 'accessory building' per se, would this storage construction not fall under the Tree Protection Bylaw # 050-106, section 5(3)?

If protected trees are cut down it affects the City's tree canopy, air quality, and the habitat for birds, other vertebrates, and non-vertebrates. Why do we have a Tree Protection Bylaw, and give voice to mitigating climate change via tree preservation if we don't follow through? We lose them in the interests of development square footage.

Safety: The arterial Foul Bay Road is zoned 30 kph. We all know that cars use Brighton Crescent and Redfern to circumvent that, and speed along narrow Redfern. The density of the development and traffic overflow, with increased owner vehicles, their guests, deliveries, etc., poses a safety hazard to neighbourhood children, walkers, dogs, and other vehicles, including bikes. The sole entrance for cars to the town homes being off Redfern adds to safety concerns.

All the best,

Jeannie Squarebriggs 959 Brighton Crescent Victoria BC V8S 2G4

COMMENTS ON THE APPLICATION BY ARYZE FOR DEVELOPMENT OF 902 FOUL BAY ROAD VICTORIA.

Mayor and councillors,

I should start by disclosing that I am a resident at 935 Foul Bay Road and therefore part of the Oak Bay community. I am confident, however, this will still mean that my concerned input about the possible development at 902 Foul Bay Rd. will receive your thoughtful consideration. I am very close to 902 Foul Bay Road, in fact on rather a blind corner from it. May I ask you to give thought to:-

- 1. I believe there should be affordable housing. People need to have homes. This project, though, seems to look less and less like an a 'affordable housing' programme and more like a straight commercial venture. The original premise of the developer for BC AHOP funding might reasonably be described as being close to a 'bait and switch' initiative. Surely more diligence could have been used to confirm the initial availability of the funding.
- 2. It does seem that the project has requests that go beyond the acceptable norms. Examples include:
 - a. Disproportionately higher, both in volume density and size, to the amount of land.
 - b. Disrespect for the rules and disregard for the negative environmental impact caused by the removal of the Garry Oaks, as well as indifference to the long admired Copper Beech, which are part of the local tradition.
 - c. Despite Aryze's claims that their 16 park lots and the plentifulness of local parking create adequate coverage for the new development, local knowledge finds this unrealistic on all practical counts. Also as an owner of property on 935 Foul Bay Road I already find the volume of traffic on my almost blind corner difficult if not dangerous to deal with.

I have a suggestion. Since Aryze has changed its planning financially, commercially and architecturally several times can this not now be resolved between the developer and the concerned citizens together. Let

there be a committee of 2 or 4 made up of equal representation from both sides to search out 'common ground'. My sense is that common sense would prevail to find a digestible solution, agreed by both of the principal groups and, if not, the Lord Mayor and the Council still have full oversight.

Thank you for considering my view of the current Aryze application. Yours sincerely,

Adrian Science

Adrian Science

Dear Mayor Helps and City Councillors,

We live at 932 Foul Bay Road (our backyard is located in the City of Victoria). We are very concerned about the proposed development at 902 Foul Bay Road.

The developer has one goal: to extract as much profit as possible from the lot without concern for the density of the neighbourhood or the mature trees on the lot. We hope that our city council will not assist the developer in realizing their profit-centred goal.

If the developer was truly concerned about affordable housing, they would not be proposing to build this development on some of the most expensive land on the Island.

Size and height of the project

The development is proposed to be two, 3.5 story buildings, with 18 units comprised of 16 threebedroom and 2 one-bedroom units. The proposed density and height of the development is inconsistent with the neighbourhood. We would prefer to see a more balanced development for the lot that respects the neighbourhood where it is located.

<u>Trees</u>

29 trees are slated to be removed including two 100-year old iconic Copper Beech trees, and seven protected Garry Oaks.

Although the developer plans on planting trees, the loss of tree canopy will be dramatic. There are three Garry Oaks proposed to be replanted around the bike shed, but they will not reach a mature height for 60+ years.

Recently in a letter to the community the developer acknowledged that the loss of trees a was a concern for neighbours, and that their replanting scheme had "fallen short for some residents in the community".

Affordability

The developer initially promoted the project as an "affordable" one, and claimed the tree removal was for this objective and to meet requirements of the BC Housing Affordable Home Ownership Plan (AHOP). At the CALUC meeting (Community Development engagement) in December 2020, the developer admitted the project is not affordable but more affordable than a \$2M "average" newly built, single-family home in Fairfield-Gonzales. As of June 2021, Aryze has abandoned the BC Housing AHOP scheme, rebranding the project as "Attainable". They will be selling 4 units (2 - one bedroom and 2 - three bedroom units) at 10-15% "below market" and the rest at the "market value". We estimate, based upon construction costs and what Aryze sold their units at Rhodo for, that price will likely be over \$900,000.

When considering the proposed development, city council should not be under any illusion that it will produce affordable housing.

Thank you for considering our concerns about the proposed development.

Yours sincerely,

Craig Rosario and Robert Peterson 932 Foul Bay Road Victoria BC V8S 4H8 Dear Mayor Helps and Councillors,

My husband and I strongly object to the removal of 17 bylaw protected trees on the property at 902 Foul Bay Road. We urge you to consider a plan that allows for one row of townhouses instead of two and thus saving many of the old trees on the land.

We are very distressed at the destruction of old, healthy trees in the City of Victoria in the name of development. We see the city wanting to promote tree planting but so much is lost when an old tree is removed: habitat, green canopy, biodiversity support, shade (for the next heat dome), soil retention through root systems (for the next atmospheric river), carbon removal, beauty... It is all well and good that a new tree will be planted when an old one gets cut down but a new tree will not be able to provide all that an old one can in our lifetime, or even our young children's.

In one hand Council is promoting tree planting and in the other, trees are being cut down for development. It doesn't sit right.

It seems so shortsighted. The land at 902 afoul Bay Road can be developed, but thoughtfully. The driving force seems to be greed, not conservation. It leaves us feeling quite sick to our stomachs.

A sore point: The Bellewood Park development by Abstract on Fort Street left a murderous graveyard of giant stumps as it prepared the site for building. From the name of the development to its marketing slogan: "Be at home in nature." The gall! The decision of Council to allow the removal of protected trees made us question why a bylaw protected tree isn't actually protected. As Council, are you not meant to uphold bylaws?

Please reconsider the plans submitted by Aryze and save our very loved bylaw protected trees. You are stewards of our nature: we implore you to make decisions to protect it.

Thank you.

Yours faithfully, Ian and Bronwen Sharpe 1523 Regents Place, Victoria, BC December 5. 2021

Dear Mayor Help & Members of Council

We wish to make our feelings known about the upcoming rezoning and development permits being considered for 902 Foul Bay Road, with which our residence shares its entire back boundary. We will be faced with having 16 vehicles parked along our back fence, which brings considerable noise and air pollution.

This development is being proposed in an area of single-family dwellings, in close proximately to three recently-built "garden suites"

(one of which is an absolute eye-sore) where no provision for on-site parking was made. In addition, just across the road from these units is a recently approved pan-handle lot...all of which have already increased the difficult parking situation and traffic congestion on Redfern Street.

Redfern Street is very narrow, and at some point on any given day, a large emergency vehicle would have a difficult, if not impossible time navigating its way through parked cars...many belonging to people who work on Oak Bay Ave. I can only assume that Redfern Street, which is narrower than other streets in the neigbourhood, was built that way because there were houses on only one side.

So now, on top of all this an 18-unit development is being considered for 902 Foul Bay Road...it seems like an awful lot of in-fill in a very small area. It's hardly fair that so much densification would take place in one little area.

The Trees

In 2019, Victoria City Council, in its wisdom passed bylaws intended to protect the city's urban forest, which we wholeheartedly support. Requiring a permit for the removal of trees over 30cm in diameter at 1.4 meters, indicates Council's commitment to maintaining and retaining it's stock of both large and smaller trees. Yet, seemingly all these good intentions are swept away when a fast-talking developer comes along with a scheme to build an apartment block on a city lot.

What is being proposed is virtually clear-cutting the property. This development will require the removal of two very old and magnificent copper beech, not to mention many Garry Oaks. The developer talks about replacing the trees, but there won't be room left for anything but shrubs once the proposed structure is built. Surely this isn't what Council had in mind when the new bylaws were adopted, This is just not acceptable.

The Copper Beech trees are significant heritage and ecological resources. Reduce the density, and save these trees.

The Parking

Expecting that the occupants of 18 units will only require 16 parking spaces is fiction at best...there is neither a primary school nor grocery store within walking distance, so like most families today both parents will have a car. The proposal is for mostly 3 bedroom units, which likely means 4-6 occupants per unit. Even supposing that each unit has only one car that still leaves two that will be parking on the street, and where will visitors park? There's very little parking now in the area. This will probably result

in many vehicles being parked on Redfern which is already constricted especially with respect to the availability of space for pedestrian and safe cycling traffic.

There are no sidewalks on Redfern Street, so increasing the parking and the traffic will make the situation less safe. The number of vehicles per residence will certainly be far greater than the anticipated 16/18 =

.89 vehicles per residence. Has there been a survey to ascertain the current vehicle density in this area?

Who will benefit from this development?

The owner? The developer? The city? New purchasers?

Who will not benefit?

The environment Residents in the neighbourhood will have creased traffic and parking congestion

This does not appear to be in keeping with the character of the Gonzales neighbourhood. Was there not some sort of plan or guideline?

Modify the proposal

Reduce the number of residences.

Provide a more realistic number of parking spaces per residence.

Keep the Copper Beech.

Increase the residence value in keeping with the larger footprint.

Expecting that the occupants of 18 units will only require 16 parking spaces is fiction at best...there is neither an elementary school or grocery store within walking distance, so like most families today both parents will have a car. Even supposing that each unit has only one car that still leaves two that will be parking on the street, and where will visitors park? There's very little parking now in the area.

Council has come out in favour of protecting the trees in city, which I wholeheartedly support. A permit, along with the payment of a high is required before even small trees can be cut down, and yet this development will require the removal of a very old and magnificent copper beech, not to mention other large trees. The developer is

proposing that the large heritage trees are to be replaced with other small trees...this goes totally against council new tree bylaws, and just not acceptable.

While the developer likes to call the units "stacked townhouses" this is just a euphemism for an apartment block. This development is just too big...too many units, too many stories, and not enough parking. It also goes against "single dwelling covenant" that is on the property. The place for this kind of development is not in the middle of a single-family neighbourhood. I am totally opposed to this development as it now stands.

Thank you

Carole & Earl Davidson 1946 Hawes Road To whom it may concern,

My wife and I are strongly opposed to the current development proposal for 902 Foul Bay Road for the following reasons:

SIZE – Although we are not against more density in our neighbourhood, allowing 18 new units to be built on this one site we think is beyond reasonable. In addition to the number of units, we object to the height of the project: With 9-foot ceilings, we understand it would be about 3.5 storeys tall—towering over the surrounding community, and not in keeping with the character of the neighbourhood. We would be amenable to hearing of a downsized proposal of some sort.

TREE REMOVAL – A smaller number of units might also allow the developers to spare the many mature trees that they are proposing to remove. Given our current climate crisis, cutting down such trees—and irreparably damaging the ecosystem of the area—is simply not acceptable on any level!

REDUCED SAFETY – The project would introduce too much additional traffic to the neighbourhood and, given the limited on-site parking (see below), which will result in more on-street parking, will reduce safety for pedestrians, cyclists and children. This is especially true given that the proposal allows for only a small and apparently inadequate play area for children on site.

INSUFFICIENT PARKING – How is it possible to allow *anyone* to build living accommodation that doesn't include at least 1, if not 2, parking stalls per unit? Especially as we understand 16 of the units will be 3-bedroom, making it likely that there will be more than 1 car per unit. With only 16 parking stalls on the property, perhaps a development of 9 units (half the size) might be more reasonable.

CHARACTER, AND THE PRECEDENT THAT WOULD BE SET – In addition to the proposed density and height of the project not being in character with the neighbourhood, this project will forever change the intended heritage character of the site, setting a bad precedent for future developments. This concern is compounded by the history here: Previously, a demolition permit was rightfully refused for what many in this area considered the 'historical gem' of the neighbourhood, and then a mysterious fire destroyed the building. It seems unethical that this allow for the sort of development that was previously rejected.

ISSUES WITH THE PROCESS – The approach to consultation by the developer, Aryze, has been both inadequate and aggressive. According to their map, our property is also covered by the restrictive covenant that protects 902 Foul Bay Road and yet we did not receive notice of the plan to seek its removal. And those who did receive notice were evidently sent a misleading and *very strongly* worded communication from Aryze: The letter stated that the covenant did not have to be removed for the development to proceed: not true. And at the last CALUC meeting we attended a lawyer commented that *even he* was intimidated by the tone of this communication! As well, Aryze has gone after opponents of the development on social media and attempted to discredit efforts to fundraise for legal costs associated with defending the covenant. We feel these efforts to quell opposition to the development should not be countenanced in a community consultation process. We could go on about whether these units will in fact be affordable as Aryze is suggesting, or the fact that none of these units will be wheelchair-friendly, but we won't. This entire project is wrong on many levels, not just for our neighbourhood, but for what Victoria should be permitting for construction, *period!* We feel that the wishes of the majority of those who live in this area need to be not just heard, but heeded. Please ask the developers to come back to the table with a scaled-down version of the project. That's all we ask.

Regards,

Dermot McCann and Elizabeth Peddie 1923 Runnymede Avenue (at Richardson), Victoria, BC V8S 2V3 To: City Council, Victoria

RE: 902 Foul Bay Road

From: Sandra Johnstone 1950 Brighton Avenue

I reside in the neighbourhood of this proposed development and have several concerns, but the one I am addressing now is accessibility.

As I interpret the plans on the website, there will be 16 townhouses and two smaller units, every one accessible only by climbing stairs after negotiating some steps up or down to the multiple entrance porches. For half of the townhouses, these units are situated on the third floor, with bedrooms up a second set of stairs. Good cardio, but really! This means only reasonably fit families will consider living at 902 Foul Bay Road - and there is no guarantee any of us will stay fit enough to manage stairs throughout our life. I understand this, I am 89 and have stairs to use every day in my house - a half-up, half-down SFD built in 1967. I have lived here for 17 years, and sometimes learn that friends can no longer visit, because they cannot climb a single flight. Younger people have accidents, others have longer-term disabilities that preclude climbing stairs easily, or entirely. The families who take on those third floor townhouses need to recognize that not all their friends and families will be able to visit or help them.

A corollary to this accessibility is the lack of safe storage for these strata units. Where will young families keep their strollers for infants through toddler stage, the bike trailers, the learner bikes, scooters and skateboards? What about barbecues and outdoor furniture? The parking stalls are open, as is the bike storage. Those shared porches are going to be very crowded and hazardous. The few balconies are a poor alternative for this storage.

There are many older homes in Victoria with three and four flights of stairs which are well-preserved and useful housing, but it seems strange to continue this degree of poor accessibility in 2022 in new "attainable" housing. Why should we allow a new building with 18 units, none of which is a possible home for anyone with mobility issues, and no safe storage for the items that enable families to live without a car, in our pedestrian friendly neighbourhood.

6 December, 2021

Mayor and Council

The previous email was not entirely clear, so please remove it and use the clearer explanation below .

Here we go again with a proposal only slightly modified and major problems not addressed. A few of the major problems are:

1. The size and density mean the loss of so many mature trees at a time when climate change is coming forward-even here.

- Do you remember the heat dome and loss of life for the vulnerable?

-Trees help prevent climate change and act as defense against its effects..

- A plan with some density could be possible with much smaller tree losses.

-Losses proposed now are 29 trees , including 2 100-year-old Copper Beeches and 7 protected Garry Oaks.

-I had the experience, as a citizen, of removing an original, diseased dogwood and getting permission. I paid twice times \$700 which mattered, to be left at city hall and had to have finished planting two trees. Then I got my money back.

-For developers, this system is just a really cheap licence to pay for taking out trees. (Vancouver puts much better values for them)

In the name of preserving our home area, the whole planet and many lives, PLEASE stop allowing the mass loss of whole groves.

-There will be very few of the most precious kinds left, like Garry Oaks.

-Planting new ones would take 60 + years in what could be difficult growing conditions.

2. More respect is needed for democracy and citizens' efforts.

-This plan is not consistent with the present covenant and so not allowed.

- Since other sites around have the same covenant, this plan is an important precedent for leading to far greater tree losses.

-A citizens' case against it somehow got put on hold, so citizens' voices are again stifled.

-The developer is doing this work to affect the case before it starts. Is this action ethical?

-In this situation, isn't it impossible for present approval of any version to allow its actual use?

-Is it right for decision makers and staff to take the time, all paid by public money, to even consider an unusable proposal?

PLEASE do what is more appropriate: reject outright the proposal and let the case come forward first.

3. Affordability would not happen for this proposal after the abandonment of the BC AHOP scheme.

-The Rhodo project shows that prices would likely be \$900,000.

-At the CALUC meeting I heard the Aryze rep admit that his units are "not affordable." So you need not regret rejecting it.

Mary E. Doody Jones

Honourable Mayor and Councillors,

I have reviewed the latest Aug 2021 Aryze submission for 902 Foul Bay, and despite concerns expressed by the Planning Department, conservation groups, neighbours, and other citizens, no effort has been made toward a balanced scale of development on this beautiful heritage property.

Trees The most recent plans (Aug. 2021) still propose the destruction of 18 bylaw-protected trees trees which play a vital role in fighting climate change, provide essential food and habitat for wildlife, and are iconic natural elements. This unique, and beautifully treed property, bounded on three sided by Redfern, Foul Bay, and Quamichan streets, is the highlight for many who enjoy walking and cycling through the neighbourhood.

Below I propose how a one-row townhouse plan with additional units would preserve 9 of the 18 Bylaw-Protect Trees slated for destruction. Specifically, one of the two, much-loved, iconic 100-year-old Copper Beech trees (#341), shown below on the left, could be saved. It has been identified by the City's Tree Preservation person as "a good candidate for retention". Its trunk, at chest height, has a diameter of almost 3 feet (85 cm) and the tree has a stunning display of copper coloured leaves, making this property a valued community asset enjoyed by many citizens and visitors.



Consider the recent deluge of rain, and the strain on the city's drainage system. Over a 20 year period, Copper Beech #341 can intercept 1.6 million litres of rainfall, and prevent 63,400 litres of storm water runoff into our sewer systems (based on diameter, species, and geographical location). This is in addition to its ability to clean the air, sequester CO2, shelter homes and people from wind and sun, and provide food and shelter to birds, mammals, and pollinators. **Density Option** The annotated plan and elevation images below illustrate my suggestion for a single row of townhouses, <u>shifted toward the centre of the lot</u>, taking advantage of the open site where the original estate home stood (pink outline). I propose the addition of two, 2-bedroom units for a total of **12 units** instead of 18. This 33% reduction in the overall number of units Offers more housing options, 11 parking spaces, and 9 **blue**-circled trees, including one of the 100-year old Copper Beeches (#34 described above), would be spared.

Shifting the townhouses eastward would offer a less-imposing Redfern Street presentation, and would provide adequate clearance for Garry Oak 313, which in the current proposal, will suffer from excavation and construction of townhouses within one third of its Critical Root Zone. Although the Planning Department has requested clarification as to how Garry Oak 313 will be protected, recent submissions do not indicate how that will be achieved. Note that <u>seven Garry Oaks</u>, all on the periphery of the property, will be lost due to the density of this development.

I'm suggesting the replacement of 4 parking spaces, below on the left, with a 2-bedroom, level-entry unit, designed for wheel-chair accessibility, with a parking spot near its entry. This is a much needed kind of housing. The further addition of a 2 bedroom unit above the existing Unit C, would yield a total of 12 units in a single row. It offers more options than the "stacked" 3 br townhomes which are staircase-only accessible and which have been proposed to cost \$900,000.



Thus, I whole-heartedly agree with this comment made by Victoria Planning Department:

I will let others address affordability, but I did attend an eye-opening presentation by Kerry Michaels of BCGEU on Dec 4, 21, where she showed that relaxation of zoning requirements in Vancouver has had the unintended consequence of raising property values. "It has <u>not</u> helped affordability—it just streamlines developers' wealth".

Creative Illustration Finally, as has been pointed out to the Planning Department, there remain Aryze illustrations of large trees on file, where none exist, or where a proposed sapling is illustrated at a 50-year-old size. One such illustration below appears to place the development in a treed context, which could give Hawes St neighbours (to the north) some privacy from the 3 ½ storey structures. The red-circled tree does not exist near the west bank of townhouses. Elsewhere, as has been pointed out to the Planning Department, over 200 trees and shrubs defined as "Native" on Ayrze's plans, are in fact indigenous to China and Eastern North America.





Above is another submission (which I've annotated) that uses a neighbouring home to illustrate that the proposed development is not overly high. What you can't see is that this is a modest-sized house—the only one in the neighbourhood <u>perched up on a rocky outcrop</u>. The house below is the scale of most neighbouring homes.

Outdoor Space

Most units have small balconies, but no yards. That the size of the designated children's play area (yellow circle below) is woefully inadequate for 18 families, further underlines the over-density on this lot. And note how much shade is produced by the tall buildings on this 5:00 pm shadow illustration for June 21st—the longest daylight of the year. If even just the bedroom levels had standard height ceilings, instead of 9 foot ceilings, 2 feet of unnecessary height could be spared, home heating costs would be less, and there would be less shading of common space.

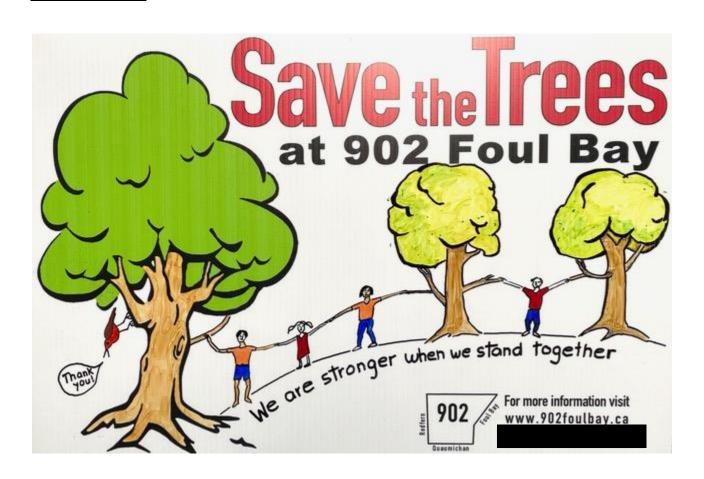
I believe a development that offers a few more choices in housing for the less-abled, is scaled to provide communal outdoor space for families, and retains trees, would be welcomed by our community.

To conclude, I share this quote from <u>Happy City—Transforming our Lives Through Urban Design</u>, by Charles Montgomery, 2013:

"So we know that nature in cities makes us happier and healthier. We know it makes us friendlier and kinder. We know it helps us build essential bonds with other people and the places in which we live. If we infuse cities with natural diversity, complexity, and, most of all, opportunities to feel, touch, and work with nature, we can win the biophilic challenge. Quite simply, **biological density must be the prerequisite for architectural density**."

We look forward to meeting our new neighbours. They will be glad we supported a development that is sensitive to the unique and essential landscape at 902 Foul Bay. Thank you for listening.

Monique Genton



1927 Quamichan St. Victoria BC V8S 2C3

December 6, 2021

Dear Mayor and Council:

Re: Development at 902 Foul Bay Road

I am writing as a concerned neighbour of the property at 902 Foul Bay Road. I live kitty corner to this property and will be negatively affected by the development that is being proposed. I would like to see the developer come back with a more suitable revision. My concerns include:

1. Size and Density

- The proposal calls for two 3 ½ story townhomes consisting of 18 units.
- The height of the buildings does not conform to the neighvbourhood and would tower over existing homes.
- Having two buildings means that a large majority of the property would be required for construction and, as a result, trees would have to be removed from the property.
- Having 18 units means an increase of traffic flow on the already busy Quamichan Street and would result in diminished street parking options.
- 2. Trees
- The proposed development calls for the removal of 29 trees, including 2 magnificent Copper Beech trees and 7 Garry Oak trees.
- Although the developer plans to plant several trees, it will not be in my lifetime that these trees will provide the canopy that is currently provided. Additionally, trees provide a barrier against noise pollution and removal of so many trees will mean that noise will not be absorbed as well, especially traffic noise from Foul Bay Road.
- It was originally noted by the developer that "affordable housing" was the reason so many trees needed to be destroyed. However, this is no longer an "affordable housing" project and should no longer require so many trees to be removed.

RECOMMENDATIONS

1. Although I am in agreement that density is necessary, I am recommending that Council requests the developer to revise it's proposed plan. Revisions could include:

Reduce the number of units to one half of what is currently proposed – i.e. to 9 units. The developer could reconfigure the building footprint in order to maintain some of the current trees

Sincerely yours,

Sabine Laubental

1936 Quamichan Street Victoria, BC V8S 2C4

December 6, 2021

Dear Mayor Helps,

Thank you for taking time to consider our reasons for opposing the development proposal for 902 Foul Bay Road. Aryze wants to erect 18 units in two 3.5 story buildings to create a massive overbuild, devoid of greenspace, just as they did for their Rhodo complex at 1712-1720 Fairfield Road. Please do not be blinded by the developer's rhetoric but envision 'the whole picture'. The design is inappropriate for this residential site.



Figure 2 Property at 902 Foul Bay Road



Figure 1 Rhodo complex 1712-1720 Fairfield

How do you justify the destruction of so much green space?

To make room for the buildings, at least 24 trees are slated to be removed including two, onehundred-year-old Copper Beech trees, and seven protected Garry Oaks. This definitely contravenes the City of Victoria's Urban Forest Master Plan to *protect, enhance and expand Victoria's urban forest.*

Clear-cutting of our residential neighborhoods is unacceptable and we need to recognize the value in protecting these mature trees now. You have to stop this trend of development-at-all-costs or Victoria will not have the precious forests that play a significant role in this time of climate crises. This past June, we experienced the shading and cooling benefits of the neighborhood's trees during the stress of the heat dome. The beautiful tree canopy in the Redfern /Quamichan/Foul Bay area is an irreplaceable green space that is critical to the physical, emotional and mental well-being of all current and future inhabitants, as well as a habitat for all kinds of wildlife. Let's not destroy it!

Does this proposal create accessible or affordable housing?

No. The developer initially used its 'affordable housing' campaign to gather support but abandoned this plan, so that now fourteen of the units will be listed at market price, estimated at over \$900,000 each. This is a highly profitable business venture that will do nothing to create affordable or accessible or diverse homes. It will only further inflate Victoria's housing prices. My property across the street with a mature Garry Oak, three Western Red Cedars and green space for gardening and playing is valued at just slightly (.05%) more than <u>one</u> of the 18 stacked strata units.

Who will benefit?

There are no benefits to the current proposal for 902 Foul Bay Road. The only ones to gain from this development are Aryze and the owner of the property, Lions West Homes Ltd. I urge you to visit the site in person as the plans on paper do not reveal the entire picture. In your leadership role, please do your best to ensure thoughtful, responsible and reasonable changes in our community.

Sincerely,

Caroline Farmer and Lee Mizzen

I am a resident of 1000 Chamberlain Street a few blocks from the proposed development. I ask that the Mayor and Council please approve this important project. Gonzales is devoid of townhouses. We desperately need this type of housing to keep our neighbourhood from becoming exclusive of young professionals and families and to keep the cultural landscape diverse and vibrant. This development, with the CRD affordable units, is the perfect use for this site on a busy corner at the edge of the neighborhood. More trees will be saved by gently densifying the urban core than by continuing the Westshore sprawl. NIMBY just moves the deforestation elsewhere - out of sight and out of mind.

Thank you, Gail Caryn 1000 Chamberlain Street Hello Councillors,

I am writing to voice my deep opposition to the proposed project at Redfern/Foul Bay Road.

1) The size and height are completely out of keeping with this area, and do not accord with the neighbourhood plan.

2) It would devastate the arboreal ecosystem that exists on that corner. Irreplaceable old trees - including allegedly protected species - would be destroyed. At a time when many cities are looking to create more tree canopy as a way to cope with climate change and heat sinks, this would certainly be a backward move on Victoria's part.

3) The developer has abandoned the farce of affordability, but not before using it to suggest that people objecting to it were nimby-ists unconcerned with the housing crisis.

Of course Victoria needs more housing, but it can't come at the expense of what makes it a desirable city in the first place, and that includes green berthing space and beautiful trees. Developers are going to be after every square centimetre of space, and it is up to the city to ensure that plans should not have a negative environmental impact - as this project surely would.

Thank you,

Barbara Rieti 1903 Brighton Avenue Victoria

Hello there:

I understand that this development is being retabled again come early next year. As a resident and as a homeowner of a home on Redfern Street (which will be directly and significantly impacted), I cant state strongly enough that the steps that Aryze has taken to mitigate concerns by the community have not been adequate.

I work in the construction field (for the government - not private sector FYI) and I see that they are not willing to take a significant step back and examine the appropriateness of the design and scale here. It is not just the massing of the proposed structures, but the impacts to our community. Parking and strain on utility infrastructure would be significant and I dont see where this proposal addresses this.

Also, removal of trees (while sometimes necessary) seems to be recklessly proposed. I suspect that this much construction in this small of an area would undoubtedly damage root systems and the overall health of many of the trees that arent getting removed which will be a terrible consequence felt not only by the neighbourhood that has appreciated these trees for 100+ years, but also the new occupants of these residences.

I am personally in favour of densification. Unlike a few of my neighbours who might readily prefer a massive single family dwelling there, I think this would be a failure to our strained housing portfolio to resort to this and obviously Aryze would not support this happening (understandably).

At some point, however, I think they need to consider scaling back, building two volumes with a single footprint (for example) with integrated parking, and call it a day. I know that the character of Redfern St would be irreversibly changed and my two children would be watching for cars more than I hope them to do for the remainder of their childhood. With the traffic changes in progress on Richardson St near this site, I suspect that the traffic flow is going to increase substantially on Quamichan St (the third adjacent street to this development proposal application) and add pressure to our neighbourhood in general and our street in particular.

I urge the City of Victoria to send a message to Aryze and the property owner that given the moves towards a cycling friendly Richardson St combined with residential pressures in the immediate vicinity leaves no opportunity for a development of the scale they are proposing.

If you have any questions or concerns, I am pleased to speak to them.

best regards,

Darren Douglas

City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

- Diverse home types for diverse incomes, needs and lifestyles
- A selection of below market rate homes, making housing more accessible during a housing crisis
- Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, Cliff Childs Victoria Resident James Bay Dear Mayor and City Hall Councillors,

My name is Dianne McGillis, and I was born and raised in the neighborhood in which 902 Foul bay Road is located. My parents built our home nearbye over sixty years ago, and have lived there ever since.

We wish , in the strongest terms , to state our family's disapproval of Luke Mari 's , of Aryze Development's , over- reaching plan for the property on the corner of Redferrn and Foul Bay road ..

My family knew, and were friends with the last residents of that home before it was destroyed by arson ~ and that family would no doubt be horrified by what Luke Mari has in mind for development there in their old property.

Mr Mari states, in his lead up to requesting his plan go ahead, that : " The project enables a high quality, densified compact, walkable lifestyle, which is critical to solving our climate and housing crisis. All awhile creating more liveable and healthier communities ."

In our opinion , what utter hogwash these comments are ~and so typical of 'Developer speak ' that can be heard from Langford to downtown Victoria so very often .!

So, in order to achieve this extremely questionable aim with their planned development at 902 Foul Bay Road, Aryze will be willing to desecrate this beautiful old forested property by chopping down most of it's heritage trees; and cramming in their quite unimaginitive 18 unit, three story units instead ~ and in the process completely destroying the ambience of this quiet old family neighborhood ~ that shall then have to put up with many more vehicles with their choking exhausts, and jamming up the area with cars from the units that would spill out onto nearbye streets, and very likely blocking local traffic in the process.

We have to ask ourselves, is this Luke Mari's way of actually solving our climate crisis, and building healthier communities?

We very much doubt it ~ let alone the obvious fact that that there is not actually anywhere useful within miles to walk to for Mari's " walkable lifestyle "... Seldom do we see anyone walking along busy and noisy Foul Bay Road for the sheer pleasure of it ., and we doubt that the new tenants of this questionable proposed development will suddenly spring out to achieve their ' healthy lifestyle' along this route ...

The whole proposal put forward to the city has seemed insincere from the start, and the intimidation (as well as obvious bribes to plant new trees on neighboring properties instead), foisted upon the neighborhood by the planners, has long raised many suspicions of we locals.

The claims in particular that these units will be 'affordable ' seem ridiculous at best , and a shell game at worst !.

We have to ask ourselves what on earth happened to to the R1 ~ G zoning on this property , and how can it be tossed aside by these developers so readily ?

Would it not be far more important to stick to four single family homes on this property, therebye saving it from not only the destruction of these trees, but also the obvious overcrowding of 18 units in a single family neighborhood? Four single family homes as described as in the zoning laws would be very compatible with the exising homes around this piece of land ~ and how has Aryze development's greedy over-development plan managed to manipulate it's way into even being considered by council at this point we wonder?

We therefore, who have resided in this quiet residential neighborhood for many years ~ object most strongly to this Developer attempting to bulldoze their way into our area, and to therebye completely change the nature of our environment ~ in the so called ' name of progress '.

Seeing the planned 18 units from an aerial view , convinces any sensible person that they are in no way in harmony with their surroundings ~ and should convince anyone that this oversized , stripped of it's natural greenery development , should be stopped in it's tracks , or at the very least brought under control to be seriously trimmed down to a more suitable form .

In our estimation, the current plans by Aryze are not only destructive, but totally unsuitable for this long time single family neighborhood.

Sincerely .,

Dianne McGillis and Family .

I am writing to express my concern regarding the proposed development at 902 Foul Bay Rd. I live directly across from the piece of land at 923 Foul Bay Rd. Highlighted below are my concerns:

Too many mature trees will be lost

Initially it was all about creating "affordable" housing at \$799,000 a unit. This was the reason for needing to cut down all the trees and make the development as large as possible. That's no longer the case. Now only four units will be "affordable" and 14 units will be at fair market value. Why would you allow 29 trees, 18 of which are bylaw protected to be cut down?

Too dense and too high and imposing on neighbouring homes.

If your goal is to create more middle housing by increasing the density in the neighbourhood, there are many options available without destroying the look and feel of neighbourhood. He's asking for permission to put up something that looks like a 3.5 story apartment block with external stairs. It is not attractive. You could allow houses with backyard bungalows on the property which have been very popular in the neighbourhood. You could allow for homes with basement suites. If you want to rezone for townhomes, just put in a reasonable number rather than a structure that looks like an apartment block. If you want the support of the neighbourhood for future changes to increase density and create more "middle" housing then insist on developments that will bring the community together rather than pit one another against each other. Change has to come gradually—you can't just stick in 18 units for the sake of creating housing. There has to be a strategy on how to manage change within the community.

Too little consultation with the community

Rather than constantly fighting with the neighbours, maybe the developer could start listening and have a conversation with people about their suggestions for increased development. Instead, they are only concerned with the profit margin. If a developer has to divide the community every time they go to build something, they are doing development wrong.

Too expensive to be marketed as affordable

My own children were hoping that there would be townhouses built on the lot across the street from our home and were interested in buying one. They are young professionals with no children and good salaries. However, they are not interested in moving into a building that is more like an apartment than a townhouse and they couldn't afford to buy even the "affordable units."

For the same price as one of the proposed units a young family could buy a small home in Fairfield and have the opportunity to build a bungalow in the backyard and still have a yard to play with. A unit in an apartment block is no comparison to having your own yard. I fail to see how this three and half story walk up is a great alternative to owning your own home if the price is the same.

Precedents

Allowing a development of this size in the middle of a residential neighbourhood, sets a precedent. As some of the older houses are torn down, there is an opportunity to build duplexes in their place that would have minimal impact on the community and increase "middle housing." Allowing duplexes would be an effective way to increase density without drastic changes to the neighbourhood. Council recently turned down a proposal at 515 Foul Bay Rd for three single-family homes to be built. How does Council determine which large lots should have single-family homes and which should have 18 units put on them.

There are many options to increase density within the Gonzales neighbourhood that don't include an 18 unit development. I hope that you will take the resident's concerns under advisement before making any decisions. I am open to speaking with any of you should you be interested.

Sincerely,

Jane McCannell

City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay. I welcome the proposed development as it includes numerous benefits for our community, including:

• Diverse home types for diverse incomes, needs and lifestyles • A selection of below market rate homes, making housing more accessible during a housing crisis • Thoughtful architecture and design that will enhance and benefit the surrounding neighbourhood

Thank you, [Betty Davidson 1. Please do not vote for the current proposal to move forward for 902Foul Bay.Please do not allow this proposal to be a precedent settingissue in our neighborhoodand for other Victoria neighborhoods.issue in our neighborhood

2. The proposal requires too many changes to the zoning regulations regulations that are designed to protect the character and livability
 of neighborhoods, including trees and which governed us all when
 we spent thousands of dollars over the years to maintain and upgrade
 our homes. Approving this proposal will reduce our homes to targets
 for developers.

3. Voting for this proposal will give Aryze the weapon to defeat our covenant which we have lived by for over 100 years. It has given us protection from developments that are proposed today.

4. Loss of trees is a major concern. The lot was cleared originally for a large estate home. Why can so many protected trees be removed?

We cannot cut down protected trees on our properties.

5. The 902 Foul Bay Rd. property is perfect for 3 homes on floating slabs to avoid root damage and removal of protected trees. There would be ample room for 3 garden suites. This arrangement would not be acceptable to Aryse's property investors because the profit margin would not be sufficient. Why is maximizing their profit our problem?

6. The proposed 18 units will not be in the affordable range for most people. Each unit would require two people working full time with above average wages to afford ownership.

7. Therefore that could mean up to 36 cars when only 16 onsite parking spaces are proposed, so at least 15 to 20 cars will be parked on Redfern St. which is only 24 feet wide.

8. Density, Density, Density!

These words create a massive cash excitement for developers. Aryze does not care about our neighborhood or the effect this project will have on our plugged streets and overall increase in traffic which is already created at times with the blockage of Richardson St. at Foul Bay Rd.

9. Density is here now. Most of us have basement suites or garden suites to help us maintain our homes and sanctuary.

Please vote as if this was your neighborhood.

Respectfully

Edward G. Brown (Ed) 908 Cowichan St. C. Mayor Helps and Council Members,

Thanks to the caring efforts of the Redfern Neighborhood in Victoria, I became aware of the proposed Aryze Development for 902 foul Bay Road.

This proposal is simply too large and out of character with the area and must be altered. While I am not opposed to all development, I am very concerned over the high-density condo developments, many of which are priced beyond the reaches of average income earners, that are mushrooming everywhere in our city. We are at a point in Victoria's development where we must choose which direction we take and what kind of future we are carving out for future generations.

Aryze's plans for the Foul Bay lot are so out of keeping with what many in Victoria want to see. Primarily, the removal of all 29 trees from this lot is appalling enough. Walking by this lot last week I saw a Cooper's hawk and ravens, all of which will be forced to move elsewhere once the trees are gone. Our urban forest is rapidly shrinking and we must act now. Once gone, these trees and the animal life they support are gone for good. Case in point, I live on Bowker avenue in Oak Bay where the Abstract Condo development went through, providing housing for only the very wealthy. All of the bylaw protected Garry Oaks were ripped out and since them I've never seen the hawks or owl who frequented those trees. And we still don't have the safe crosswalk that was promised the community, four years down the road! We can say no, we can take a stand against developers who, let's face it, are in the business of making as much money as they can. Speaking with residents of the Bowker Development, they also have been left with numerous building issues to deal with, and the developers simply walk away, pockets full. It is up to elected members of the Victoria council and Mayor to begin listening to the community it has been elected to serve. Put conservation as the number one priority, set limits on height and size, demand a portion of units are affordable, and leave the trees for us, the citizens of Victoria to enjoy, and for the birds and animals who live there.

Sincerely, Marilyn Lapointe 2238 Bowker Avenue, Oak Bay V8R 2E4 Subject:FW: Voice Mail (34 seconds)Attachments:audio.mp3

From: Brit. Columbia Sent: February 22, 2022 9:24 AM To: Subject: Voice Mail (34 seconds)

Hello, mayor helps. My name is April McNeil. I am calling because I read that 902 Fell Bay the development through arise is going up towards Council or in front of Council rather. And I would like to voice my support for this development. I currently live in Fairfield as a renter and some developments like this will help us stay in the neighborhood. Thank you so much and have a wonderful week.

You received a voice mail from Brit. Columbia.

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

I am writing to voice my strong opposition to Aryze's proposal to overdevelop this beautiful, treed site.

Our neighbourhoods do not need more unaffordable developments, especially at the cost of eliminating so many of the mature trees that we all depend upon for our health and our sanity, as well as for all the other species that rely upon these trees and their surrounding ecosystems for their survival.

When the Supreme Court upholds the existing covenant on the property, which allows for a single dwelling unit, we can only hope that Aryze hasn't already clearcut the property. It is most unfortunate that the City refuses to recognize covenants that have been in place for decades, having been put on the properties to prevent the densification that inevitably results in a significant loss of green space and trees and, ultimately, livability.

Please vote against this bloated proposal, which serves only the interests of the developer and the wealthy.

Sincerely,

Janet Simpson 1336 Richardson Street

Hello,

As a resident of the Gonzales neighbourhood and a single-family home owner, I would like to voice my strong support for the proposed development at 902 Foul Bay Road. Our neighbourhood desperately needs to increase density to create space for more families currently impacted by the housing crisis. To that end, Aryze developments have put forward a thoughtful and progressive proposal that I urge you to approve. Trees are important, but a 'no' to this proposal will only result in more trees being cut down elsewhere to accommodate our growing population.

Caitlin McGuire Owner, 1821 Lillian Road Hello Mayor and Council,

I am writing to you to <u>express my support</u> for the proposed development at 902 Foul Bay Rd. I ask that you send this proposal to public hearing to get further input from the public. I live just half a block away from this proposed development, and I would be very pleased for these new homes to be in my neighbourhood.

I have missed the opportunity to have this email as part of the package for the COTW meeting on February 24th, but am hoping you will still consider my input into the deliberations coming up this week.

As you know, our city is in a housing crisis. I am very supportive of work the city has done to prioritize new housing, including the proposed Missing Middle housing initiative, and also the proposed process to expedite affordable housing in Victoria. These are all strong efforts that are part of how you can help the city address this housing crisis.

There is no one solution that will solve the housing crisis; instead it will be a combination of efforts that can help. I feel very strongly that this development at 902 Foul Bay Rd as proposed and others like it must be a piece of the puzzle.

Here are factors that I hope you consider in your decision:

- The 3 bedroom units in this proposal will be an important part of the housing stock of Gonzales now and in the future. This proposal should not be scaled back we need every single unit of this proposed housing development.
- The units that will sell at market rate will provide housing for families that otherwise is in very short supply in Gonzales. SFHs now go for at least \$1.4M in the area, and that's for an option that needs maintenance.

- The units that will go for below market value will be an amazing asset to our community. Given we're in a housing crisis, how could you say no to the people who desperately need this opportunity?

- Gonzales is a predominantly SFH neighbourhood. I see other areas of town increasing housing options much more than my neighbourhood. I don't believe that the voices of a few local residents should be allowed to veto efforts to provide more housing options in Gonzales. Mayor and Council should look at spreading out townhouse and other missing middle developments evenly across all neighbourhoods in Victoria.

- This is a very walkable neighbourhood. Me and my family drive very little and get around a lot by foot. The car share and bike storage in this proposal will be very attractive to people and families that can have a smaller environmental footprint.

- I think the proposed development is attractive and will fit in well with our neighbourhood.

I'm afraid for the future of this city if we don't take bold steps to increase the options for housing in Victoria. What kind of message will it send to people who want to live and establish themselves here if you don't support making projects like this happen? I've seen friends, family and other community members give up and leave the city for places with a wider variety of housing at different prices. We must take steps now so others don't need to leave.

I urge you to do the right thing and show leadership for making our community an option for people who can't afford \$1.5M for a home to see a future here. Decisions like this not only set the tone for the community now, but 5 years, 10 years, 20 years down the road.

Our city needs this housing stock NOW. And we also need it for our future.

Thank you for your consideration,

Brian Vatne

957 Cowichan St

Dear Mayor and Council:

Aryze is seeking approval to put 18 "stacked" townhouses on a half acre lot.

I support a multi-unit development on this site but am opposed to the mass (height and density) of this proposal.

The City's Senior Planner requested Aryze reduce the density and height in order to provide a more respectful transition to neighbouring properties and to retain more of the mature trees. Many in the neighbourhood provided the same feedback. Despite this, Aryze made no changes to the project's height or density.

Aryze justified the high density to the neighbourhood as necessary in order for 100% of the units to be "affordable" (to be sold at \$200,000 below market), in partnership with B.C. Housing's Affordable Home Ownership Program. In what may be seen as a "bait and switch", Aryze abandoned that commitment (without ever applying to B.C. Housing), and now offers but a few "attainable" units, with no commensurate decrease in density.

The trees that surround the perimeter of the site are a valuable asset to the neighbourhood and to the City, and ever more valuable during our climate crisis. A smaller development centred on the lot would ensure more of these trees could be retained.

Increased density is desirable and supportable but must be done with due respect for the scale and fit with the neighbourhood, and for the natural environment. Please send the developer back with a request that the mass of this project be reduced.

Thank you for your consideration.

Karen Ayers

Re: 902 Foul Bay Development Proposal

COTW Meeting February 24, 2022

Honourable Mayor Helps and Councillors:

I am a resident living on the same block as the proposed development at 902 Foul Bay Road.

The 1/2 acre once triple heritage designated property at 902 Foul Bay, a beautifully treed lot with a large canopy of mature trees, **is a Victoria treasure** and destination for walkers cyclists and visitors who appreciate the beauty of the trees and the remaining heritage elements. The proposal from Aryze to develop this lot by erecting two 4 level structures containing 18 expensive units (sixteen - 3 bedrooms and two 1 bedroom units) is far **too much built-form for the lot, too high (4 high-ceilinged levels), removes too many trees, isn't affordable and is not a sensitive transition to the surrounding neighbourhood.**

The developer is requesting the **removal of 18 protected trees** including **two, one hundred year old iconic Copper Beech trees**, and **seven Garry Oaks**.

We are in a **climate emergency** as evidenced by the dramatic heat wave this past Summer and the recent extreme flooding. Trees are indeed our #1 weapon against climate change providing shade, food and habitat for wildlife, and an ability to sequester thousands of litres of water in heavy rain events.

Affordability:

Victoria, desperately needs affordable housing but **this project is not affordable**. Aryze initially **promoted** the project as "affordable" to garner support. Aryze claimed a high degree of density requiring the tree removal, was necessary to meet this objective, and qualify for the BC Housing Affordable Home Ownership Plan (AHOP). By June 2021 **Aryze abandoned the BC Housing AHOP blaming: the provincial election, city council for delaying the process, and even BC Housing for "not giving clear direction", although according to BC Housing, Aryze never advanced beyond making preliminary enquiries to BC Housing**.

They have now rebranded the project as *"Attainable"*. Aryze proposes to sell 4 units (2 - one bedroom and 2 - three bedroom units) at 15%-20% *"below market"* and the rest at the *"market value"*. There was a similar history with *"The Rhodo"*, their previous Fairfield project. Almost all of those units sold well over \$ 900,000 notwithstanding that they were represented initially to council as *"affordable"*.

(Please drive/walk by the Rhodo project and see for yourselves how the height, lack of green space, setbacks and affordability is not a balanced addition to the neighbourhood.

There is a private **restrictive covenant** registered on 902 Foul Bay and affecting **over 100 neighbourhood properties** which legally limits construction to "private dwellings". **Aryze started** **litigation** to remove the covenant but has adjourned the hearing notwithstanding that it initially claimed that it was an urgent issue requiring immediate resolution. The developer advised the court that it needed the *"city's input"* first, and to date has not reconvened the hearing which continues to cause stress to neighbours named in their legal action, and leaves the **legality** of proposal currently before city council **in limbo**.

The city of Victoria staff comments contained in their various Summary Reports, suggested to Aryze that they consider reducing the size and height, and preserving more trees. (see below)

The Original Staff Comments:

"The mature landscaping around the perimeters of the site is a protected heritage feature and many of the trees are additionally protected under the Tree Preservation By-law. **Reconsider the construction of the east townhouse block to preserve a greater number of mature trees** along the easterly edge of the site. (my emphasis added)

The scale of new development should relate to the existing context and be compatible with established streetscape character. Revision to building height (both buildings) are required to improve transition with neighbouring properties and overall fit. For example, the north end unit of the East Building should be stepped down to add variety, provide a more neighbourly transition" (my emphasis added)

Most Recent Staff Comments (prior to the COTW Report:

" The Gonzales Neighbourhood Plan identifies the **preservation and enhancement of the urban tree canopy as a key objective for the neighbourhood.** The Plan strongly encourages owner's to protect trees " (my emphasis added)

Notwithstanding the city staff's recommendations, and similar criticism received from the community directly and through the CALUC, the scale and height of the project remain the same as when it was first proposed.

Many neighbours would support a single structure multi-unit dwelling centred on the site with up to **12 townhouses** resulting in the preservation of most of the mature trees. It has also been proposed by neighbours, that a 2-bedroom level-entry unit, with adjacent parking, would provide a much needed kind of housing for elderly or disabled citizens.

Please reject this proposal and **direct the developer** to work with staff to achieve a **respectful**, muchneeded **increase in truly affordable housing** density that has a **balanced** transition to the neighbourhood.

Thank you,

Respectfully,

Peter J. Nadler

Victoria, BC

From: Alicia and Marcus Schlag 1050 Clare St. Victoria, BC V8S 4B6

To: Mayor Lisa Helps and Victoria City Council

Re: Proposed Housing Project by Aryze Developments at 902 Foul Bay Rd., Victoria

Dear Mayor Helps and Councillors Marianne Alto, Stephen Andrew, Sharmarke Dubow, Ben Isitt, Jeremy Loveday, Sarah Potts, Charlayne Thornton-Joe, Geoff Young,

In advance of your vote on February 24th, we are writing to voice our strong support of the Aryze's proposed development at 902 Foul Bay Road. We have been following this project from the beginning, and remain hopeful to see it become part of this community and meet a desperate need for missing middle housing here. As Gonzales residents for more than five years, and having rented our entire lives, we were so encouraged to see this beautiful proposal for a unique infill project in Victoria, particularly in Gonzales, and particularly for families. We see this as an otherwise sorely lacking path toward home ownership here.

We love this community. We know and have enjoyed every corner of it, every park and café, shop and school. Our daughters have attended Margaret Jenkins, Central Middle, and now Oak Bay High. Their childhood has been marked by block parties, school events, friendships with local families, getting to know and babysit for neighbours. We've criss-crossed it countless times, helping our oldest deliver the Victoria News. We walk and cycle and shop local - the whole bit.

However, like so many others, we are acutely aware of the tension between a love for this place and the knowledge that we are never going to be able to claim it as our own - even as we spend over 40% of our income every month to live here. We know that to rent is to live precariously. We have already been evicted once, when our landlords sold in 2018 and we had to scramble to find a new rental in the catchment so as not to take our girls from their new friends; this was one of the most stressful periods of our lives. We live in constant dread of this happening again, in a ridiculously overheated market, where there is simply not enough housing supply for the demand. Until we learned of Aryze's project, we never thought we would ever be able to live here any other way, as we will certainly never be able to afford a single family home... I do not need to tell you about the housing crisis. But I would like you to hear our story.

I was raised by a single mother, Marcus grew up in the former East Germany, and neither of us have a "bank of mom and dad", nor would we be approved for a seven-figure mortgage. And yet we have always worked hard, full time, saving every penny we don't absolutely need to spend. We put ourselves through university and post-grad, pursuing lives of service (we met volunteering in Africa), and always looking to contribute to and connect with wherever we find ourselves. I love my work as a school library technician; I also have a second job as an administrative assistant at a street church. Marcus works as a claims adjuster at ICBC.

Part of what drew us to Victoria was its community orientation and size; we greatly value how we can get everywhere on bikes, and always run into people we know. We are also committed to sustainable

lives, and have no interest in commuting from the suburbs... Truly, in all ways except the housing piece, this is our home and we never want to leave. We've watched neighbours leave - as recently as last month, when the dear friends with whom we shared this house for four years finally gave up on finding a home in Victoria and bought a townhouse in Comox. There are so many stories like theirs, and we fear it will become ours.

Can spaces not be created here for people like us? We feel like tenuous threads being pulled from the fabric that makes Victoria such a vibrant and amazing city, of people from all backgrounds and incomes. Is this insidious crisis - which is forcing or locking so many people out - a forgone conclusion, or can we do something different? Please, I ask you to support what Aryze has envisioned, this rare opportunity to be part of the solution here.

We recognize that there are some cherished trees at 902 Foul Bay Road. We respect the feelings of some of our neighbours; we see their signs on our nightly walks. But I cannot overstate this fact: planting trees here is doable. Planting middle class families is next to impossible.

Thank you for your consideration of our experience and your perspective on it. It is our sincere hope that you will hear us and join us in supporting a development that will make a real, measurable difference in people's lives, and genuinely strengthen our community. We believe it can be a model of what such a project can represent and achieve in our amazing city.

With appreciation for your care for the citizens of Victoria,

Alicia and Marcus Schlag (with Sophia and Thalia) City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 902 Foul Bay.

Quite simply, the developer is offering a thoughtfully designed project that will provide homes that fit the "missing middle" that Victoria so desperately needs.

As average single family home prices skyrocket past an average price of 1.2 million dollars, the approval of this project would signal hope for many of us.

Thank you for your consideration.

Hannah Gough Victoria Resident (Chestnut Street)

Good evening,

I am writing in to express my support for the foll:

902 Foul Bay Road: Rezoning Application No. 00737, Development Permit with Variances Application No. 00192 and Heritage Alteration Permit No. 00250 (Gonzales)

I believe the housing crisis to be of extreme concern (along with the opioid epidemic, and climate change respectfully).

Victoria, while a beautiful city, is not currently a livable one for the thousands of renters living here, many of which provide vital services serving the community they struggle to afford to live in.

This application is gorgeous, well thought out, and has preceded with a fair bit of care. The developers are people in our community who employ individuals in our community and create work AND homes for our community.

I believe this to be an amazing project which is much needed and would be overjoyed to be able to live in a building like this someday, of course that is if I can afford to live in Victoria in the future.

On the topic of this specific application I find it reprehensible (and really quite saddening) that certain people have venomently opposed this project (which would provide housing for multiple families vice the sfh it is currently zoned for) even going so far as to leave threatening messages in a female employees mailbox, creating a website, and even raising funds for an imagined lawsuit. I emailed the website to enquire on their strong views and the owner (who is an attorney) was emailing

me anti housing rants long after (weeks, even on Christmas Eve) our conversation had ended. I believe their arguments to be made in completely bad faith.

In what universe would neighbors prefer a single home vice multiple family homes amidst a housing crisis, who would prefer a forest destroyed in the Westshore rather than a tree replanted in "their" neighborhood.

Overall, I hope the councilors consider all aspects of this application and all voices not just the loud homeowners but also the potential future neighbors, the renters, the families that could be and just how needed this is for the area as a whole.

Respectfully,

Morris Victoria, BC Hello Mayor and Council,

I wish to voice my support to the townhome project at 902 Foul Bay road. I work for and co-own a small ocean engineering business with headquarters in downtown Victoria.

Many of our staff are younger and some also have young families. The ongoing and rapid increase in housing prices is putting a lot of pressure our business to pay higher salaries to cover this major cost of living. The cost of housing is becoming a factor in our business hiring staff in other locations across Canada rather than relocating them to Victoria.

On a personal note, my wife and I lived downtown in Harris Green for 10 years. Our growing family needed more space than a two-bedroom apartment. We were outbid on townhouses in the City of Victoria and unfortunately relatively recently had to move out to Saanich for a larger place to live.

It has been exciting to see so much growth in new housing in Harris Green. However, I am discouraged to see what seems to be almost no multi-family options like townhomes developing in the many surrounding neighbourhoods of Victoria like Gonzales. I support this project.

Best regards,



Dear Mayor and Council.

I am writing to express my support for the 902 Foul Bay road development. We are in a housing crisis and a climate crisis and this development will provided much needed housing in an amenity rich, walkable and transit connected neighbourhood. The project is an appropriate scale for the neighbourhood. I live a few blocks from the proposed development and close to another Aryze development (next to Hollywood park). I am thrilled that what was once 3 single family homes will now provide housing of 22 families and bring diversity and vibrancy to our neighbourhood and support out local businesses. The 902 development is of the same character. I hope you will support it. Sincerely,

Tamara Krawchenko | PhD Assistant Professor and Undergraduate Academic Advisor (she/her) School of Public Administration, University of Victoria February 21, 2022

To: Mayor Lisa Helps and Council

Re: 902 Foul Bay Road Proposal 00737

I am writing to express my continuing dissatisfaction with the proposal by Aryze Developments for the property at 902 Foul Bay Road.

I remain concerned about density and building height. Between Oak Bay Avenue, Foul Bay Road, Richardson Street and Richmond Avenue there is not one building with three stories. This height is absolutely incompatible with the character of the neighborhood. This area is covenanted as single family homes, and the developer is in no way respecting that fact or anything about the character of the area, nor is any mention made of this fact in the documentation before Council for review on February 24, 2022. 18 units at 3.5 levels, with only 16 parking stalls and a single access onto a very narrow small street (Redfern), which is heavily used by pedestrians and cyclists, is unsafe and incompatible with the area regardless of proposed calming devices. The developer alleged there are over 800 parking spaces in the area – this is impossible as most of the side streets are already fully used by the existing neighborhood, and car share credits are unlikely to absorb the needs of the people living in the new units. Traffic when Glenlyon-Norfolk is in session remains very heavy and make the street is unsafe as it is, even with speed bumps. Traffic is heavier on Quamichan now because of the changes to Richardson street as well.

The assertion that these units are "affordable" is fantasy, unless the definition of affordable is \$1 million. In addition, given that Council cannot control unit pricing once development proceeds, "affordability" is not guaranteed in any case. The developer is focused on profit, which is made clear in the responses to concerns about height and density being expressed as concerns about "financial viability" being the reason for the concerns to be ignored. There is mention of the fact that the proposal is not compatible with the Gonzales Neighborhood Community Plan, but compatible with broader planning objectives for the City – so what is the point of a Neighborhood Community Plan if the considerations for that plan are ignored? It is entirely disrespectful to the taxpaying residents of Gonzales to ignore the considerations of what they want for their neighborhood, identified in a community plan that is within the existing framework.

There are other developments in the neighborhood that I did not oppose, the two on the corner of Runnymede and Foul Bay Road, and also at Gonzales behind Pemberton Park. In all three cases a single family home of the vintage of the one lost at 902 Foul Bay Road were replaced by four or five smaller single family homes with a variety of designs. If this proposal were along similar lines, I would have no objection, and presumably the developer would find this financially "viable".

Mr. Mari sent a letter to residents of the area in August of 2020, suggesting among other things that changes to neighborhoods could be "scary", suggesting the neighborhood did not share concerns about housing affordability or availability – assumptions that have no basis in fact. In that letter Mr. Mari indicated the company would be willing to engage further with concerned residents, to date that has still not happened and I have never received a reply from Mr. Mari.

The proposal as it stands is not respectful to the existing neighborhood, and the fact that neighbors started legal action at their own cost should be sufficient indication of the opposition to the proposal as

it stands currently. There is nothing in the materials in front of the city that indicate the degree of neighborhood opposition.

This needs to go back to the drawing board and significantly reduced in height and density at a minimum. Ideally a development like the other three noted in this letter could be possible.

Ruth Wittenberg (1925 Quamichan Street).

Dear Mayor and Council

Gonzales residents are fighting to keep the remaining tree cover that exists in our neighbourhood. Gonzales, along with five or so other places in Victoria still have some historic tree cover left. If you look at google earth you will see that most of Victoria has little tree cover left and those areas that have trees are found primarily in protected areas (Summit Park, Beacon Hill, Cecilia Ravine and the Lieutenant Governor's House).

Rockland and Gonzales have the most tree cover in Victoria because of the large lots found here. In Gonzales these lots are concentrated in North Gonzales, Queen Anne Heights through to Gonzales Hill. **I am asking you to please consider the need to protect the remaining tree cover that exists in Gonzales**. I applaud the efforts of council to plant trees throughout Victoria but the ones that have been planted here do not come close to replacing the ones we have lost in the last 10 years due to the creation of small lot infills.

902 Foul Bay is designated a heritage site along with the trees. A covenant also exists on this parcel restricting it to one dwelling. The developer knew that when they bought the land and therefore bought it at a reduced price. For all these reasons please send this proposed development back to staff to ask the developer to consider one multi plex development that respects the trees, the historical nature of the lot and the covenant.

regards

Susanne Rautio

Mayor and Council

On Feb. 24 you will be looking again at the development plans for 902 Foul Bay. This site, which initially suffered destruction, has become a

source of controversy for reasons I have given before, including the 100 other properties with the same legal condition.

So this note is my reminder for your discussion.

It is neither acceptable nor ethical to be voting on putting onto a site a development which does not meet the present legal conditions.

The citizens' voices have been actively pushed aside, first since a legal case on that point by concerned neighbours has been halted in COVID

and secondly. Council is obliging the developer by voting on what is not possible to do.

Then Council's approval might aid the builder in his case, so Council is directly showing bias for him before justice has been done.

This situation is clear interference in justice to remove the citizens' right to be heard equally with the builder's in a non-political process.

It's clear from this act that the city's hearing process is already tilted before it occurs.

The city authorities should keep to acting in the city process after the case is heard. Please

1) Vote to either deny the development right now or refuse to discuss it at all on that basis.

2) Then send the builder back to the court to finish the case.

Mary Doody Jones

Dear Mayor and Council,

I am writing in support of the proposed development at 902 Foul Bay Road, which is coming up for consideration at this Thursday's COTW meeting.

Over the years, I have lived in townhouse developments six times, and detached homes three times. The first townhouse was as a child living in a brownstone in Manhattan. The second was as a graduate student. The third was as a single parent with my two children. The fourth was when our last child left home for university. The fifth time was just prior to moving to Victoria. The sixth time is our current home at Dockside Green, here in Vic West. My experiences with the townhouse form has spanned my entire life.

Of those six experiences with the townhouse form, three of them were "stacked". We've lived in the upper portion twice. Our current home is the lower section of a stacked townhouse.

This is a great housing form, especially when coupled with excellent landscaping and slow streets. It's great for couples, and it's great for families with kids, and it's great for retirees. Having lived in townhouses in all those situations, I can attest that with complete confidence.

The 902 Foul Bay Road site is excellent for this proposal. Redfern and Quamichan are slow streets, the plans are beautiful, and the proposed landscaping is lovely. The site is just a few meters from the AAA bike route on Richardson, which opens up exciting active transportation options for kids, parents, singles, and seniors. It's an easy trip by bicycle to downtown and to shopping. The site is a one minute walk to two different bus stops. When traveling by car, it's a short hop on Foul Bay Road to Oak Bay Avenue.

Furthermore, as you all know, we are in the midst of an acute housing shortage. This proposal will create eighteen homes where there used to be just one. Sixteen of those will be three bedroom units, which are in desperately short supply here in Victoria. We need this housing.

Finally, I know that this proposal has been controversial. One of the issues that keeps getting brought up is tree preservation. In the last month, I've talked to at least four younger adults who are thinking of leaving Victoria because they can't afford to live here. Some are thinking of leaving the area altogether. Others are contemplating a move to the West Shore and a greenfield development. Not allowing enough homes in "15 minute" neighbourhoods like this one contributes directly to sprawl, and is an environmental disaster. Allowing more people to live in the City of Victoria is the environmentally sound choice.

In conclusion, I fully support the staff recommendation to advance this project to a public hearing.

Sincerely,

Jim Mayer G3-389 Tyee Road, Victoria BC V9A 0A9 Dear Mayor and Council,

Between July 2018 and fall 2019, the developer had some very preliminary conversations with BC Housing (AHOP) about an "affordable" townhouse project, but the developer did not provide the necessary material to AHOP nor did it pursue the idea beyond the initial conversations. However, the developer did begin promoting the development as an AHOP project, including speaking with media, gathering support from those convinced they would be able to buy, having CALUC meetings, and applying to Victoria for extra density based on the need to make the development 100% AHOP.

In written and social media, the developer made several claims including there would be no down payment, units would sell at a discounted price, and, upon sale, participants would only pay AHOP 10% of the selling price. The developer either knew this information was misleading or was not familiar with the program and should not have been commenting at all. When AHOP became aware of the comments, the concerns were addressed with the developer. Unfortunately, the damage had already been done as many had been convinced that the project could benefit them. The developer and its misinformed supporters then began to attack anyone in the neighbourhood that opposed the project with accusations of being "NIMBYs." This has created terrible conflict in the neighbourhood that may not be repairable.

In June 2021, the developer informed the city that it would need to "pivot" from an "affordable" proposal to an "attainable" one. Although the developer could have reduced the percentage of AHOP units (to <100%), it switched to offering a carrot of "below-market" units (we suspected this would happen). The reasons the developer cited for the switch were:

- the 2020 election (no conceivable impact on the project whatsoever),
- the length of approval times (likely reasons for delays include misinformation being provided at the CALUC, staff having to request changes repeatedly, the developer suing neighbours to have a covenant removed),
- offsite improvements (there were little to none), and
- "lack of direction for AHOP" (the developer did not pursue the plan beyond some preliminary conversations in 2019).

Given that the affordable townhouses' suggested selling prices were \$900,000, we can assume that the "pivot" on the part of the developer will result in eventual selling prices of, at least, that amount. Therefore, even units at 15% "below-market" would still be quite profitable – the small amount of lost profit being a lost litre necessary to make so much more on the rest of the project.

Given the history of the project, one can't help but wonder if the developer always intended to "pivot" and was simply using AHOP as leverage for support and added density, or if after recalculating, it determined it would be more lucrative to not pursue any amount of "affordable" units with AHOP as there would be more profit in forgoing the low-interest financing and throwing in some tiny "below-market" units – much the same as the Rhodo on Fairfield.

Sadly, the 902 Foul Bay development proposal has been an exercise in "smoke and mirrors." Although I understand that developer behaviour should not influence council's decisions, I respectfully ask that you not reward a developer that has been calculating and misleading, has created conflict in the

neighbourhood, and who seems to see our neighbourhood and homes as nothing more than a commodity.

Sincerely, LP Honourable Mayor Helps and Council, I greet you as a guest on Lekwungen territory, cared for over millennia. It is my hope that you will deeply appreciate the beautiful greenspace at 902 Foul Bay Road by acknowledging its status as a natural area. Awareness of the value of covenanted trees and their role in mitigating climate change is important.

When farsighted landowners choose to covenant their holdings rather than succumb to real estate profits, Councils can rejoice in the community benefit.

People from across Canada and around the world yearn to settle in our capital city area. We can be mindful of the need to address truly affordable housing and homelessness, rather than encouraging inappropriate densification.

As I understand it, most Redfern neighbours are hoping for a decrease in the number of units and shifting of footprints to accommodate valued protected trees. D'Ambrosio architecture and urbanism can live up to its exalted reputation for adapting creatively to 21st century needs and requirements.

Developers, including Aryse, tend to plead that expenses dictate densification. If that is the case, I request that Victoria consider appropriate property tax forgiveness, conditional on Aryse providing relevant financial records. Victoria is renowned for safeguarding heritage properties through property tax incentives.

I'd like to emphasize the importance of acknowledging Covenants. Protecting valuable greenspace and built heritage offers lasting community benefits without councils purchasing these special assets. Challenges in the form of over- development proposals can be collaboratively addressed.

Sincerely, Marion Cumming, nearby at 151 Sunny Lane, Victoria, BC, V8S 2K6

Dear Mayor and Council:

I support a multi-unit development at 902 Foul Bay just not one of the magnitude that is being proposed by Aryze, it is too large for the site and shows little respect for the neighbourhood. The height needs to be 2.5 stories and density needs to be reduced by about 1/3 to fit into that part of the neighbourhood.

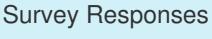
6 townhouses with rental basement suites (12 units) would bring more affordable housing to the area than the current 18 luxury townhouses planed by Aryze. A development of 12 units would be much more appropriate for the neighbourhood and would allow for the retention of the significant urban forest at that site. A development of this size would still allow for reasonable profit for the developer.

The city planner requested a reduction in height and density but so far that request has been ignored by Aryze.

This is a Heritage Site that has had controversy surrounding it for years, the previous owner was turned down for a development permit, the house was then burned in an arson fire, Aryze purchased the property for a reduced price knowing the restrictions that were on the property, Aryze brought forward a proposal to build units that would be sold for \$200 000 below market, it was a false proposal that Aryze never followed through on.

Please send the developer back with a request that the project be reduced by 1/3, height reduced to 2.5 stories and the urban forest be retained. Thank you for your time and consideration.

Nic Humphreys



16 September 2020 - 27 January 2021

902 Foul Bay Road Feedback

Have Your Say

Project: 902 Foul Bay Road







 Responded At:
 Dec 07, 2020 19:20:11 pm

 Last Seen:
 Dec 07, 2020 19:20:11 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I feel this project would be a great fit for the neighbourhood. There are almost no options beyond single family homes, and those usually sell for over \$1 million. Townhouses will add to the diversity of the neighbourhood and provide much needed housing options at a lower price.

Q3. Your Full Name

Heather Davidson

Q4. Your Street Address

957 Cowichan St.



 Responded At:
 Dec 07, 2020 19:43:30 pm

 Last Seen:
 Dec 07, 2020 19:43:30 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We need more housing like this. The housing market is absolutely wild and we desperately need the city to allow townhouse development.

Q3. Your Full Name

David Berry

Q4. Your Street Address

1607 Chandler Ave



 Responded At:
 Dec 07, 2020 19:44:38 pm

 Last Seen:
 Dec 07, 2020 19:44:38 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We desperately need more housing in Victoria. Please approve this development application.

Q3. Your Full Name

Jeremy Krogh

Q4. Your Street Address

1550 Church Ave



Email: n/a

 Responded At:
 Dec 07, 2020 19:46:17 pm

 Last Seen:
 Dec 07, 2020 19:46:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Yes please! We need more affordable housing in areas that are liveable and walkable. I would love to live somewhere like this.

Q3. Your Full Name

Sarah Nickerson

Q4. Your Street Address

Belmont Avenue Victoria



 Responded At:
 Dec 07, 2020 19:56:19 pm

 Last Seen:
 Dec 07, 2020 19:56:19 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

As a poor student, I'm looking forward to hopefully being a prospective home owner one day. Right now, we desperately need affordable housing that ACTUALLY falls under the definition of affordable. Many of us are facing homelessness because of skyrocketing rent. Please build actual affordable housing.

Q3. Your Full Name	Draco Recalma
Q4. Your Street Address	1414 Hillside Avenue



 Responded At:
 Dec 07, 2020 20:02:46 pm

 Last Seen:
 Dec 07, 2020 20:02:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think it's an amazing opportunity, especially to diversify the neighborhood. Our family would actually love to live here.

Q3. Your Full Name

Jamie Owens

Q4. Your Street Address

2329 cadboro bay rd.



 Responded At:
 Dec 07, 2020 20:07:05 pm

 Last Seen:
 Dec 07, 2020 20:07:05 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I never met an urban infill housing proposal I didn't like. Ok, perhaps that's an exaggeration but this project is a great opportunity for the neighbourhood.

Q3. Your Full Name

Sasha Kvakic

Q4. Your Street Address

9 103 Wilson Street Victoria



 Responded At:
 Dec 07, 2020 20:12:52 pm

 Last Seen:
 Dec 07, 2020 20:12:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

More affordable home-ownership options in the urban centre is good for the people and the planet.

Q3. Your Full Name

D. Janess

Q4. Your Street Address

822 Linden Ave



 Responded At:
 Dec 07, 2020 20:19:48 pm

 Last Seen:
 Dec 07, 2020 20:19:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Fully support this proposal! There is a huge need for the missing middle housing in this city

Q3. Your Full Name	Susannah Machelak
Q4. Your Street Address	1807 Hollywood Crescent, Victoria, bc V8s 1j2



 Responded At:
 Dec 07, 2020 20:20:33 pm

 Last Seen:
 Dec 07, 2020 20:20:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I fully support Aryze's application to develop this property as presented. I support densification in this way to remedy the housing shortage and to create more affordable homes, relatively speaking for this area, which will allow for a wider demographic and less cars on the road given the close proximity to most if not all .

Q3. Your Full Name

Ron Vermeulen

Q4. Your Street Address

438 Queen Anne Heights



 Responded At:
 Dec 07, 2020 20:21:42 pm

 Last Seen:
 Dec 07, 2020 20:21:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

For too long our city has resisted intelligent densification projects in certain neighbours, with the tropes of "character" and "kids playing in our streets" thrown around in defence. There is a reason housing has become unaffordable in our city and those tropes succeeding are a big reason why. This development is exactly what the Fairfield Gonzales regions needs to pull its weight in supporting the supply of new housing. The affordable aspect of this project is appealing and makes homeownership in that neighbourhood realistic for middle class people like me.

Q3. Your Full Name

Jeremy Schmidt

Q4. Your Street Address

102 - 1225 fort street



Respondent No: 12 Login: Anonymous Email: n/a
 Responded At:
 Dec 07, 2020 20:41:34 pm

 Last Seen:
 Dec 07, 2020 20:41:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I really love the design of this project. It will provide much needed affordable family housing. It's also not a paved driveway down the middle of the lot, lined with soulless townhouses. Instead it's designed in a way that provides some green space and preserves a large amount of trees.. It's also designed in a way that facilitates casual interaction between the people who will live there. This will inevitably build community over time, creating feelings of connection and belonging. This could be huge for families who don't have a large support network (no grandparents etc in the city) Then there's the location, it's in a very walkable neighborhood (schools, grocery, coffee, etc). It's on a bike route to downtown and it within biking or walking distance to Gonzalez bay etc. Despite the loss of a few old trees, I believe this project does a great job of hitting the mark in a tricky balance between creating much needed housing and respecting existing character. We need this and many more projects like it. I believe Victoria will become a friendlier, more walkable and more eco friendly community as a result

Q3. Your Full Name

Daniel Opden Dries

Q4. Your Street Address

1052 Clare St



 Responded At:
 Dec 07, 2020 20:47:11 pm

 Last Seen:
 Dec 07, 2020 20:47:11 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I am the CEO of a tech company in Victoria. Victoria needs to attract and keep a workforce that will grow the city's economy and support its wonderful culture. Regular families need affordable housing in the city or else we are going to lose talent and opportunity.

Q3. Your Full Name

Leif Baradoy

Q4. Your Street Address

1925 Townley Street



 Responded At:
 Dec 07, 2020 20:55:29 pm

 Last Seen:
 Dec 07, 2020 20:55:29 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We need newer housing to revitalize the neighborhood. Please support infill housing

Q3. Your Full Name	Justin Reynolds
Q4. Your Street Address	119 Howe St



 Responded At:
 Dec 07, 2020 20:56:50 pm

 Last Seen:
 Dec 07, 2020 20:56:50 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I live in this immediate neighbourhood and am in favour of this development. It is on a main road and close to a transit line as well as major bike lanes. Close to schools and grocery stores. We need more diversity in our community.

Q3. Your Full Name

Jill Bernakevitch

Q4. Your Street Address

931 Maddison street

Respondent No: 16 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 20:57:06 pm Last Seen: Dec 07, 2020 20:57:06 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Heather Thomson
Q4. Your Street Address	1483 Bay Street



 Responded At:
 Dec 07, 2020 21:17:58 pm

 Last Seen:
 Dec 07, 2020 21:17:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

More affordable housing density in that neighbourhood would be a wonderful addition to the community. It has my full support.

Q3. Your Full Name

Kristin Evans

Q4. Your Street Address

316-755 Caledonia Ave.



 Responded At:
 Dec 07, 2020 21:20:12 pm

 Last Seen:
 Dec 07, 2020 21:20:12 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I strongly support this project and any like it that create more attainable housing in this beautiful city. My wife and I have been renting ever since we lived here, and dreaming of affordable housing in these areas.

Q3. Your Full Name	Colin Stange
Q4. Your Street Address	755 Caledonia Ave



Responded At:	Dec 07, 2020 21:28:17 pm
Last Seen:	Dec 07, 2020 21:28:17 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is vital to provide access to "affordable" housing for families.

Q3. Your Full Name

Jamie Totten

Q4. Your Street Address

922 Arm street



 Responded At:
 Dec 07, 2020 21:30:25 pm

 Last Seen:
 Dec 07, 2020 21:30:25 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is just another example of putting density—and much needed housing—in the right place. Providing people with access to various transportation options will also help alleviate parking and traffic challenges.

Q3. Your Full Name

Tim Shah

Q4. Your Street Address

654 Griffiths Street

Respondent No: 21 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 21:32:54 pm Last Seen: Dec 07, 2020 21:32:54 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) It should house more people and be taller.	
Q3. Your Full Name	Robert Berry
Q4. Your Street Address	1683 Richardson Street



 Responded At:
 Dec 07, 2020 21:50:04 pm

 Last Seen:
 Dec 07, 2020 21:50:04 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This proposal would bring significantly improved density to an appropriate location, and appears to have taken careful consideration to suit the specific features of the property and neighbourhood. A very promising proposal.

Q3. Your Full Name

Will Greaves

Q4. Your Street Address

3-3860 Cadboro Bay Rd.

Respondent No: 23 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 21:59:13 pm Last Seen: Dec 07, 2020 21:59:13 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Emma Dayton
Q4. Your Street Address	912 Southgate Street

Respondent No: 24 Login: Anonymous Email: n/a	Responded At: Dec 07, 2020 22:00:21 pm Last Seen: Dec 07, 2020 22:00:21 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) It would be nice if they were affordable!	
Q3. Your Full Name	Celine Berry
Q4. Your Street Address	867 Runnymede place



 Responded At:
 Dec 07, 2020 22:01:52 pm

 Last Seen:
 Dec 07, 2020 22:01:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Increasing housing inventory is the only sensible way to stabilize prices. Local government should get out of the way of the free market.

Q3. Your Full Name

Brian Berry

Q4. Your Street Address

867 Runnymede pl



 Responded At:
 Dec 07, 2020 22:19:40 pm

 Last Seen:
 Dec 07, 2020 22:19:40 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

My partner and I are in our late twenties and are a few years into our careers. These types of developments are what will help us afford to buy and continue living in this city.

Q3. Your Full Name	Kelly Diether
Q4. Your Street Address	820 Short Street



 Responded At:
 Dec 07, 2020 22:21:17 pm

 Last Seen:
 Dec 07, 2020 22:21:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Yes! This is exactly the kind of development needed in this area. On a bus route, adjacent to a bike route, and modo already right beside the property. I can see this property from my rental apartment in a heritage home and would love to have this in the neighbourhood.

Q3. Your Full Name

Sarah Murray

Q4. Your Street Address

921 foul bay road, unit 4



 Responded At:
 Dec 07, 2020 22:30:11 pm

 Last Seen:
 Dec 07, 2020 22:30:11 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is in my neighbourhood where we desperately need some diversity in the housing offering. I fully support this project going forward.

Q3. Your Full Name

Trisha Lees

Q4. Your Street Address

1435 Richardson Street

Respondent No: 29 Login: Anonymous Email: n/a	Responded At: Dec 08, 2020 04:20:50 am Last Seen: Dec 08, 2020 04:20:50 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Reed Kipp
Q4. Your Street Address	737 Humboldt Street



 Responded At:
 Dec 08, 2020 06:42:58 am

 Last Seen:
 Dec 08, 2020 06:42:58 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think affordable housing options are necessary in EVERY neighbourhood.

Q3. Your Full Name	Chelsey Taporowski
Q4. Your Street Address	350 Richmond Avenue



 Responded At:
 Dec 08, 2020 08:02:15 am

 Last Seen:
 Dec 08, 2020 08:02:15 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Our city desperately needs affordable and missing middle housing. This seems like a great way to use a vacant lot.

Q3. Your Full Name	Breanna Merrigan
Q4. Your Street Address	B-1707 Stanley Ave

Respondent No: 32 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 08, 2020 08:52:49 am Dec 08, 2020 08:52:49 am n/a
Q1. What is your position on this proposal?	Support	
Q2. Comments (optional) I fully support this and would also love to live here.		
Q3. Your Full Name	Kaitlyn Rosenburg	
Q4. Your Street Address	1666 Oak Bay Ave	



 Responded At:
 Dec 08, 2020 09:01:09 am

 Last Seen:
 Dec 08, 2020 09:01:09 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is a good infill project. Victoria's population is growing, and we need to create homes through infill. Rejection of these kinds of projects just means more suburban sprawl and deforestation out in Langford. It fits the neighbourhood well, and I think the Gonzales neighborhood needs to absorb more density, so that it is more evenly spread through neighborhoods.

Q3.	Your	Full	Name
-----	------	------	------

Brandon Williamson

Q4. Your Street Address

1008 Pandora Ave



 Responded At:
 Dec 08, 2020 09:56:01 am

 Last Seen:
 Dec 08, 2020 09:56:01 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is a really well done family-focussed infill project in a neighbourhood that is seeing fewer and fewer families. My daughters play soccer nearby and there are some really great parks and other amenities in the area that need more kids and families. The BC Housing program attached to this one is a major benefit too, as it'll give some moderate income folks opportunities to raise their kids in a great part of the city.

Q3. Your Full Name

Ryan Jabs

Q4. Your Street Address

1560 Oakland Ave.

Respondent No: 35 Login: Anonymous Email: n/a	Responded At: Dec 08, 2020 10:48:23 am Last Seen: Dec 08, 2020 10:48:23 am IP Address: n/a	
Q1. What is your position on this proposal?	Support	
Q2. Comments (optional) not answered		
Q3. Your Full Name	Richard Konwick	
Q4. Your Street Address	926 Lawndale Ave, V8S 4E1	



 Responded At:
 Dec 08, 2020 11:15:46 am

 Last Seen:
 Dec 08, 2020 19:09:10 pm

 IP Address:
 Dec 08, 2020 19:09:10 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I fully support this proposal due to the fact it is bringing much needed affordable housing to the City. The architecture is bold, engaging, and single handily beats anything boring or cookie-cutter that is typically built-in Victoria. Additionally, the density is well suited for the site and fits in well with the surrounding neighbourhood. I would recommend removing all parking requirements and let the market decide.

Q3. Your Full Name

Frank Arellano

Q4. Your Street Address

785 Caledonia Ave.



Respondent No: 37 Login: Anonymous Email: n/a
 Responded At:
 Dec 08, 2020 11:23:59 am

 Last Seen:
 Dec 08, 2020 11:23:59 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I am a homeowner, and my property backs onto Redfern St, where this proposed development is located. I support this proposed development, but would like to offer some considerations for council in approving this. First, I'd ask that if there's anything that can be done to save any of the oak trees on the north-east corner of the lot (along Foul Bay), that would be preferred. Is there something the city can do about not requiring these trees to be cut down to support infrastructure development associated with this proposal along Foul Bay? Can saving any of the trees be accomplished without major changes to the proposed plan? Please consider any possibilities that would achieve this. Second, I'd like to see landscaping plan that helps to, as much as possible, create a "garry oak meadow" on this property. Along the Brighton St pathway that connects Brighton Cr. to Brighton St, there is some great restoration work done. The space would be small with this development, but would enhance the fit with the community. I hope you consider this feedback. I really hope this development is approved. Having more housing options along the housing continuum would be a great benefit to our city, the neighbourhood, and any people who can't afford the \$1m+ price tag to live in Gonzales.

Q3. Your Full Name

Brian Vatne

Q4. Your Street Address

957 Cowichan St, Victoria

Respondent No: 38 Login: Anonymous Email: n/a	Responded At: Dec 08, 2020 11:34:34 am Last Seen: Dec 08, 2020 11:34:34 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Hailley Honcharik
Q4. Your Street Address	319 Vancouver Street



 Responded At:
 Dec 08, 2020 11:41:42 am

 Last Seen:
 Dec 08, 2020 11:41:42 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think this development looks good, but it needs more bike parking. This complex has 50 bedrooms, so it could easily have 60+ residents if four-member households actually end up occupying the three-bedroom units and two couples live in the two single-bedroom units. This place is in a dream location - short walk (shorter bike ride) to plenty of interesting little shops, 15 minutes to downtown on AAA-rated bike lanes (once they are finalized in the next two years or so), and SO MANY beachside walking opportunities within a short distance. The kinds of people who will find this attractive will almost certainly be the kinds of people who want to cycle and have the means to do so. As an example, my townhouse complex has 17 people in 12 bedrooms. Altogether there are about 20 bikes, but only bike parking for 14. One couple keeps their nice racing bikes in their unit, as does one other guy who has about four bikes (he's a bike mechanic), but this might not be realistic if access to some units is up a flight of stairs, as seems to be the case at 902 Foul Bay. Our bike:bedroom ratio is about 5:3 (five bikes for every three bedrooms), but you are proposing about 1 long-term bike parking space for every 2 bedrooms. I think that needs to be reconsidered.

Q3. Your Full Name

William Hochstettler

Q4. Your Street Address

1146 Caledonia Ave



 Responded At:
 Dec 08, 2020 11:52:52 am

 Last Seen:
 Dec 08, 2020 11:52:52 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Infill density is great and should be supported. Neighbourhoods like Fairfield and Gonzales need to contribute to this as well.

Q3. Your Full Name

Matthew Sallee

Q4. Your Street Address

203-2647 Graham Street



 Responded At:
 Dec 08, 2020 12:12:13 pm

 Last Seen:
 Dec 08, 2020 12:12:13 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development is too big for the location and too destructive to the environment (loss of protected trees). It also does not provide the "affordable" housing that the developer claims it does.

Q3.	Your Full Name	Lynn Phillips
Q4.	Your Street Address	1840 Gonzales Ave



Respondent No: 42 Login: Anonymous Email: n/a
 Responded At:
 Dec 08, 2020 14:51:07 pm

 Last Seen:
 Dec 08, 2020 14:51:07 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This property is not being used and should be used for housing. Multi unit housing makes sense for his location. This is on a bus route that connects to a hospital, a college and a university. Victoria has trouble recruiting nurses, doctors, professors due to expensive housing - the kinds of units proposed are more affordable than many other housing options in the vacinity. The idea that the trees on the property must be saved is laudible but not practical. There can be requirements for green space without making the removal of trees impossible. Only if there is a law that prohibits removal of any living tree of a certain age on any lot in Victoria would it be fair to insist that trees cannot be removed. We need to increase density and to try and move people closer to where they work to prevent further encroachment on the natural environment that surrounds Victoria. It is progressive and ecologically sound to try and build neighborhoods with increased density. "As a built-out city with little remaining undeveloped land, and with commitments to accommodate a share of the region's population growth, the outward expansion of Victoria's housing stock is limited, making it necessary to create more compact built environments will be focused in the Urban Core, Town Centres and Urban Villages and in close proximity to transit. " (From Victoria Community Plan). Note that this development is on a transit route directly beside bus stops going both north and south.

Q3. Your Full Name

Alexander Hoechsmann

Q4. Your Street Address

1230 Oliver Street, Victoria BC V8S4W9



 Responded At:
 Dec 10, 2020 16:49:22 pm

 Last Seen:
 Dec 10, 2020 16:49:22 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Here we have an excellent example of a well designed and properly planned infill residential development in an established neighbourhood. It provides missing middle housing on a local street in a walkable neighbourhood. And it has a significant affordable housing component. It doesn't get much better than that in 2020.

Q3. Your Full Name

Joseph A. Calenda

Q4. Your Street Address

1-341 Oswego Street - James Bay



 Responded At:
 Dec 10, 2020 20:30:54 pm

 Last Seen:
 Dec 10, 2020 20:30:54 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

More affordable housing is so desperately needed in Victoria. We can't remain successful as a city if we don't evolve.

Q3. Your Full Name

Katie Armitage

Q4. Your Street Address

1631 Richardson street



Respondent No: 45 Login: Anonymous Email: n/a
 Responded At:
 Dec 10, 2020 21:57:52 pm

 Last Seen:
 Dec 10, 2020 21:57:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The scale of the 902 Foul Bay project is too large, and the 4-story structures, will dwarf the adjacent modest homes. I'm very concerned about the developers' disrespect for the formerly-heritage property. He plans to remove 24 trees, notably two Copper Beeches, which have stood sentry over this neighbourhood for over 100 years. Both beeches had a healthy flush of leaves this year, and they are iconic trees, much loved by local families. Those who enjoy walking in our neighbourhood, do so primarily because of our tree canopy. Other notable trees on 902 Foul Bay, include the loss of native species: 4 Garry Oaks and an Arbutus. One Garry Oak #313 retained will have a 4-story structure situated within 1/3 of its Critical Root Zone (defined by an industry standard). Otherwise, there is an ambitious planting proposal, but given that 18 families will be living there, there is zero open space for playing, socializing, etc. Further to the existing trees, where damage is indicated on the arborist's report, be mindful, that the trees have not had the benefit of an arborists care, while it was in the hands of the previous owner, as she suffered from mental illness. Some of the remarks made on the arborists report could be remedied by giving the trees some care. The design of this development, not only removes iconic trees, enjoyed by all, it appears that density is only driving factor. All units are accessed by stairs only, which will exclude elders and those with disabilities. The developer includes illustrations of a large tree on the north side of the property, which does not exist in their landscape plan. It gives the appearance that neighbours to the north on Hawes might have some privacy, but no such tree exists. Three birch trees on the Northwest corner will also be removed. As the neighbours on Hawes have short backyards they will be very much affected by the dense scale of this project, by virtue of its over-height and the loss of many trees that would have provided some screening. Furthermore, the developer's claims of affordability have not yet been substantiated by BC Housing or other means. From what we"ve been able to determine, this is market housing, and as such, should not be given extra liberties, in scale, height, density, etc. as it is very likely not 'affordable housing', other than perhaps two one-bedroom units situated above 4 parking space. Yes, the size of the one-bedroom units is the width of two parking spaces. . Finally, the developer has threatened adjacent neighbours with legal costs if they oppose removal of a Covenant which limits use of the property to 'private dwelling and suitable outbuildings'. The same covenant is found throughout the neighbourhood. Given the developer's aggression toward the neighbourhood, his less-than-honest claims made on social media, the irreplaceable loss of 24 beautiful and iconic trees, an ultra dense, overheight development in a neighbourhood of modest homes. . . , leaves us all shaking our heads in disbelief that the proposal has come this far. Forgot to mention that Luke Mari, has been asserting that a second CALUC is not necessary, as he is so certain of council's support of the project. I have serious doubts about any developer who has such a comfortable relationship with the Mayor, that he is emboldened to actively attack our concerned neighbours' on social media. Doesn't he have better things to do? We are a neighbourhood that has been densifying within the rules. We have three recent laneway homes, many secondary suites, rental houses, a home for developmentally disabled adults. Four young families have recently become new neighbours, occupying older, but charming homes. The community is active in restoring a Garry Oak meadow at the other end of Redfern St from 902 Foul bay. We are working with the City to find means of traffic calming, with some success. We are a neighbourhood that cares about each other. Had this developer had meaningful conversations with any of us, we would have enjoyed the exchange of ideas, but he has done the opposite. Having attended two meetings with Jawl, regarding the old Gardenworks property, I know what mutual respect is. Jawl actively engaged conversation, and we felt heard. They modified their plans based on concerns... Having experienced that respectful engagement, I find Aryze sorely lacking in means of having open and honest communication. I trust you will give my comments due consideration. Thanks for listening.

Monique Genton



 Responded At:
 Dec 11, 2020 10:23:11 am

 Last Seen:
 Dec 11, 2020 10:23:11 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1) loss of too many old, deciduous trees. We need to preserve our mature trees to act as carbon sinks. Never mind the other quality of life enhancements that come from a stand of beautiful 80 + old trees. Just walking by that corner fills a person with serenity 2) Aryze has not behaved in good faith. They act like bullies in this neighbourhood. Why encourage them? 3) I welcome new neighbours and I welcome increased density. I support REAL affordable housing in my neighbourhood. But come on: 18 units? Parking? Driving? We don't even have sidewalks on this road. 4) you could put 6 or 8 modular for homeless folks units into that lot, keep the trees, and we'd be happy. 18 units that will each cost more than my house is a ridiculous proposition, by the developer and by city council, if you support this.

Q3. Your Full Name

Christine Cosack

Q4. Your Street Address

985 Redfern St



Respondent No: 47 Login: Anonymous

Email: n/a

 Responded At:
 Dec 11, 2020 10:24:24 am

 Last Seen:
 Dec 11, 2020 10:24:24 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live at 954 Bank Street and feel this proposed development is not in keeping with the neighbourhood plan. It opens this neighbourhood to possible further densification and destruction of single family dwellings. There has not been 'transparent" or truthful information given out by the developer. There need to be further public consultation and a truthful review of the plans. This was a heritage property which was burnt under rather suspicious conditions and the heritage designation has not been upheld. There are other options to develop this property which would save the trees, respect some remaining aspects of its heritage designation and a development which would be in keeping with the neighbourhood. My understanding is that Aryze has not dealt with the restrictive convenant and this is an outstanding issue which is poorly understood by the neighbours and many of them were only recently made aware of this convenant. There needs to be further public consultation so all of these concerns are understood and reviewed by the neighbourhood. I am not opposed to densification and appreciate the need to family housing. I think it can be be accomplished with a truthful and respectful dialogue with the neighbourhood. The manner in which this property has gone from a heritage house (burnt to the ground) to a developer who is not forthcoming with all information is not ok and the neighbourhood deserves to be consulted.

Q3. Your Full Name

Daphne Wass

Q4. Your Street Address

954 Bank Street



 Responded At:
 Dec 11, 2020 10:43:00 am

 Last Seen:
 Dec 11, 2020 10:43:00 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

I support building on the lot but of smaller scale. Less tree removal.

Q2. Comments (optional)

The city appears to care about our song bird population as viewed in the bylaw regarding cats in the neighbourhood, but stops there not thinking that these same birds require places to perch and nest. Removing trees (mature) flies in the face of your supposed concerns.

Q3. Your Full Name

Dan Parker

Q4. Your Street Address

985 Redfern street



Respondent No: 49 Login: Anonymous Email: n/a
 Responded At:
 Dec 11, 2020 11:06:12 am

 Last Seen:
 Dec 11, 2020 11:06:12 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am firmly against this proposed project for the following reasons: firstly-the safety issue. The only entrance to this property is on Redfern St., a very narrow street with no sidewalks and vehicle parking on both sides. This street is very popular with pedestrians, dog walkers and cyclists. The addition of bike lanes on Richardson and it's closure to through traffic will result in increased traffic on Quamichan and Redfern streets. While a welcome addition, it will increase bike traffic on Redfern as an approach road to Richardson bike lanes. Rush hour traffic on Quamichan is already heavy due to it's approach route to Glenlyon Norfolk school. This addition of 18 stacked town houses will only increase traffic on both streets and create an environment where an accident is only waiting to happen. Secondly- the developer has been less than forthcoming in their manner of portraying this as a benefit to the neighborhood. They were dishonest about the number of mature trees to be removed, the affordability of the homes, And the means of notifying neighbours about the covenant on the property. A minimal number of property owners also covered by this covenant were informed and were threatened by the developer if they opposed covenant removal. All in all, an issue of dishonesty, a threat to the safety of residents and cyclists passing through, a virtual destruction of mature and necessary trees and a total disregard of the local populace. I am not against development of this property. I live directly across the street from it and have been here over 35 years. Surely, something of a more reasonable nature would be welcome.

Q3. Your Full Name

Alan Loomer

Q4. Your Street Address

1949 Quamichan St. V8S 2C3



 Responded At:
 Dec 11, 2020 12:00:17 pm

 Last Seen:
 Dec 11, 2020 12:00:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There are too many units and the corner is NOT suitable for in and out access traffic-wise. Especially if there are children, it will pose a danger to them and to the cars turning that corner. Access and parking is not workable. It is a busy intersection. Access to that many units is questionable. It is laughable to see the "low income" expectation of over \$150,000. That is NOT low income. Personally, I don't mind a 4-5 unit construction, but 18 units, and destroying mature trees in the process?

Q3. Your Full Name

Veronika Ho

Q4. Your Street Address

1920 Quamichan Street



 Responded At:
 Dec 11, 2020 15:38:21 pm

 Last Seen:
 Dec 11, 2020 15:38:21 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

As designed the project looks good and fits into the neighbourhood. It is good to have 3 br units built. My only question is about affordability. The section on affordability is rather vague. We certainly need truly affordable family housing in Victoria!

Q3. Your Full Name

Cynthia Swoveland

Q4. Your Street Address

2-1033 Pakington St



 Responded At:
 Dec 11, 2020 16:33:42 pm

 Last Seen:
 Dec 11, 2020 16:33:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Q2. Comments (optional)

Right next to a transit route and a future AAA bike lane, should absolutely get built. Parking minimums are terrible and should be abolished.

Support

Q3. Your Full Name

Jack Sandor

Q4. Your Street Address

2549 Belmont Ave



 Responded At:
 Dec 11, 2020 19:04:31 pm

 Last Seen:
 Dec 11, 2020 19:04:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I support this project as an important contribution to housing supply. Given its location, it helps distribute responsibility for housing density so that no one area needs to be loaded up with multi-family housing so another area can remain a single family enclave. I find the project design agreeable offering price accessible family-friendly housing which is needed greatly in Victoria.

Q3. Your Full Name

Joanne Thibault

Q4. Your Street Address

403-1021 Collinson St



 Responded At:
 Dec 12, 2020 23:12:41 pm

 Last Seen:
 Dec 12, 2020 23:12:41 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

We need more affordable housing and I love that this is also so beautiful. I think it would make a great addition to the neighborhood.

Q3. Your Full Name

Quinn MacDonald

Q4. Your Street Address

205-1030 Cook St.



 Responded At:
 Dec 13, 2020 15:05:05 pm

 Last Seen:
 Dec 13, 2020 15:05:05 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

If 902 Foul Bay is allowed to cut several trees - I have a couple of Garry Oak trees I would like to get rid of. Our street is heavily populated with several lane way homes, two large homes on one lot. The street is very narrow and we have to walk on the street if we want to do our shopping on foot since we don't have a sidewalk. The extra traffic generated from 18 new units on this street will make it impossible to keep dodging cars in order to go anywhere. I have noticed several out of province cars parked at laneway homes - airbnb ? Please, Please, Please do not allow this development to proceed.

Q3. Your Full Name

Jerry Groneberg

Q4. Your Street Address

941 Redfern Street

	Respondent No: 56	Responded At:	Dec 13, 2020 18:05:48 pm
	Login: Anonymous	Last Seen:	Dec 13, 2020 18:05:48 pm
	Email: n/a	IP Address:	n/a
Q1. What is your position on this proposal?		I am concerned that drawings of	
		mature trees, but drawings of the	development show lots of
		concrete.	

Q2. Comments (optional)

I strongly believe that Victoria's urban forest must be protected. City planners and developer, please take this into account!

Q3. Your Full Name	Elizabeth Nuse
Q4. Your Street Address	303-1025 Fairfield Road Victoria



Respondent No: 57 Login: Anonymous Email: n/a

Responded At: Dec 15, 2020 16:49:38 pm Last Seen: IP Address: n/a

Dec 15, 2020 16:49:38 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal has shortcomings on four grounds, and should be reconsidered. The residents of the area are on record as saying they do not oppose densification or lower-cost housing; but many are concerned the current proposal does not respect the characteristics of the neighbourhood. Loss of Natural Habitat In an earler version of this proposal the developer stated that only 3 trees would be cut down; now the number has escalated to 24. I understand that trees need to be removed occasionally, e.g., if they are dying or constitute a hazard or interfere with important public works such as sewer construction. On a lot of this size the removal of so many mature trees represents the destruction of important habitat for species of birds, small mammals, bats, caterpillars, butterflies and pollinators we rely on for the health of our environment. At a time when all of us - the City included - are being encouraged to "re-wild" our properties, paving over and building on such a large lot should give everyone cause for concern. It is incumbent on the landscape architect to explain in detail how the projected new plantings can possibly make up the habitat deficit that will result. Financial These homes will be "affordable" only for people with a significant amount of income, and completely out of reach for people working in service industries or the "gig" economy. The City should be applauded for seeking to make affordable housing easier to find, but let's be clear-eyed about this: only people with a combined income well above the median for Victoria will be able to use this opportunity to break into what is one of Canada's most expensive real estate markets, even with the financial incentives provided. This appears to be a proposal designed to extract the maximum amount of profit possible for the developer from the land available, while taking advantage of AHOP and the City's affordable housing fund. Indeed, the developer would be a poor businessman if it were not. Liveability • It appears that no provision has been made in the plans for areas where children can play. • Will residents be able to garden? • There are not enough parking stalls. Residents undoubtedly will resort to street parking. • The proposal stresses the fact that residents will be able to use the new Richardson biking corridor. Paradoxically, this will make the streets immediately surrounding the project more unsafe, as increased traffic on Foul Bay and Quamichan occasioned by the blocking of Richardson to through traffic, together with increased numbers of parked cars, will make it more dangerous for children playing or walking to school. Legal I've heard second hand that the developer has indicated its intent to seek costs from neighbours who have joined a legal action to oppose its petition to the BC Supreme Court to remove the covenant restricting building in the area. If true, this kind of tactic is beneath contempt and warrants a reprimand, if not some kind of undertaking to protect citizens who are voicing legitimate concerns. Citizens should be free to exercise their right to seek legal remedies without fear of harassment or intimidation. I do not live in the immediate neighbourhood of Redfern and Quamichan, but it is easy for me to imagine what might happen to my own neighbourhood with a City Council that routinely flouts its own bylaws (as it has done in the case of the Rhodo development). Bylaws (and covenants) were enacted for a reason. They should serve as a constraint on the Council as well as on ordinary citizens. Conclusion In short, this project is too dense, too destructive and too poorly thought-out; and it does not even meet the primary objective of providing affordable housing options for the segment of Victoria's population that needs them most. I urge Council and the developer to go back to the drawing board on this one.

Q3. Your Full Name

Barbara Abercrombie

Q4. Your Street Address

1657 Richardson St.



 Responded At:
 Dec 16, 2020 14:16:44 pm

 Last Seen:
 Dec 16, 2020 21:59:08 pm

 IP Address:
 Dec 16, 2020 21:59:08 pm

Q1. What is your position on this proposal?

currently oppose but with adjustments could be acceptable

Q2. Comments (optional)

with no accessible units and no units that would be affordable for low or middle income people, I am opposed. If there were some accessible units, and some lower cost options I would be in favour in terms of adding density - we need more of this type of housing in this area.

Q3.	Your	Full	Name
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Tracy Humphreys

Q4. Your Street Address

1519 Pearl Street



 Responded At:
 Dec 16, 2020 14:00:16 pm

 Last Seen:
 Dec 16, 2020 14:00:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

You can put lipstick on a pig but..... I feel such sadness for the residents and families in this area. There goes their ambiance, there goes their property value. The city of victoria disappoints again as do death of neighbourhoods by a thousand cuts. San Francisco and Singapore provide much fodder for the grist mill of development to the detriment of the welfare and well being of residents and the subjugation of the individual to the Party - State goal.

Q3. Your Full Name

R, Craig

Q4. Your Street Address

340 Robertson Street



 Responded At:
 Dec 16, 2020 14:24:02 pm

 Last Seen:
 Dec 16, 2020 14:24:02 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Aryze has a long history of presenting housing to be "affordable" and providing "missing middle" housing when it is far from that. As a long time renter in the neighbourhood (over 15 years) I am fearful that more of these increased price per square foot builds will push more and more renters and diversity out of the area. To me, "missing middle" housing is the type of housing that these developments push out as owners of older rental homes are encourages to sell to developers for profit and this only removes accessible rental and potential true "missing middle" housing stock (aka fixer uppers) from the housing stock. I am aware that in this case that is not the direct case but the trickle down effect is well at play with every approval of these developments that increase the overall price per square foot in an area. In addition to the above concerns, I would like to point out that strata buildings like this add a significant monthly cost to the purchase price/monthly mortgage so the sticker price is far from the truth of the monthly payments. This project does not look to add any diversity, affordability or accessibility to the area and on top of that it is well outside of the character of the neighbourhood not to mention the vast destruction of protected trees. I do not support this development.

Q3. Your Full Name

Mary Davies

Q4. Your Street Address

1615 Fairfield Rd



 Responded At:
 Dec 16, 2020 14:24:22 pm

 Last Seen:
 Dec 16, 2020 14:24:22 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Gonzales neighbourhood is for successful people and single family homes. The current zoning is for a single family home. There is also a covenant on the property expressly forbidding dense development. I am also concerned about people parking on Foul Bay Road and creating a bottleneck there.

Q3. Your Full Name	Michael Muret	
Q4. Your Street Address	1987 Fairfield Road	



 Responded At:
 Dec 16, 2020 14:30:28 pm

 Last Seen:
 Dec 16, 2020 14:30:28 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too much destruction of trees that take years to grow, and we need them particularly when dealing to changes in climate. Also total change to the current natural environment which is a habitat for owls and other animals as well as increased traffic in narrow streets affecting everybody in the community and also adding too much density in a very small area.

Q3. Your Full Name	Laura Eerkes-Medrano
Q4. Your Street Address	943 Bank St



 Responded At:
 Dec 16, 2020 14:55:46 pm

 Last Seen:
 Dec 16, 2020 14:55:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too dense of housing, not enough green space, too many trees cut down, setbacks are too little from public sidewalks and streets.

Q3. Your Full Name

Matthew Powell

Q4. Your Street Address

1071 Davie Street



 Responded At:
 Dec 16, 2020 15:23:20 pm

 Last Seen:
 Dec 16, 2020 15:23:20 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I attended the first Caluc mtg and was opposed to it at that time. Primarily regarding the removal of trees especially the heritage Beech trees. Also there are (and were) too many units and now with access only by stairs (3 floors) they will not really be accessible by families with small children and for those with disabilities. If offering to families with children there must be usable space for children to play. Parks are not accessible except by crossing busy streets. Aryze should be including community improvements IN THAT AREA not somewhere else in the city.

Q3. Your Full Name

Robin Jones

Q4. Your Street Address

234 Beechwood



 Responded At:
 Dec 16, 2020 15:30:28 pm

 Last Seen:
 Dec 16, 2020 15:30:28 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many trees cut down, definition of 'affordable' absent a lot of opposition from people more immediately affected than myself

Q3. Your Full Name

Anne Spencer

Q4. Your Street Address

1679 Earle street



Respondent No: 66 Login: Anonymous Email: n/a
 Responded At:
 Dec 16, 2020 15:33:23 pm

 Last Seen:
 Dec 16, 2020 15:33:23 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Mixed, as below, but theoretically supportive.

Q2. Comments (optional)

I appreciate that there is a substantial amount of community concern about this project, especially from neighbours who live adjacent (I am a few blocks away, and won't be as directly affected). I have two concerns: the Garry Oak meadows in Victoria are threatened by development, and it's unfortunate that so many indigenous trees will be taken down. The commitment to re-planting is helpful, but this is a loss. Secondly, as people age in Victoria they have few options for accessible housing, and it appears that none of the units will be suited to the needs of seniors and others with accessibility needs; could the developer commit to ensuring two units are accessibly designed? My broader concern is that Victoria asks for little in the way of amenities and concessions from developers in comparison to Vancouver. This project could necessitate, for instance, the addition of a sidewalk on this block of Redfern, which does not currently have sidewalks on either side of this particular block. I support densification: the laneway houses just up from this project are an excellent example. And with some adjustments, I would be supportive of this project, and I encourage the developer to continue to reach out and engage community members.

Q3. Your Full Name

Dr. Heidi Tiedemann Darroch

Q4. Your Street Address

1003 Amphion Street (at Brighton)



Respondent No: 67 Login: Anonymous Email: n/a
 Responded At:
 Dec 16, 2020 15:40:32 pm

 Last Seen:
 Dec 16, 2020 15:40:32 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is destructive of the local environment in several ways. The loss of so many mature and protected trees is unconscionable and the proposal should be rejected for that reason alone. Garry Oaks are endangered and the urban landscape does not have enough mature trees that it can afford to lose magnificent specimens like 100 year old Beechs and others. The design packs way too many buildings into the lot and the height is excessive. This will ruin the character of the neighbourhood and set another precedent for overdevelopment. This will not provide "affordable housing". That is nonsense. None of these units would be affordable by individuals or families of average means, which is the definition of "affordable". That deceitful and misleading justification should not be allowed to influence council's consideration of this proposal. The developer bought the land knowing what it was zoned for and this was factored into the purchase price they paid for it. It would still be profitable to build what the land is zoned for. It is not the job of council to enhance developer profit by despoiling a mature neigbourhood like this. What is the point of zoning and bylaws and tree preservation orders if you constantly overrule them? That is very destructive of public trust in the Council. Please do the right thing and follow the Heritage panel recommendations. and preserve trees and this neighbourhood. Thank you

Q3. Your Full Name

Guy Pilch

Q4. Your Street Address

154 Robertson Street



 Responded At:
 Dec 16, 2020 16:13:34 pm

 Last Seen:
 Dec 16, 2020 16:13:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The removal of so many trees, in my opinion, would be extremely detrimental to what I thought was the city goal of planting more trees to help fight climate change. There was a single family dwelling on this property. I think the proposed build is much too large and will have a negative impact on the flavour of the neighborhood, never mind our having to contend with yet more traffic from this build being added to the traffic we already have to deal from the private school. I also think their selling feature that this is affordable housing is laughable when you're talking about a townhouse being close to a million dollars.

Q3. Your Full Name

Audrey Aldridge

Q4. Your Street Address

880 Maddison St.



 Responded At:
 Dec 16, 2020 16:51:39 pm

 Last Seen:
 Dec 16, 2020 16:51:39 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am not in favour of the number of trees that will be cut down including the 100 year old Beeches and the Gary Oaks. Also the number of units Aryze wants to put on the property are too many for the area. Sustainable densification has already started on Redfern street with lane way houses. 18 units is too many for the lot size, not too mention the height of the units. I think it needs a redesign and less density.

	Q3.	Your	Full	Name
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Heather Keenan

Q4. Your Street Address

1825 Lillian Road



 Responded At:
 Dec 16, 2020 17:21:42 pm

 Last Seen:
 Dec 16, 2020 17:21:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This is a very busy corridor and access to Foul Bay will be seriously impeded. The mature trees should not be taken down for this development and there is nowhere for parking. People from as far away as the hospital use our streets to park on as there are fewer and fewer free parking spaces available.

Q3. Your Full Name	Jill Serfas
Q4. Your Street Address	1805 Quamichan St

Respondent No: 71 Login: Anonymous Email: n/a	Responded At: Dec 16, 2020 17:55:16 pm Last Seen: Dec 16, 2020 17:55:16 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional)	
Q3. Your Full Name	Steve Campbell
Q4. Your Street Address	1022 Chamberlain Street

Respondent No: 72 Login: Anonymous Email: n/a	Responded At: Dec 16, 2020 18:17:51 pm Last Seen: Dec 16, 2020 18:17:51 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Traffic issues on streets	
Q3. Your Full Name	Cameron Dix
Q4. Your Street Address	1804 Quamichan st.



Responded At:	Dec 16, 2020 18:44:31 pm
Last Seen:	Dec 16, 2020 18:44:31 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I support this application as an opportunity to bring more diverse housing into the neighborhood.

Q3. Your Full Name	Richard Konwick
Q4. Your Street Address	926 Lawndale Ave



 Responded At:
 Dec 16, 2020 19:27:15 pm

 Last Seen:
 Dec 16, 2020 19:27:15 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It destroys protected trees, exceeds the height limits, breaks with the property covenant, which is shared with other neighbours who will be negatively affected by the development, and it exceeds the height and density limits. in addition the developer has not acted in good faith as regards the trees, the covenant, and city directives. and it certainly is nothing like "affordable"!

Q3. Your Full Name

Chris Fox

Q4. Your Street Address

1625 Earle St.



 Responded At:
 Dec 16, 2020 19:48:47 pm

 Last Seen:
 Dec 16, 2020 19:48:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development project is not suitable for the property located at 902 Foul Bay Rd. A development of this density with buildings 3 stories high does not fit in with the neighborhood at all. The fact that they plan to remove 24 trees 18 of which are bylaw protected is unacceptable. Their plan to plant ornamental and native plants does nothing to replace the mature trees on the property including two 100 year old Beech trees. We feel the restrictive covenant should stand limiting construction to single family dwellings only. This development does nothing to increase the availability of affordable housing for lower or middle income families. The qualifying income is quoted at \$163,000 - \$185,000.

Q3. Your Full Name	Barbara and Thomas Hall
Q4. Your Street Address	939 Cowichan St. Our property backs on to Redfern and we are 2
	lots up from the proposed development



 Responded At:
 Dec 16, 2020 19:59:57 pm

 Last Seen:
 Dec 16, 2020 19:59:57 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is too dense, too many trees are to be removed and the idea that there is sufficient affordable housing is included is laughable. We have already seen the contempt Aryze has for this community in its Rhodo development., just a few blocks away. Please not another debacle like that!

Q3. Your Full Name

Gill Ellis

Q4. Your Street Address

421 Queen Anne Hts, Victoria, B.C. V8S4K7



 Responded At:
 Dec 16, 2020 20:05:44 pm

 Last Seen:
 Dec 16, 2020 20:05:44 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The removal of 24 heritage trees is unacceptable, especially with proposal's limited access, only from Redfern, already a narrow street with limited bike or walking space. Three-bedroom units would suit families, but no areas are shown for play. It is not affordable housing except for possible one-bed units. Builder has tried to avoid or manipulate process of community involvement.

Q3. Your Full Name	Sandra Johnstone
Q4. Your Street Address	1950 Brighton Avenue. Redfern is my north/south access street. I live less than



Respondent No: 78 Login: Anonymous Email: n/a
 Responded At:
 Dec 16, 2020 22:37:16 pm

 Last Seen:
 Dec 16, 2020 22:37:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am shocked that Aryze has learned nothing about project reasonableness from their attempts to present their disastrous Rhodo project to this community. The Rhodo project was not acceptable at the time and Aryze did nothing to ameliorate reasonable community complaints. This current proposal is similarly flawed: it is arrogant, pays no attention to community needs, voice or heritage. What Aryze assumes is "affordable" housing at \$800,000 is laughable. The project unit count is excessive. The agreed upon height restrictions have been exceeded and City Council wrongly allows this. The proposal seems to require the removal of over half the trees on and around the site, which includes heritage trees, and which reduces any quality of life for the citizens in this area of Victoria. I don't know how City Council could possibly permit this proposal to advance; I object to Aryze and to this project proposal vociferously!!!

Q3. Your Full Name

Arleen Pare

Q4. Your Street Address

1625 Earle Street



 Responded At:
 Dec 16, 2020 22:54:55 pm

 Last Seen:
 Dec 16, 2020 22:54:55 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Leave by law protected trees alone. No development please. Leave nature's beauty to be just that, a pleasure for the community.

Q3. Your Full Name

Pamela Huntley Burdusis

Q4. Your Street Address

14 - 675 Superior Street



 Responded At:
 Dec 16, 2020 23:36:30 pm

 Last Seen:
 Dec 16, 2020 23:36:30 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

- Far too much density for the lack of affordability. This development in no way addresses the need for affordable housing, or even moderate housing. These units must be supported by incomes well above an average middle-class household's. - Despite the city's hope that lack of parking reduces car use, people drive to school, work, groceries, Costco, etc. Lack of parking increases danger to cyclists and to kids walking and on bikes; meagre play space in the development's design contributes to children being at risk. - Planned tree removal excessive, directly contributing to warming, fire hazard and soil erosion.

Q3. Your Full Name

Pamela Holmes

Q4. Your Street Address

1747 Lillian Road



 Responded At:
 Dec 17, 2020 05:48:10 am

 Last Seen:
 Dec 17, 2020 05:48:10 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is too dense for this neighbourhood. Nothing built here can be considered 'affordable'. This helps to destroy the character of our neighbourhood.

Q3. Your Full Name	Christine Huzzey
Q4. Your Street Address	210 St. Charles St.



 Responded At:
 Dec 17, 2020 06:28:32 am

 Last Seen:
 Dec 17, 2020 06:28:32 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The scale of this proposal is too large and the damage to the trees too devastating.Many of the trees on this heritage property are protected.The restrictive covenant on this property should have been enough to put a stop to this proposal. The reported lack of community engagement and misrepresentation and threats by the developer if true are shocking and disappointing at best. The affordable aspect as reported is deceiving and laughable.The city should require true and active community feedback and engagement in a proposal of this scale.I have not seen anything from the developer.This is way beyond anything in our community plan, which is still in place.We need the city to finally give us a voice !

Q3. Your Full Name

Deborah Lowry

Q4. Your Street Address

1829 Lillian Rd



 Responded At:
 Dec 17, 2020 08:52:37 am

 Last Seen:
 Dec 17, 2020 08:52:37 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am for increasing lower cost housing in every neighborhood, balancing environmental needs-keeping tree canopy, using clean green materials as much as possible-with giving opportunities for individuals and families to be able to afford to live in our neighbourhood. This project scale does not fill the bill and I hope there will be other plans put forward that are more modest, have less of an environmental impact, and yet truly able to provide affordable housing for a diversity of people which will serve to enrich any neighbourhood.

Q3. Your Full Name

Vicky Bates

Q4. Your Street Address

954 Cowichan St



 Responded At:
 Dec 17, 2020 09:02:23 am

 Last Seen:
 Dec 17, 2020 09:02:23 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live in the neighbourhood and deem this development as too big for the lot and surrounding neighbourhood. It has to be scaled back. The number of units and their cost do not make for affordable housing. Just cramped housing, overflow of traffic on surrounding streets. As well, the major heritage trees would be knocked down to accommodate what exactly? Housing that no-one can afford, a parking lot, lack of green space for residents, their children and neighbours BUT a huge profit for the developers.

Q3. Your Full Name

Alison Amanda Harby

Q4. Your Street Address

920 Wilmer Street



 Responded At:
 Dec 17, 2020 09:41:57 am

 Last Seen:
 Dec 17, 2020 09:41:57 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

density is too high height is too high removal of too many trees and vegetation Scope and design does not fit well in neighbourhood traffic issues due to higher population, this is already compromised by richardson issues consultation process is not transparent or adequate

Q3. Your Full Name	dennis clarke
Q4. Your Street Address	848 Bank St



 Responded At:
 Dec 17, 2020 10:42:20 am

 Last Seen:
 Dec 17, 2020 10:42:20 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think this is a great project that will add value to the nieghbourhood. We need to slowly create densification in historically SFH only neighbourhoods to help with our current housing crisis and the long term goal to combat climate change. We don't need to just support this project, but encourage more of this type.

Q3. Your Full Name

Mark Stephenson

Q4. Your Street Address

#303-1500 Elford Street



 Responded At:
 Dec 17, 2020 10:47:34 am

 Last Seen:
 Dec 17, 2020 10:47:34 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

An 18 unit townhouse is much too much for the lot & neighbourhood. And, the asking price is not "affordable" for most young families. The lot would fit better with 3 homes like that on Gonzales st where trees can be preserved. 18units puts far too much traffic in the location especially without enough parking & with the projected traffick changes to Richardson & Madison, it forces more commuter traffic on Quamichan.

Q3.	Your	Full	Name

Jo-Ann Lawson

Q4. Your Street Address

848 Bank St



 Responded At:
 Dec 17, 2020 11:41:41 am

 Last Seen:
 Dec 17, 2020 11:41:41 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The area is already congested with vehicle traffic on all roads around the property. The existing infrastructure already requires repairs. This would not only add to the traffic congestion but it is in opposition of the existing covenant which affects my property. It would also be damaging to the existing mature trees on the lot and would further add to the burgeoning population of the area.

Q3. Your Full Name

Maureen Earl

Q4. Your Street Address

1931 Richardson Street



 Responded At:
 Dec 17, 2020 12:11:15 pm

 Last Seen:
 Dec 17, 2020 12:11:15 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I support the middle housing is missing, however, squeezing those many homes onto that piece of land is wrong. There is a covenant on that put there but a forward thinking Victoria resident which needs to stay in lace to honour his wishes. The access on Foul Bay road is already a very narrow road with a rock wall, I believe the cars turning left will make it very dangerous. It is a development which is very very destructive to the beautiful treed site. How can \$90000 be considered as affordable? The way the developer did not proceed with the community in the correct process. The lot will be filled with buildings not enough greenscape so children have no where to lay.

Q3. Your Full Name

Vivienne Phillips

Q4. Your Street Address

232 Irving Road Victoria BC



Respondent No: 90 Login: Anonymous Email: n/a
 Responded At:
 Dec 17, 2020 13:14:08 pm

 Last Seen:
 Dec 17, 2020 13:14:08 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am opposed to the current proposal for development of 902 Foul Bay Road for the following reasons. 1. The density of development (2 buildings, 18 townhouses 3.5 storeys) is fundamentally out of character with the neighbourhood. Not just the immediate precincts of the proposed development, but the larger Gonzales neighbourhood. Previous densification through subdivision of large lots such as occurred on two separate corners of Foul Bay Road and Runnymede Street successfully proceeded and met with both neighbourhood approval and support. Where two houses existed there are now 9, and both of the separate developments easily met the larger requirements of the Gonzales Fairfield neighbourhood plan. There is no recognition on the part of the developer to attempt to marry the volume of the development to the larger footprint of the neighbourhood. 2. The asserted purpose of the development is not true to the larger City intent of attempting to manage 'affordable' housing. Their purpose is a maximization of profit It is a false narrative to assert a civic minded intent when the fair market value of each proposed unit is \$900,000.00 (x18). Affordability, even with the discounted BC Housing Authority 2nd mortgage taken into consideration, is not a reasonable expectation in trying to meet City goals. 3. The current mature landscaping of the property would be irreversibly affected by the lost of so many of the existing trees. The combined footprint of the buildings and lane/driveways on the site would not permit subsequent replanting of what would hopefully be mature canopy trees, but would, at best, result in attenuating shrubbery or cosmetic plantings with little aesthetic effect. The City is already losing a significant number of canopy trees, and while this is expected over time, the expectation is their eventual replacement. The proposed development would not permit this. 4. Vehicle and traffic congestion is already a significant issue for the two blocks surrounding the four way intersection of Foul Bay, Richardson Street and McNeil Street. the Foul Bay development will contribute to this significantly due to volume and proximity, it being a short half block away. To those living in the neighbourhood we have already seen an increase in by-way traffic around the intersection where it has been pushed onto side streets and approaches such as Cowichan Street, Runnymede and Quamichan Street all of which fall within range of the proposed development. Congestion of vehicles has already been recognized by the implementation of near by shared ride parking spaces in an effort to reduce the number of vehicles. The large number of proposed dwellings proposed for 902 Foul Bay, combined with the obvious lack of parking on site, will further congest the area. This congestion will be exacerbated by the pending Richardson Street bicycle corridor project, which will hopefully be successful in reducing vehicular traffic, but will, by its nature push vehicle traffic and parking onto adjacent side street. 5. In my opinion previous notices and actions by the developer have not been in line with what I would call best civic practices. Short notice of an application to set aside an existing covenant through an almost ex parte series of applications necessitated residents to have to formally engage legal counsel to respond. This, only after there was a preliminary decision granted which was made without notice. When defense was raised, and it appeared the action to set aside the covenant might not be successful, it was adjourned and the developer has instead sought a City stamp of approval with the view to support the eventual setting aside of the covenant. The City is perfectly entitled to review and engage on the application, but the original purpose of the covenant was to preclude exactly what is being proposed. 6. The extraordinary consideration the developer is requesting in the present application does not meet the larger intent behind the need for engagement with the community to discuss concerns or the real range of the effects of the development. Aspects of the development have been calved off from one another to minimize the total effect or create an impression of a limited ill effect. Assertions made and then adjusted and only marginally explained cloud the developer's true intent and make it difficult to challenge the larger merits of the proposal. At the previous CALUC which took place for this proposal false and misleading information was advanced by the developer around building size and tree removal. Again, it took a concerted defense and objection to force further review. 7. My opinion is the intent of the developer is to position the project in such a way that reasonable objection and accommodation cannot be established but having secured the regulatory approval for the development, neighbourhood objections and community standards can be practically speaking nullified. Thank you.

Q4. Your Street Address

1931 Richards Street

Respondent No: 91 Login: Anonymous Email: n/a	Responded At: Dec 17, 2020 13:58:30 pm Last Seen: Dec 17, 2020 13:58:30 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too dense in its current form.	
Q3. Your Full Name	Peter Ashley
Q4. Your Street Address	932 Wilmer Street, Victoria



 Responded At:
 Dec 17, 2020 14:13:06 pm

 Last Seen:
 Dec 17, 2020 14:13:06 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It is too large of scale for the neighborhood. Does not fit in the Gonzales community plan. Will remove too many trees and there is not the provision for sufficient parking. The builder does not have a good reputation with a previous project and the discussed value pricing details seem misleading and confusing. I oppose this development.

Q3. Your Full Name

Brian G Frankson

Q4. Your Street Address

1909 Richardson, Street



 Responded At:
 Dec 17, 2020 14:42:57 pm

 Last Seen:
 Dec 17, 2020 14:42:57 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I believe the proposal provides an architecturally sympathetic approach to provide a form of ground oriented multi-family housing in short supply in the Gonzales neighbourhood. The scale and massing of the two buildings reads as an attractive cluster of four town houses along the two east and west frontages, and the clever disposition of interior space results in a greater unit yield for a similar footprint impact as would occur with 8 townhouses. Architecturally the buildings are in scale with the surrounding area, with a palette of materials compatible with those found in the general area. While modern the buildings reflect historic precedents. While there is a loss of a significant number of mature trees, there would be a loss from virtually any form of infill development on this site formerly occupied by a stately heritage home. The proposed landscape and planting plan mitigates to some extent this impact. I believe the proposal could stand as a pilot of how to carefully insert new density into an existing neighbourhood in a sensitive manner. The proposed model of market affordability is something I have not seen previously in this region, and while not at the low end of market or certainly not non-market affordability, it nonetheless injects some level of affordability into market housing in one of Victoria's most expensive neighbourhoods. In conclusion I support this proposal in my neighbourhood, where I have lived for the past 25 years.

Q3. Your Full Name

Mark E Hornell

Q4. Your Street Address

1026 Clare Street



 Responded At:
 Dec 17, 2020 17:35:51 pm

 Last Seen:
 Dec 17, 2020 17:35:51 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am opposed to this development because of its high density and the removal of the many trees on the property. 18 town homes in a single-family dwelling neighborhood will have a huge negative impact on traffic, and congestion. Removal of the trees will diminish the aesthetic of the property. 18 town homes will mean at least 18 vehicles on the property, creating noise, pollution and heavier traffic in an area that already has a narrow road with no sidewalk. It would seem much more suitable for the property to have perhaps four townhouses, rather than 18.

Q3. Your Full Name

Sabine Laubental

Q4. Your Street Address

1927 Quamichan Street



 Responded At:
 Dec 17, 2020 18:46:08 pm

 Last Seen:
 Dec 17, 2020 18:46:08 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Firstly, I am opposed to the unnecessary destruction of trees which help to define much of the character and beauty of Oak Bay and surrounding area. I am concerned about increased traffic volume on Foul Bay road, which is a 30 kilometres per hour zone at this location. I do not want to see a mix of high density and low density housing in this quiet neighbourhood. This very much spoils the peace and privacy value of adjacent properties. There is a reason why zoning bylaws exist, which was a major factor in my decision to purchase a home nearby. For this reason, going against existing zoning is a clear betrayal for the people of this quiet neighbourhood.

Q3. Your Full Name

Douglas McGinnis

Q4. Your Street Address

941 Foul Bay Rd



 Responded At:
 Dec 17, 2020 19:28:19 pm

 Last Seen:
 Dec 17, 2020 19:28:19 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Aryze produces tasteless high-density garbage that doesn't fit with the Gonzales plan or general efforts by the city to protect mature trees or any concept of affordability. Their "Rhodo" is a case in point. Horrible, ugly yuppie ghetto!

Q3. Your Full Name

Ian Indridson

Q4. Your Street Address

1833 Hollywood Crescent



Respondent No: 97 Login: Anonymous Email: n/a
 Responded At:
 Dec 17, 2020 20:21:50 pm

 Last Seen:
 Dec 17, 2020 20:21:50 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am opposed to this proposal for the following reasons: 1. The loss of many big old trees, including two beech and sixteen Garry oaks, will not only reduce the quality of life in the neighbourhood, but is contrary to the City's effort to fight climate change. Garry oak trees and related species are one of the most endangered ecosystems in Canada. The proposed revegetation will not make up for loss of ecosystem services provided by all the mature trees on-site. Although the city promotes planting of trees city-wide, small young trees will not provide the ecosystem services that big old trees do in our life times, even if they survive to grow. It is not ok to keep cutting down big trees. Under the city's tree protection bylaw, once the tree is within an approved development footprint, it can be cut down, even big endangered old oaks. Because of the bylaw, many big old trees are lost to development in the city on an annual basis. As noted, this is not ok. This development proposal would result in significant loss of big oaks. It would contribute to on going city-wide cumulative loss of Victoria's rare and precious endangered Garry oak ecosystem. 2. The argument that it is important to build this project to provide density in the neighbourhood and city is not supported by the measures in the approved Gonzales Neighbourhood Plan. This plan lead the way in the City by allowing for increased density through secondary suites, and gradual infill housing, etc. in keeping with the neighbourhood character. Densification is already occuring in this neighbourhood and has been for a years. Furthermore, secondary suites are a good contributor to affordable housing. The proposed development is not. 3. The proposed development is not affordable housing. The actual cost to the buyer is apparently about \$900,000 if you consider both the \$700,000 cost of a first mortgage and a \$200,000 cost of a second mortgage payable to BC Housing. That's similar to the cost of many houses in the neighbourhood. Therefore it doesn't make sense to allow this development to proceed with with greatly increased density because it is supposed to contribute to affordable housing. It doesn't. 4. The proposed development will create serious traffic problems. Streets surrounding the development are small. The proposed bike lane on Richardson will already force considerable traffic onto Quamichan and Redfern and adjacent streets not built for through traffic. The corner of Quamichan and Foul Bay is essentially a blind corner heading east. The corner is uphill and at an angle making it difficult to gauge traffic speed as it comes into view on the adjacent curve of Foul Bay. The increased traffic due to the proposed development will make the situation worse and likely lead to serious traffic mishaps for vehicles, pedestrians and/or bikes. 5. Due to the limited parking proposed for the development, lack of parking will be a problem for the neighbourhood. Even if residents have only one car, the associated vehicle traffic from service vehicles (deliveries, tradesman, etc.) would cause major parking problems for development's residents and the neighbourhood. It will also increase traffic and related safety issues as noted above in point 4.6. A restrictive covenant on the site limits use to a single family dwelling. The developer wants the covenant removed. However his proposal is not even close to the covenant restrictions or general character of the neighbourhood. Neighbours have taken the developer to court to uphold the covenant. The City should wait for the court case to proceed before deciding what to do with this development proposal.

Q3. Your Full Name

Sylvia von Schuckmann

Q4. Your Street Address

925 Wilmer St



Respondent No: 98 Login: Anonymous Email: n/a
 Responded At:
 Dec 18, 2020 09:06:24 am

 Last Seen:
 Dec 18, 2020 09:06:24 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live close by to the proposed development at 902 Foul Bay Road. I am strongly opposed for several reasons. 1. The neighbourhood has seen considerable increase in density in recent years through laneway homes, secondary suites and infill housing. That, in turn, has considerably increased traffic and accompanying noise and pollution none of which the city has evaluated despite requests. 2. Approval of the 902 Foul Bay project will do little or nothing to provide affordable housing. However, it will exacerbate noise and pollution concerns, remove 24 trees including 18 bylaw protected trees and are out of character with the neighbourhood in size and design. Tree removal and the loss of green space are contrary to the City's climate commitments. 3. The process has been misleading, with information withheld or vague presented. Public engagement could be more accurately described as a combination of promotion and intimidation rather than honest and respectful consultation. Opponents have been, at times, treated with disdain despite legitimate and well-presented concerns. On the other hand people affiliated with the developer often stack public meetings. Developers and their acolytes should only participate to learn and to answer questions. 4. The Developer's effort to remove the restrictive covenant in a fashion contrary to staff recommendations has poisoned the process and left neighbours feeling threatened for participating in what should be a public decision-making process free of intimidation. PS I am not opposed to providing comments to developer without attribution. However, I do oppose sharing name and contact information with developer because it serves no purpose in the decision-making process but does risk conflict and thereby may discourage public participation. Thank you.

Q3. Your Full Name

michael bloomfield

Q4. Your Street Address

Pinewood Avenue, 1630



 Responded At:
 Dec 18, 2020 12:47:16 pm

 Last Seen:
 Dec 18, 2020 12:47:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

For the most part, I support the proposal. While the added density might have some impacts to traffic and parking, I'm not fearful of these (these are "first-world" problems that can be overcome). I like the idea of free Modo memberships for the owners. I also like the saw-toothed architectural footprint of the building, and it will be a good opportunity for buyers to get into the Gonzales housing market with the discounted purchase price, so hopefully this will diversify the demographic makeup of the neighbourhood.

Q3. Your Full Name

Lee Ferreira

Q4. Your Street Address

1911 Runnymede Ave.



 Responded At:
 Dec 18, 2020 14:30:58 pm

 Last Seen:
 Dec 18, 2020 14:30:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Yet again far too many mature trees are being lost at great cost to the environment. Victoria, supposedly, has a stated position of protecting our urban forest. Further, they expect individual property owners to be responsible and plant trees on their own private property. It makes no sense that the development community can remove trees indiscrimantly, all in the name of density, affordable or unaffordable. Bob J.

Q3. Your Full Name

Bob June

Q4. Your Street Address

1310 Manor Road



 Responded At:
 Dec 18, 2020 20:33:58 pm

 Last Seen:
 Dec 18, 2020 20:33:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is a very good way to bring in more affordable housing. The design is thoughtful and impressive. This is good for our environment. People should be able to live in this neighbourhood and be able to walk to their jobs.

Q3. Your Full Name

Cherie Miltimore

Q4. Your Street Address

926 Lawndale Ave



 Responded At:
 Dec 19, 2020 12:31:31 pm

 Last Seen:
 Dec 19, 2020 12:31:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It's much too big for the location. It's not "affordable" Destroying the trees would be an affront to our efforts to reduce climate change I own a house in a restricted covenant zone which needs to be be respected Traffic on Quamichan Is terrible, with GlenLyon, large trucks, and shortcuts. I was hit by a car turning off Richmond onto Quamichan I received a threatening letter from Arize when I wanted to fight for the covenant to stay in place

Q3. Your Full Name

Kathy Burch

Q4. Your Street Address

901 Richmond Ave



 Responded At:
 Dec 19, 2020 14:10:29 pm

 Last Seen:
 Dec 19, 2020 14:10:29 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The project is too large a footprint for that lot. The loss of that number of trees to the overall canopy of Victoria would be devastating. Something smaller in scale that retains more of the very old trees on that lot would be more acceptable to me.

Q3. Your Full Name

Janet Weiten

Q4. Your Street Address

1929 Brighton Avenue



 Responded At:
 Dec 19, 2020 15:30:57 pm

 Last Seen:
 Dec 19, 2020 15:30:57 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is too large for the property and for the restricted neighbourhood. There is not enough parking on local streets. The area is already congested with traffic. Nothing about this project makes sense on this lot and in this location. And then there's the serious loss of mature trees. If any of you have not visited this site, I would be delighted to give you a walkabout.

Q3. Your Full Name

Marilyn Wallace

Q4. Your Street Address

1932 Brighton Avenue

Respondent No: 105 Login: Anonymous Email: n/a	Responded At: Dec 19, 2020 15:37:49 pm Last Seen: Dec 19, 2020 15:37:49 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too high density, loss of old trees	
Q3. Your Full Name	Emmanuel Ronse
Q4. Your Street Address	920 Wilmer Street



 Responded At:
 Dec 19, 2020 16:03:40 pm

 Last Seen:
 Dec 19, 2020 16:03:40 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Any new developments should include responsible green planning and take into consideration the preservation of old growth trees .

Q3. Your Full Name

Patricia Mackay

Q4. Your Street Address

614 Craigflower Road



Respondent No: 107 Login: Anonymous Email: n/a

Q1. What is your position on this proposal?

 Responded At:
 Dec 19, 2020 16:25:08 pm

 Last Seen:
 Dec 19, 2020 16:25:08 pm

 IP Address:
 n/a

I recognize this region is in need of more low-income housing but my guess is that this development will not provide any units in this vein. I don't see why we should be compelled to relinquish the integrity of our region to accommodate well to do folks wanting to move here, either full time or part time. We should focus on the need that exists here and accommodate that need, with affordable housing. Without trashing our environment and removing much needed, senior trees. 18 units on a moderate sized lot seems a bit much and especially if these units end up being high-end, luxury units.

Q2. Comments (optional)

I don't understand why the City would retain any of the non-native, invasive tree species and at least use this as an opportunity to get rid of the Holly, Labernum, Laurel, and E. Hawthorn on and around the property. And then to cut down Garry Oak and Arbutus makes no sense. Can't the developers come up with more creative layouts that preserve many more native trees?

Q3. Your Full Name	Judy Spearing
Q4. Your Street Address	1545 Eric Road



 Responded At:
 Dec 19, 2020 16:45:07 pm

 Last Seen:
 Dec 19, 2020 16:45:07 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development is to large and not in keeping with the neighbourhood or respecting the heritage character of the property, which includes saving the large trees.

Q3. Your Full Name	Daphne Wass
Q4. Your Street Address	954 Bank Street

Respondent No: 109 Login: Anonymous Email: n/a	Responded At: Dec 19, 2020 19:04:01 pm Last Seen: Dec 19, 2020 19:04:01 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Less people, more trees!	
Q3. Your Full Name	Patricia and Gary Kehl
Q4. Your Street Address	641 Newport Avenue



 Responded At:
 Dec 19, 2020 19:26:53 pm

 Last Seen:
 Dec 19, 2020 19:26:53 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

A truly dreadful idea; what are you thinking? I thought this town was about saving green spaces and especially old trees. Seems not.

Q3. Your Full Name

Monika Ullmann

Q4. Your Street Address

This should not go ahead in any way

Respondent No: 111 Login: Anonymous Email: n/a	Responded At: Dec 19, 2020 20:54:52 pm Last Seen: Dec 19, 2020 20:54:52 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Please save the trees.	
Q3. Your Full Name	Barbara Judson
Q4. Your Street Address	2051 Brighton Ave



 Responded At:
 Dec 19, 2020 20:59:16 pm

 Last Seen:
 Dec 19, 2020 20:59:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development is too large for the lot. Sure the developer wants to extract as much as possible from the lot, and the city wants housing but this proposal is too lopsided and too many important beautiful and valuable trees will be lost in this proposal. Say "No" and ask for something less dense, more in keeping with the existing built environment and the priority work should be to save the existing trees present on the lot.

Q3. Your Full Name

Curtis Dean Hobson

Q4. Your Street Address

2061 Granite St. Victoria, BC



 Responded At:
 Dec 19, 2020 21:10:44 pm

 Last Seen:
 Dec 19, 2020 21:10:44 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Way too much density. Please save the heritage aspects of the gardens & land. Older trees are important aspects of the heritage of the lot.

Q3. Your Full Name

Eric Zhelka

Q4. Your Street Address

3371 Gibbs Rd., Victoria, BC



 Responded At:
 Dec 20, 2020 09:54:48 am

 Last Seen:
 Dec 20, 2020 09:54:48 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

As a former Victoria/Oak Bay resident, I am familiar with this property and oppose the destruction of so many trees. The developer must scale back his proposal in order to preserve as many of these trees as possible.

Q3. Your Full Name

J. Genton

Q4. Your Street Address

206 - 5625 Edgewater Lane, Nanaimo BC



 Responded At:
 Dec 20, 2020 12:55:50 pm

 Last Seen:
 Dec 20, 2020 12:55:50 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many of the trees being cut. Suggest you reconfigure to preserve as many as possible.

Q3. Your Full Name

Philip Jackson

Q4. Your Street Address

1772 Hampshire Road



 Responded At:
 Dec 20, 2020 13:04:52 pm

 Last Seen:
 Dec 20, 2020 13:04:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I feel that the neighborhood and single lane road can't safely accommodate such a large project. There are many kids in the neighborhood that play basketball, road hockey, and ride their bikes up and down Redfern and the amount of vehicle traffic this project would produce would definitely case major safety concerns for their wellbeing.

Q3. Your Full Name	Brent Brice
Q4. Your Street Address	935 Cowichan St.



 Responded At:
 Dec 20, 2020 13:22:55 pm

 Last Seen:
 Dec 20, 2020 13:22:55 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please reject this appalling proposal. When will we learn? Greedy, conscience-free developers continue to destroy beautiful properties and degrade the environment. Why is this so often permitted when we know better? It's heartbreaking. It's so utterly stupid.

Q3. Your Full Name

Hilary Ruth Knight

Q4. Your Street Address

2167 Guernsey St., Victoria, BC V8S 2P5



 Responded At:
 Dec 20, 2020 16:14:18 pm

 Last Seen:
 Dec 20, 2020 16:14:18 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too high a density! Too many heritage trees to be lost. (2) Developers getting rich

Q3. Your Full Name Barb McLeod Q4. Your Street Address 855 Falkland Rd



 Responded At:
 Dec 20, 2020 16:59:58 pm

 Last Seen:
 Dec 20, 2020 16:59:58 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Rarely are efforts made to preserve our protected trees or our heritage trees, such as these two magnificent copper beaches. Why should developers always be given carte blanche to destroy every tree on a property just so they can maximize their profit? The developers' plans may say some trees will be retained, but the facts are that the so-called retained trees and their critical root zones can be so damaged by construction activities (often on purpose) that they are eventually removed anyway. I am VERY much opposed to yet another ill-conceived, selfish tree massacre that will only further diminish the increasingly critical canopy of our urban forest.

Q3. Your Full Name

Carolyn Chodeck

Q4. Your Street Address

Bartlett Ave

Respondent No: 120 Login: Anonymous Email: n/a	Responded At: Dec 20, 2020 21:12:32 pm Last Seen: Dec 20, 2020 21:12:32 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Gary Scott
Q4. Your Street Address	901 Foul Bay Road



 Responded At:
 Dec 21, 2020 09:57:53 am

 Last Seen:
 Dec 21, 2020 09:57:53 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Far too much density for the neighborhood and loss of many 'protected' old trees, including Garry Oaks. We know how important trees are to sequester carbon and keep the city green, we protect them on paper (16 of these trees are bylaw protected), yet when developers come calling, trees are apparently expendable. Similar situation in Oak Bay where developers are destroying the feel of the entire community with houses that are overbuilt and not in keeping with the historic aesthetic that makes this city unique. Very frustrating for the people who have invested their time and money (and taxes) in their neighborhoods, only to be disenfranchised by commercial interests.

Q3. Your Full Name

Cinda Chavich

Q4. Your Street Address

860 St. Patrick St.



 Responded At:
 Dec 21, 2020 10:45:28 am

 Last Seen:
 Dec 21, 2020 10:45:28 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I don't oppose increased density, just excessive density with the loss of significant trees.

Q3. Your Full Name	Kristina Stewart
Q4. Your Street Address	1149 Hampshire Rd, Victoria, BC, V8S 4T1



 Responded At:
 Dec 21, 2020 11:00:59 am

 Last Seen:
 Dec 21, 2020 11:00:59 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Density is unequal to the surrounding single family homes. Have been extraordinarily displeased with the "fire" that "cleared" the way for developers to bypass tree preservation and historic homes.

Q3. Your Full Name Tracy Wong Q4. Your Street Address 1579 Monterey Ave

Respondent No: 124 Login: Anonymous Email: n/a	Responded At: Dec 22, 2020 07:13:11 am Last Seen: Dec 22, 2020 07:13:11 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Barbara Folliott
Q4. Your Street Address	1563 Monterey Ave. Victoria V8R 5 V3



 Responded At:
 Dec 22, 2020 07:16:04 am

 Last Seen:
 Dec 22, 2020 07:16:04 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It is totally inappropriate to disregard the the natural component of our community, which is an integral part of it's fabric, for commercial gain and development. This has to stop!

Q3. Your Full Name

william r darling

Q4. Your Street Address

1563 monterey Ave



 Responded At:
 Dec 22, 2020 09:38:40 am

 Last Seen:
 Dec 22, 2020 09:38:40 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The trees need to be protected - specifically the Garry Oak. Please ensure their survival and ongoing support.

Q3. Your Full Name	AnnMarie Barnhill	
Q4. Your Street Address	1571 Monterey Ave	



 Responded At:
 Dec 23, 2020 10:16:17 am

 Last Seen:
 Dec 23, 2020 10:16:17 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

there would be removal of too many tree. It would increase traffic in area. There is insufficient parking . There are too many units on small property. I support densification but this is not good densification.

Q3. Your Full Name

Micha Menczer

Q4. Your Street Address

737 Transit Road



 Responded At:
 Dec 23, 2020 10:52:51 am

 Last Seen:
 Dec 23, 2020 10:52:51 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Garry Oak ecosystems are endangered. When we have an opportunity to preserve precious older trees - which provide habitat, shade, erosion control, nutrients and so much more- we should take it wherever possible. I do not support any cutting of older trees in Victoria unless they pose a severe safety hazard. At this point we have just lost too many. Climate change will only exacerbate these problems.

Q3. Your Full Name

Anna Kraulis

Q4. Your Street Address

5-62 Linden Ave Victoria V8V 4C8

Respondent No: 129 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 10:56:11 am Last Seen: Dec 23, 2020 10:56:11 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Protect the protected trees	
Q3. Your Full Name	Michelle Salomons
Q4. Your Street Address	560 Baxter Ave, Victoria

Respondent No: 130 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 10:58:52 am Last Seen: Dec 23, 2020 10:58:52 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) mature trees should be kept as per tree bylaws	
Q3. Your Full Name	Hilary Duinker
Q4. Your Street Address	1706 Kisber Ave, Victoria BC (Saanich)

Respondent No: 131 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 10:59:42 am Last Seen: Dec 23, 2020 10:59:42 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Suzanne DeStaffany
Q4. Your Street Address	1545 Pandora Ave, Victoria

Respondent No: 132 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 11:02:19 am Last Seen: Dec 23, 2020 11:02:19 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Dennis Rasmussem
Q4. Your Street Address	409 1545 Padora Ave. Victoria Bc



 Responded At:
 Dec 23, 2020 11:03:53 am

 Last Seen:
 Dec 23, 2020 11:03:53 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Trees should be protected in this site. Any developments on this property should only be allowed if there's minimal impact on the trees and wildlife. And the development should be contributing to affordable housing.

Q3. Your Full Name

Gillian McDonald

Q4. Your Street Address

1187 Munro Street, Esquimalt

Respondent No: 134 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 11:31:46 am Last Seen: Dec 23, 2020 11:31:46 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Sandra Grimwood
Q4. Your Street Address	202-1615 Belcher Ave



 Responded At:
 Dec 23, 2020 11:46:57 am

 Last Seen:
 Dec 23, 2020 11:46:57 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I fully support this proposal. This area is predominately single family homes, not the diverse neighborhood the OCP states. 18 units allows people the choice to downsize in their own neighborhood. There is a distinct lack of affordable housing in this area. This project addresses that concern. Reading 2020 CALUC meetings, only 5 proposals are listed. 2 changing a single dwelling to 2 homes, 1 a 4plx near Gonzales. I a 5 storey rental in the Northwest corner, which the city has declared to need even more high density. Many areas of our city are wall to wall towers. With proposed towers of 32 storeys. After living downtown since 1986,I spent more than 2 years looking to purchase close to downtown, but away from the overcrowded, lack of green space, that Harris Green and downtown have become.I am sure there are many homeowners/renters who would like to live in the Gonzales area. This project could help fill the gaps. Thank you

Q3. Your Full Name

Catherine Brankston

Q4. Your Street Address

314 999 Burdett Ave Victoria BC V8V 3G7



 Responded At:
 Dec 23, 2020 11:47:21 am

 Last Seen:
 Dec 23, 2020 11:47:21 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please don't destroy the character of this neighbourhood by swapping beautiful trees and habitat for a condo building.

Q3. Your Full Name	Diane Dakers
Q4. Your Street Address	1450 Lang St.

Respondent No: 137 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 23, 2020 11:48:11 am Dec 23, 2020 11:48:11 am n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Keep the trees.		
Q3. Your Full Name	Kayla Kenny	
Q4. Your Street Address	3439 cook st Victoria	



 Responded At:
 Dec 23, 2020 12:06:12 pm

 Last Seen:
 Dec 23, 2020 12:06:12 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It is not acceptable to cut down protected trees for the sake of development. We are in a climate emergency. This is unacceptable loss of habitat and urban tree canopy.

Q3. Your Full Name	Em Nuchims
Q4. Your Street Address	175 Regina ave

Respondent No: 139 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:29:31 pm Last Seen: Dec 23, 2020 12:29:31 pm IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Claire Taggesell
Q4. Your Street Address	1841 Lulie Street, Victoria BC V8R 5W9



 Responded At:
 Dec 23, 2020 12:36:12 pm

 Last Seen:
 Dec 23, 2020 12:36:12 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

what is the point of protecting trees and native flora and fauna if enough money makes it meaningless? i walk in this area every week.

Q3. Your Full Name	susan spooner
Q4. Your Street Address	V8N 1L1

Respondent No: 141 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:39:01 pm Last Seen: Dec 23, 2020 12:39:01 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jodie Boyle
Q4. Your Street Address	1614 redfern ave



 Responded At:
 Dec 23, 2020 12:45:07 pm

 Last Seen:
 Dec 23, 2020 12:45:07 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Higher density housing is important. Underground parking, or adequate off-street parking at least, is my biggest concern.

Q3. Your Full Name

Anne Maloney

Q4. Your Street Address

957 Linkleas Avenue

Respondent No: 143 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:51:26 pm Last Seen: Dec 23, 2020 12:51:26 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Tyler Shaughnessy
Q4. Your Street Address	1719 Lee Ave.

Respondent No: 144 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 12:55:22 pm Last Seen: Dec 23, 2020 12:55:22 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Dominique Argan
Q4. Your Street Address	542 Wootton Road

Respondent No: 145 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 13:13:39 pm Last Seen: Dec 23, 2020 13:13:39 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Make it a park	
Q3. Your Full Name	Barry hull
Q4. Your Street Address	5161 Rocky point road

Respondent No: 146 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 13:17:35 pm Last Seen: Dec 23, 2020 13:17:35 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Dustin Stevenson
Q4. Your Street Address	1850 Adana Street



 Responded At:
 Dec 23, 2020 13:22:21 pm

 Last Seen:
 Dec 23, 2020 13:22:21 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Lack of housing helps drives housing mkt up making very challenging for individus & families to get into the mkt. Housing is needed.

Q3. Your Full Name

Keir MacPherson

Q4. Your Street Address

2465 Plumer St



 Responded At:
 Dec 23, 2020 13:25:33 pm

 Last Seen:
 Dec 23, 2020 13:25:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Don't cut down the trees. I understand the need to housing in Victoria, however, cutting down arbutus and Garry Oaks, which are culturally significant plants to WSANEC, Songhees and Esquimalt peoples, is not the way to go. This is not a heavily trees area anyways. Please consider increasing housing density in other areas, such as Uplands, where there are unused mansions on huge lots.

Q3. Your Full Name

Jemele Harris

Q4. Your Street Address

2271 Arbutus Road



 Responded At:
 Dec 23, 2020 13:40:05 pm

 Last Seen:
 Dec 23, 2020 13:40:05 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too much housing for the land. Little parking. It's just too much.

Q3. Your Full Name

Katherine connolly

Q4. Your Street Address

1739 Hollywood Cres

Respondent No: 150 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 13:40:27 pm Last Seen: Dec 23, 2020 13:40:27 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Miranda Wallace
Q4. Your Street Address	3946 Cedar Hill Cross Road



 Responded At:
 Dec 23, 2020 13:43:49 pm

 Last Seen:
 Dec 23, 2020 13:43:49 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

No. No. No. In my opinion it would be criminally irresponsible to allow this development to proceed. The trees and habitat must be protected!

Q3. Your Full Name

Susan Harrison

Q4. Your Street Address

889 Hampshire Road

Respondent No: 152 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 14:04:23 pm Last Seen: Dec 23, 2020 14:04:23 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	SHARON K LAM
Q4. Your Street Address	4380 TYNDALL AVE



 Responded At:
 Dec 23, 2020 14:11:31 pm

 Last Seen:
 Dec 23, 2020 14:11:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

If you're going to build something. Build affordable housing. Not more 2million dollar homes that no one can afford. Think about the younger generations. Think about low income. Think about people other than the rich for once. Think about the trees you are tearing down!!! This is heartbreaking to hear and I seriously hope you reconsider

Q3. Your Full Name	Norah Alberts	
Q4. Your Street Address	8214 E Saanich Rd	



 Responded At:
 Dec 23, 2020 14:17:53 pm

 Last Seen:
 Dec 23, 2020 14:17:53 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It was a single family dwelling. Replace it with a single family dwelling. Pretty simple.

Q3. Your Full Name	Sophie Stevenson
Q4. Your Street Address	962 Island Rd

Respondent No: 155 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 15:48:34 pm Last Seen: Dec 23, 2020 15:48:34 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Sharon Jando
Q4. Your Street Address	657 Foul Bay Road

Respondent No: 156 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 23, 2020 15:49:33 pm Dec 23, 2020 15:49:33 pm n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Do not let developers burn heritage houses down to get there way		
Q3. Your Full Name	Victoria resident	
Q4. Your Street Address	Victoria	

Respondent No: 157 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 16:08:37 pm Last Seen: Dec 23, 2020 16:08:37 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Victoria kirby
Q4. Your Street Address	1-1441 Store St.

Respondent No: 158 Login: Anonymous Email: n/a	Last Seen:	Dec 23, 2020 16:31:06 pm Dec 23, 2020 16:31:06 pm n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) not answered		
Q3. Your Full Name	Linda J	
Q4. Your Street Address	105 Gorge Rd E	

Respondent No: 159 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 16:50:42 pm Last Seen: Dec 23, 2020 16:50:42 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Kim Paterson
Q4. Your Street Address	D-1047 Chamberlain Street



 Responded At:
 Dec 23, 2020 17:03:33 pm

 Last Seen:
 Dec 23, 2020 17:03:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Crazily dense proposal! All those wonderful trees will be gone what a shame.Please don't approve this development.

Q3. Your Full Name	Elzbieta Jazwinski	
Q4. Your Street Address	1576 Yale Street	

Respondent No: 161 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 17:08:40 pm Last Seen: Dec 23, 2020 17:08:40 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too much destruction of trees	
Q3. Your Full Name	Margaret Bluck
Q4. Your Street Address	1617 Rockland Ave, Suite #2



 Responded At:
 Dec 23, 2020 17:14:02 pm

 Last Seen:
 Dec 23, 2020 17:14:02 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many big old trees (particularly Garry oak and arbutus) are being removed. Our urban forest must be conserved and nurtured.

Q3. Your Full Name

Lesley Marian Neilson

Q4. Your Street Address

140 Moss Street



 Responded At:
 Dec 23, 2020 17:21:16 pm

 Last Seen:
 Dec 23, 2020 17:21:16 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

smaller footprint, do not destroy trees, fewer units in total, include affordable housing units, ensure the neighbourhood has input.

Q3. Your Full Name

Pamela Woodland

Q4. Your Street Address

#306, 1426 Newport Ave



':46:10 pm
':46:10 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please try and protect our beautiful garden city from becoming just buildings

Q3. Your Full Name	Kalyaan Selvakumar
Q4. Your Street Address	62 linden ave

Respondent No: 165 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 17:50:48 pm Last Seen: Dec 23, 2020 17:50:48 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Natalie Buchmann
Q4. Your Street Address	774 Court Place



 Responded At:
 Dec 23, 2020 18:08:10 pm

 Last Seen:
 Dec 23, 2020 18:08:10 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Save the planet, save the trees, stop people profiting from arson. Too dense of development proposed, restrictive convenant must be respected and upheld.

Q3. Your Full Name

Linda Johnson

Q4. Your Street Address

940 FALKLAND RD

Respondent No: 167 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 18:18:01 pm Last Seen: Dec 23, 2020 18:18:01 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Native tree preservation is a priority .	
Q3. Your Full Name	A. Kess
Q4. Your Street Address	5187 Cordova Bay Road



 Responded At:
 Dec 23, 2020 18:21:33 pm

 Last Seen:
 Dec 23, 2020 18:21:33 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development is asking for too much density at the price of cutting down too many bylaw-protected trees.

00	V	-	NI
Q3.	Your	Full	Name

A.Holierhoek

Q4. Your Street Address

750 Richmond Ave



Responded At:	Dec 23, 2020 18:29:54 pm
Last Seen:	Dec 23, 2020 18:29:54 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many units, and too many large trees getting removed.

Q3. Your Full Name

Leslie Rietveld

Q4. Your Street Address

2480 Foul Bay Rd.

Respondent No: 170 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 18:42:13 pm Last Seen: Dec 23, 2020 18:42:13 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too many trees being removed	
Q3. Your Full Name	Kevin cownden
Q4. Your Street Address	3181 Stevenson Place



 Responded At:
 Dec 23, 2020 18:57:26 pm

 Last Seen:
 Dec 23, 2020 18:57:26 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The existing traffic pattern on this intersection is bad enough. It will NOT support this kind of additional load

Q3. Your Full Name

Claire Cassidy

Q4. Your Street Address

885 Falkland Rd

Respondent No: 172 Login: Anonymous Email: n/a	Last Seen: D	0ec 23, 2020 19:32:24 pm 0ec 23, 2020 19:32:24 pm /a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Enough with the cutting down of the trees!		
Q3. Your Full Name	Cindy Schlutter	
Q4. Your Street Address	6842 Union St	



 Responded At:
 Dec 23, 2020 19:33:09 pm

 Last Seen:
 Dec 23, 2020 19:33:09 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Victoria is in desperate need of housing, irrespective of price point. Densification and development are absolutely critical for our city.

Q3. Your Full Name

Harry watson

Q4. Your Street Address

185 Barkley Terrace

Respondent No: 174 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 19:39:25 pm Last Seen: Dec 23, 2020 19:39:25 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) We need all the trees we can keep.	
Q3. Your Full Name	Laurie Hurlburt
Q4. Your Street Address	#301-1807 Oak Bay Avenue



 Responded At:
 Dec 23, 2020 19:41:47 pm

 Last Seen:
 Dec 23, 2020 19:41:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

too many trees will be destroyed. I live in saanich but own property in victoria and feel strongly about preserving green space in the whole area.

Q3. Your Full Name

mary durham

Q4. Your Street Address

4190 glendenning road



Responded At:	Dec 23, 2020 19:59:57 pm
Last Seen:	Dec 23, 2020 19:59:57 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Leave the trees alone - Victoria is ruined yearly by you fools

Q3. Your Full Name

Emily Jessop

Q4. Your Street Address

3230 millgrove st



 Responded At:
 Dec 23, 2020 20:10:46 pm

 Last Seen:
 Dec 23, 2020 20:10:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This is too much density for this neighbourhood. The impact on Foul Bay and Richardson traffic would be too great.

Q3. Your Full Name

Gina Cuthbert

Q4. Your Street Address

2523 McNeill Ave

Respondent No: 178 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 20:39:51 pm Last Seen: Dec 23, 2020 20:39:51 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Too high density and destroys too many trees	
Q3. Your Full Name	Mary Anne Skill
Q4. Your Street Address	1144 Royal Oak Drive



Responded At:	Dec 23, 2020 20:51:34 pm
Last Seen:	Dec 23, 2020 20:51:34 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The neighborhood could not handle the increase in population density.

Q3. Your Full Name

Doug Sims

Q4. Your Street Address

756 Falkland Rd

Respondent No: 180 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 21:03:06 pm Last Seen: Dec 23, 2020 21:03:06 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	j. wherley
Q4. Your Street Address	370 Maple Drive



 Responded At:
 Dec 23, 2020 21:04:49 pm

 Last Seen:
 Dec 23, 2020 21:04:49 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development goes against the community's wishes and is clearly a money making venture with no thought to maintaining the integrity of the property. Disgraceful.

Q3. Your Full Name

Heather Abel

Q4. Your Street Address

6-922 Arm St, Esquimalt



 Responded At:
 Dec 23, 2020 21:12:47 pm

 Last Seen:
 Dec 23, 2020 21:12:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Protect and plant more native trees and plants . More native plants are required to support ecosystems, and sequester carbon.

Q3. Your Full Name

Jordan Andrew Toorenburgh

Q4. Your Street Address

7843 East Saanich road.



 Responded At:
 Dec 23, 2020 21:53:42 pm

 Last Seen:
 Dec 23, 2020 21:53:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

18 townhomes on that lot is too many. There isn't enough parking to accommodate that kind of population density. Not to mention destroying the habitat of many animals that call that lot their home.

Q3. Your Full Name	Luka Hayes
Q4. Your Street Address	686 hampshire road



 Responded At:
 Dec 23, 2020 21:58:34 pm

 Last Seen:
 Dec 23, 2020 21:58:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

These are by law protected trees and should not be cut down. There is no point in writing such by laws if they can be set aside for a development.

Q3. Your Full Name

Paul Cunnington

Q4. Your Street Address

431 Durban Street, Victoria, BC



 Responded At:
 Dec 23, 2020 22:02:47 pm

 Last Seen:
 Dec 23, 2020 22:02:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We have a climate change crisis and are considering cutting down 18 trees? It is irresponsible for the city council to even be considering such a proposal.

Q3. Your Full Name

Jane L Cunnington

Q4. Your Street Address

431 Durban Street, Victoria BC V8S 3K2

Respondent No: 186 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 22:07:47 pm Last Seen: Dec 23, 2020 22:07:47 pm IP Address: n/a	
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Don't sacrifice life and beauty for money.		
Q3. Your Full Name	Julie-Anne Le Gras	
Q4. Your Street Address	3668 Edgemont Blvd, North Vancouver, BC	



 Responded At:
 Dec 23, 2020 22:08:42 pm

 Last Seen:
 Dec 23, 2020 22:08:42 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This size of development is inappropriate for the residential area, which is mostly single-family dwellings. My main concern is the destruction of the habitat on the property, particularly the trees. There are 2 copper beaches on the site, which are beautiful and unusual.

Q3. Your Full Name

Jillian Ridington

Q4. Your Street Address

430 Montreal St Victoria V8V 1Z7



 Responded At:
 Dec 23, 2020 22:18:51 pm

 Last Seen:
 Dec 23, 2020 22:18:51 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Removal of so many trees cannot be justified in a climate emergency. Replacing these mature trees with seedlings is not adequate. This is not the right location for this project. Thank you.

Q3. Your Full Name

Andrea Piccinin

Q4. Your Street Address

2557 Bermuda Place V8p3g2



 Responded At:
 Dec 23, 2020 22:30:26 pm

 Last Seen:
 Dec 23, 2020 22:30:26 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am particularly opposed to the removal of so many trees which currently add to the neighbourhood's well-being. Why have by-laws protecting trees and cast them aside to aximize the developer's profit. Do not allow the trees to be removed, please.

Q3.	Your	Full	Name
-----	------	------	------

Patricia Swift

Q4. Your Street Address

1010 Foul Bay Rd.



 Responded At:
 Dec 23, 2020 22:49:14 pm

 Last Seen:
 Dec 23, 2020 22:49:14 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I oppose the destruction of the endangered and the protected tree species on the property.

Q3. Your Full Name

Jim Cliffe

Q4. Your Street Address

202-3819 Shelbourne Street



 Responded At:
 Dec 23, 2020 22:49:23 pm

 Last Seen:
 Dec 23, 2020 22:49:23 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Removal of too many protected trees. There are bylaws protecting them . We are fined and forbidden to cut them down but developers can??

Q3. Your Full Name

Flo-Elle Watson

Q4. Your Street Address

1871 St. Ann Street



 Responded At:
 Dec 23, 2020 23:20:31 pm

 Last Seen:
 Dec 23, 2020 23:20:31 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

I think a maximum of 5 houses on this "single family" lot, with what was intended to be a designated heritage house and garden

Q2. Comments (optional)

Urban trees are increasingly considered of value in light of climate change, and the need for community well being. We should honour the intent of previous owners that it be a protected space, rather than caving into developers' intent to mximize profits.

Q3. Your Full Name

Marion Cumming

Q4. Your Street Address

151 Sunny Lane

Respondent No: 193 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 23:29:10 pm Last Seen: Dec 23, 2020 23:29:10 pm IP Address: n/a	
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) Far too dense a development for the area.		
Q3. Your Full Name	J. Pink	
Q4. Your Street Address	Far too dense a development for the area.	

Respondent No: 194 Login: Anonymous Email: n/a	Responded At: Dec 23, 2020 23:53:53 pm Last Seen: Dec 23, 2020 23:53:53 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Save the 18 protected bylaw trees.	
Q3. Your Full Name	Vanessa Morris
Q4. Your Street Address	136 Olive st , Victoria



 Responded At:
 Dec 24, 2020 00:02:49 am

 Last Seen:
 Dec 24, 2020 00:02:49 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The proposed building plan is incongruous with the neighbourhood and will destroy trees

Q3. Your Full Name

Kim oldham

Q4. Your Street Address

2755 cadboro bay road Victoria

Respondent No: 196 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 00:03:31 am Last Seen: Dec 24, 2020 00:03:31 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	susan dunlop
Q4. Your Street Address	2 - 825 foul bay rd

Respondent No: 197 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 00:46:03 am Last Seen: Dec 24, 2020 00:46:03 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jeanie Lanine
Q4. Your Street Address	1080 Amphion Street

Respondent No: 198 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 04:55:36 am Last Seen: Dec 24, 2020 04:55:36 am IP Address: n/a	
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) not answered		
Q3. Your Full Name	S. Stafford-Veale	
Q4. Your Street Address	2116 Hall Road, Victoria BC V8S 2P3	

Respondent No: 199 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 06:02:32 am Last Seen: Dec 24, 2020 06:02:32 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Erin Frayne
Q4. Your Street Address	1975 Lee Avenue

Respondent No: 200 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 06:30:50 am Last Seen: Dec 24, 2020 06:30:50 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jane Mertz
Q4. Your Street Address	89 Howe Street

Respondent No: 201 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 07:24:38 am Last Seen: Dec 24, 2020 07:24:38 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Wrong sized foot print for this lot.	
Q3. Your Full Name	Tim Fletcher
Q4. Your Street Address	1551 Brooke Street

Respondent No: 202 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 07:40:12 am Last Seen: Dec 24, 2020 07:40:12 am IP Address: n/a
Q1. What is your position on this proposal?	Support
Q2. Comments (optional) We need more housing in this city	
Q3. Your Full Name	Jessica Abrami
Q4. Your Street Address	1786 Albert ave



 Responded At:
 Dec 24, 2020 07:47:02 am

 Last Seen:
 Dec 24, 2020 07:47:02 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I oppose the scale of this project which proposes 18 units (in a previously single unit lot) and will cut down many big healthy trees. Our cities trees and plants must be considered and protected for quality of life in our city and our neighborhood. This project bulldozes our green space.

Q3. Your Full Name

Dr. Amanda Bridge

Q4. Your Street Address

1959 Brighton Ave, Victoria, BC V8S 2E3

Respondent No: 204 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 07:49:55 am Last Seen: Dec 24, 2020 07:49:55 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Kadriye Graham
Q4. Your Street Address	2252 Cranmore Road



 Responded At:
 Dec 24, 2020 08:12:02 am

 Last Seen:
 Dec 24, 2020 08:12:02 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Far too much density for the lot size, too many trees taken down, increased traffic will be problematic on these small neighbouring streets. High density developments should be kept downtown. This will ruin a character neighbourhood....greedy developer....could easily revise the plan for a much smaller one that would blend beautifully to the site and neighbourhood.

Q3. Your Full Name

Heidi Rickson

Q4. Your Street Address

2061 Granite Street

Respondent No: 206 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 08:20:09 am Last Seen: Dec 24, 2020 08:20:09 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) 18 units is over the top, scale it down.	
Q3. Your Full Name	Steven Stairs
Q4. Your Street Address	1927 Quamichan St. Lower Unit



 Responded At:
 Dec 24, 2020 08:23:28 am

 Last Seen:
 Dec 24, 2020 08:23:28 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I like that this development gives an opportunity for people to become home owners, perhaps for the first time.

Q3.	Your	Full	Name
-----	------	------	------

Loraine Ferreira

Q4. Your Street Address

1911 Runnymede Avenue



 Responded At:
 Dec 24, 2020 09:17:40 am

 Last Seen:
 Dec 24, 2020 09:17:40 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too much density and trees absolutely need protection!! They are critical and necessary to our environment, more so now than ever before!!!

Q3. Your Full Name

Heather Ferrie

Q4. Your Street Address

3730 Winston Crescent Victoria

Respondent No: 209 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 09:51:15 am Last Seen: Dec 24, 2020 09:51:15 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Taryn Olson
Q4. Your Street Address	1645 Howroyd ave

Respondent No: 210 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 09:55:21 am Last Seen: Dec 24, 2020 09:55:21 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Thompson hyggrn
Q4. Your Street Address	340 Benjamin road

Respondent No: 211 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 10:05:41 am Last Seen: Dec 24, 2020 10:05:41 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Jaclyn Stone
Q4. Your Street Address	402-223+++



 Responded At:
 Dec 24, 2020 10:35:51 am

 Last Seen:
 Dec 24, 2020 10:35:51 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The proposed development puts trees at risk and does not preserve the look of neighbouring properties. It is far too large for the area. I'd support a smaller development that created housing but this is just too large.

Q3. Your Full Name	Kylie Buday
Q4. Your Street Address	646 Cornwall Street



 Responded At:
 Dec 24, 2020 11:10:08 am

 Last Seen:
 Dec 24, 2020 11:10:08 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many very old trees will be lost that will take too long to replace. 18 townhouses is too many for the size and location of this property.

Q3. Your Full Name

Cynthia Feher

Q4. Your Street Address

1917 Runnymede Avenue



 Responded At:
 Dec 24, 2020 15:26:41 pm

 Last Seen:
 Dec 24, 2020 15:26:41 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many townhouses for the site (actually way too many). And cutting down 100 year old trees is a disgrace.

Q3. Your Full Name

Edward Feher

Q4. Your Street Address

1917 Runnymede Ave



 Responded At:
 Dec24,202015:34:12pm

 Last Seen:
 Dec 24, 2020 23:26:26 pm

 IP Address:
 Dec 24, 2020 23:26:26 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too many very old trees will be removed and it will take many years to replace them. This lot is not large enough to accommodate 18 townhouses.

Q3. Your Full Name

Cynthia Feher

Q4. Your Street Address

1917 Runnymede Avenue



 Responded At:
 Dec 24, 2020 17:40:23 pm

 Last Seen:
 Dec 24, 2020 17:40:23 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The loss of 18 bylaw-protected trees, including an arbutus, 6 Garry oaks, and two 100-year old Copper Beeches is unacceptable. The property is the jewel of our neighbourhood, and much-needed habitat for wildlife.

Q3. Your Full Name

Robin Abbott

Q4. Your Street Address

845 Burdett Avenue

Respondent No: 217 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 17:57:12 pm Last Seen: Dec 24, 2020 17:57:12 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Shelia Amy Berlin
Q4. Your Street Address	242 Richmond Ave

Respondent No: 218 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 18:30:32 pm Last Seen: Dec 24, 2020 18:30:32 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) these are protected trees.	
Q3. Your Full Name	Karen Redden
Q4. Your Street Address	rivers crossing



 Responded At:
 Dec 24, 2020 18:37:48 pm

 Last Seen:
 Dec 24, 2020 18:37:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Densification does not mean clearing a magnificently treed lot in a single family neighbourhood pillar to post. Multi family is fine but cut back the number of units and nestle them sensitively within the existing heritage Beech and Garry Oak trees or find some existing scorched earth for a more dense project.

Q3. Your Full Name	Ron Carter
Q4. Your Street Address	973 Falkland Road

Respondent No: 220 Login: Anonymous Email: n/a	Last Seen:	Dec 24, 2020 19:23:22 pm Dec 24, 2020 19:23:22 pm n/a
Q1. What is your position on this proposal?	Oppose	
Q2. Comments (optional) not answered		
Q3. Your Full Name	Leslie Reid	
Q4. Your Street Address	2378 Zela st	



 Responded At:
 Dec 24, 2020 20:16:37 pm

 Last Seen:
 Dec 24, 2020 20:16:37 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Families need homes and there are not enough 'missing middle" options in this city. I support diversifying home styles in the city, especially townhomes. Yes trees are important, but it can't be a neighbourhood without actual neighbours living in it.

Q3. Your Full Name	Alice Cochran
Q4. Your Street Address	1722 BANK ST

Respondent No: 222 Login: Anonymous Email: n/a	Responded At: Dec 24, 2020 21:18:25 pm Last Seen: Dec 24, 2020 21:18:25 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) We don't want it.	
Q3. Your Full Name	Sarina Robertson
Q4. Your Street Address	103 - 2230 Cadboro Bay Road



 Responded At:
 Dec 24, 2020 21:27:52 pm

 Last Seen:
 Dec 24, 2020 21:27:52 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I'd like an inquiry into the cause of the fire and to see a donation from the developer to an environmental protection organization equivalent to at least the assessed value of the trees if it is to go forward.

Q3. Your Full Name	Andy Wynden
Q4. Your Street Address	3117 Quadra St



 Responded At:
 Dec 25, 2020 01:29:34 am

 Last Seen:
 Dec 25, 2020 01:29:34 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This should not be high density like that. Should not reward arson. Should preserve the character of the neighbourhood and especially along Foul Bay.

Q3. Your Full Name

Valerie Irvine

Q4. Your Street Address

420 Victoria Avenue



Responded At:	Dec 25, 2020 01:30:39 am
Last Seen:	Dec 25, 2020 01:30:39 am
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I forgot to mention that the loss of trees is unacceptable in a climate crisis. Just no.

Q3. Your Full Name

Valerie Irvine

Q4. Your Street Address

420 Victoria Avenue

Respondent No: 226 Login: Anonymous Email: n/a	Responded At: Dec 25, 2020 07:02:15 am Last Seen: Dec 25, 2020 07:02:15 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional)	
Q3. Your Full Name	Illoana Smith
Q4. Your Street Address	867 Hampshire Road



 Responded At:
 Dec 25, 2020 09:34:43 am

 Last Seen:
 Dec 25, 2020 09:34:43 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The site is heritage. The proposal at 18 units is far too large The heritage trees will not remain Too much traffic will create unsafe conditions on Redfern st. There is a covenant The developer has used legal approachs that do not inform residents and used threatening language for participating in process. A duplex or 4 plex would work. Thank you

Q3. Your Full Name	Drew Smith
Q4. Your Street Address	989 Redfern st



 Responded At:
 Dec 25, 2020 14:46:47 pm

 Last Seen:
 Dec 25, 2020 14:46:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development will generate a lot more traffic on Redfern Street, which already has several lane way houses, a construction company and a lot which has been divided. Group home generates a lot of traffic with parked cars, Handy Dart busses. The street is narrow, we don't have a side walk. In order to walk to stores or just go for a walk, we need to dodge cars being driven while we out.

Q3. Your Full Name

jerry groneberg

Q4. Your Street Address

941 Redfern Street



 Responded At:
 Dec 25, 2020 20:38:27 pm

 Last Seen:
 Dec 25, 2020 20:38:27 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

If we do not diversify housing options in our neighbourhood to allow for young families, we will lose the cultural landscape that makes Gonzales desirable. It's either densify and create affordability or see the area become exclusive, or worse, owned by absentee landlords with no stake in the cultural character of this place.

Q3. Your Full Name	Gail Caryn
Q4. Your Street Address	1000 Chamberlain St



 Responded At:
 Dec 26, 2020 06:36:25 am

 Last Seen:
 Dec 26, 2020 06:36:25 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We are in a climate and ecological crisis. We cant simply expand for the sake of expansion. We need to explore what does sustainability actually look like? Where would the building supplies come from? How many fossil fuels, metals and minerals will be needed for this new housing development? Will any wildlife or habitat be included in the development? How many trees will be saved. Lots of questions? How can we use our land, and work with nature that ensures a future for us on this planet? We can't develop every square inch of land.

Q3. Your Full Name

Gary MacDougall

Q4. Your Street Address

961 Runnymede place

Respondent No: 231 Login: Anonymous Email: n/a	Responded At: Last Seen: IP Address:	Dec 26, 2020 11:04:32 am Dec 26, 2020 11:04:32 am n/a
Q1. What is your position on this proposal?	Support	
Q2. Comments (optional) I'd love to see more projects like this in Victoria.		
Q3. Your Full Name	Melanie Hope	
Q4. Your Street Address	810 Foul Bay Rd	



Respondent No: 232 Login: Anonymous Email: n/a
 Responded At:
 Dec 26, 2020 12:46:36 pm

 Last Seen:
 Dec 26, 2020 12:46:36 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

To the Mayor and Council City of Victoria Re: Development Proposal for 902 Foul Bay Road I am not in support of the development proposed for this site as it is presented. I live across the street from this property, and have lived in my current home for 45 years. This neighbourhood is acknowledged for the many trees in this area, and this is the reason many people live here. I knew the owner of the heritage house which used to be on this property. Victor Di Castri was a very well-known lawyer who specialized in property law, a published author in this regard, and was often cited in property law cases. He knowingly devalued his property by the Triple Heritage designation attached to this lot. In fact, Earl Large, the developer who originally purchased this property from the daughter of Mr. Di Castri, benefited from the low asking price for this property. I am concerned that the neighbourhood has already lost one-third of the Heritage designation by the fire which destroyed the house during the ownership by the previous developer. Mr. Large has already made his profit by the sale to the current owner, Lions West Homes Ltd. ("Lions"), at a considerably higher price than he paid for it. The current developer, Aryze Developments Inc. ("Aryze") has noted many times that he can only make money with the number of units he is proposing, with all the relaxing of conditions he is expecting. Lyons knew of these restrictions when the company purchased it, and Aryze also knew, or ought to have known, of these restrictions. The owners of the neighbouring property have no obligation to ensure that a developer makes money, especially when it is dependent on so many restrictions being removed, such restrictions being put on the property by Mr. Di Castri who valued his property's contribution to the neighbours and neighbourhood, and by the City who purports to value trees but often acts as if they are just disposable items. Properties like this are becoming more and more scarce in the City, and the configuration of this lot does not lend itself to a development such as the one proposed by Aryze. A nearby neighbour wanted to pave her driveway not long ago, to deal with the fact that the area was very muddy. The City did not approve her permit application because there was a Garry oak nearby which might be adversely affected by the construction of the driveway. I understand this, as my property has a number of Garry oaks, and they have to be taken into consideration when doing anything on my property. We now find out that Aryze is planning to take down 24 trees on this property because they are in the way of the proposed development, and many of the others may die from being disturbed during construction in the area. Their landscaper has indicated that many more trees than are being taken down will be planted. The City has declared a Climate Emergency and has committed to getting thousands of trees planted. This property has many trees which are over 100 years old, and they are either by-law protected or Heritage-designated, or are protected species such as Garry oaks. No replacement trees will adequately equal the positive contribution of these trees in my lifetime or my children's lifetime or in my grandson's lifetime. These trees are invaluable, and in the spring and summer you can see their contribution when they are in full leaf. This property supports a lot of wildlife, including owls, which will not be supported by the replacement trees proposed. It is of great concern to me that the purchaser of any property, knowing that the property has Heritage and other restrictions on the property, can buy it and simply apply to have everything removed to accommodate their development, to maximize profits. It may be cynical, but I wonder if that is why developers are so generous in supporting candidates for Council. At the CALUC meeting, Luke Mari said that he had never referred to the townhouses in his proposed development as "affordable". I have heard him do just that at both CALUC meetings I attended. He has said that he has consulted with nearby residents. The only communication I have had from him is the Petition that was served on me. His association with Affordable Housing Association of BC (AFABC) is showing these townhouses as being valued at \$900,000.00, but discounted to \$700,000.00. This discount seems to be covered by a second mortgage through the AFABC. Some people at the CALUC meetings are of the opinion that these townhouses will enable them to purchase in this neighbourhood when they couldn't do so before. There are many houses in this neighbourhood, including my own, which would sell for less than this, and they have yards, and the possibility of rental suites or garden suites. Our neighbourhood has been supportive of densification and, in fact, there are three garden suites recently built on our street, and one family bought their property with this in mind at the time. I believe by even using the word "affordable" is giving developers consent by the City to

circumvent Heritage and other protections which should be respected and adhered to. The property at 902 Foul Bay Road has access from only Redfern Street, although it is bordered by Foul Bay Road, Quamichan Street, as well as Redfern Street. This means that residents of 18 households will be entering and exiting from this property using Redfern Street. This directly affects two, and possibly three homes, which also require access to their properties from the same area. This street is narrow, and is used by people walking, cycling and driving. Access to this property would be very close to the corner, and with the added traffic which will definitely use Quamichan Street with the closure of Richardson Street for the bike lanes, this will make the extra traffic onerous on the present residents of this area. There have been people who do not live close to this property who have been in favour of this development and densification in general, but they do not live across the street from this property. They do not realize that we who live close to the development will encounter a tremendous amount of traffic, when I think we are up to our limit already. A traffic study cited indicated one additional car would be added, and I strongly question a study that would come up with this number. Some of the City Councillors were kind enough to visit this property, so that it will not be just an address on a development application. The photos included in the application, of the "Garry Oak Meadow" and the "Children's Playground" were definitely misleading, as there are depicted in a way that will not be possible given the area dedicated to them on the plans. Seeing this property in person is essential to properly consider the application. The trees on this property are mostly deciduous, so unfortunately at this time of year their full potential is not evident, but later in the year, they provide shade, homes to wildlife, refuge for small birds and animals and, of course, they are invaluable for the contribution to solving the Climate Emergency. To quote Warren Buffet: "Someone's sitting in the shade today because someone planted a tree long ago." I am requesting that you respect the Community Plan, By-laws, Heritage designations, restrictive covenants, and the contributions to solutions to the Climate Emergency being made by this neighbourhood, all of which will be destroyed by allowing this development to by-pass all of the above for this overly large development. This development will adversely affect this neighbourhood and the families that call it home. Thank you for your meaningful consideration of these matters. Respectfully submitted, Linda Jones 917 Cowichan Street Victoria, BC V8S 4E6

Q3. Your Full Name

Linda Jones

Q4. Your Street Address

917 Cowichan Street



26, 2020 16:56:35 pm
26, 2020 16:56:35 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

These trees are a vital and important part of this neighbourhood!

Q3. Your Full Name

Treena Norrish

Q4. Your Street Address

1070 Chamberlain st.



Responded At:	Dec 26, 2020 22:37:29 pm
Last Seen:	Dec 26, 2020 22:37:29 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

loss of trees and too small a lot for that number of townhouses

Q3. Your Full Name

Dr RJ Hood,

Q4. Your Street Address

350 King George Terrace



 Responded At:
 Dec 27, 2020 08:58:40 am

 Last Seen:
 Dec 27, 2020 08:58:40 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Trees should not be chopped down. Development should be tailored to the existing environment.

Q3. Your Full Name Ian Reston Q4. Your Street Address 3918 Dawe Rd



Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The tree loss is too extreme and densification also too much.

Q3. Your Full Name

Don Moffatt

Q4. Your Street Address

1484 Edgeware Road



 Responded At:
 Dec 27, 2020 11:22:25 am

 Last Seen:
 Dec 27, 2020 11:22:25 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Tree protection is paramount! What is going on in Victoria is over development, ruining the ambiance of our beautiful city.

Q3. Your Full Name	Me
Q4. Your Street Address	40 city road



 Responded At:
 Dec 28, 2020 16:45:10 pm

 Last Seen:
 Dec 28, 2020 16:45:10 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I'm a young renter in Victoria, I fully support affordable and densified housing, however I think it needs to be done well. The current plan is too dense for that neighbourhood. There is not enough parking for 16 three bedroom homes. There is not enough green space (have a lawn and a garden, current landscaping doesn't have usable outdoor space other than concrete patios and stoops), it doesn't match the slow feel of the neighbourhood, and it removes some incredible trees.

Q3. Your Full Name

Beth Cowin

Q4. Your Street Address

1958 Granite Street Unit B, Victoria.



 Responded At:
 Dec 29, 2020 07:42:00 am

 Last Seen:
 Dec 29, 2020 07:42:00 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development will contravene environmental policies and objectives of the City and the local community.

Q3. Your Full Name	The development will contravene environmental policies and objectives of the City and the local community. Judith Kelsey
Q4. Your Street Address	Pendergast Street



 Responded At:
 Dec 30, 2020 09:25:25 am

 Last Seen:
 Dec 30, 2020 09:25:25 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Density and height of this development is not in keeping with the rest of the neighbourhood. Removal of large mature trees is not in keeping with the City's own bylaws. If the City is in favour of saving our urban forest, and, I support that, then it's not right that developers can come along, throw money and get around the bylaws.

Q3. Your Full Name	Carole A Davidson
Q4. Your Street Address	1946 Hawes Rd

Respondent No: 241 Login: Anonymous Email: n/a	Responded At: Dec 30, 2020 09:37:56 am Last Seen: Dec 30, 2020 09:37:56 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Earl L Davidson
Q4. Your Street Address	1946 Hawes Rd

Respondent No: 242 Login: Anonymous Email: n/a	Responded At: Dec 30, 2020 16:29:23 pm Last Seen: Dec 30, 2020 16:29:23 pm IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Gary Scott
Q4. Your Street Address	901 Foul Bay Road, Victoria, BC V8S 4H9



Respondent No: 243 Login: Anonymous Email: n/a
 Responded At:
 Dec 31, 2020 16:32:15 pm

 Last Seen:
 Dec 31, 2020 16:32:15 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The high-density proposal for 902 Foul Bay Road is inappropriate for the neighbourhood. The design is equivalent to erecting two apartment buildings in the midst of a residential area. It will not improve the community but have negative impacts, namely destroying green space and creating a hazardous environment. To make room for the buildings, the plan requires the removal of 24 trees, 18 of which are bylaw-protected. This definitely contravenes the City of Victoria's Urban Forest Master Plan to protect, enhance and expand Victoria's urban forest. The mature trees are not replaceable and we need to recognize the value in protecting them now. If this trend of high-density development continues, Victoria will not have the green space and forests that provide habitats for countless creatures and play a significant role in this time of climate crises. New plantings proposed by the developer will not make up for the loss of mature trees nor will there be room for a new Garry Oak grove as suggested in the rezoning application letter. The trees along the periphery of the property will also suffer as the construction will interfere with their critical root zones. My family and I have lived in our home at 1936 Quamichan St. since 1996 so I am very familiar with the local area. Contrary to comments made by the developer, our neighbourhood is home to a diverse population and a variety of residential dwellings. Along Redfern between Brighton and Quamichan Streets there are three garden suites, a home for Community Living, and at least six families with young children. The children play, ride bikes, walk to school and engage with nature along these streets. Redfern Street is seven metres wide. There are no sidewalks. At times, service vehicles have difficulty navigating the narrow corridor. Let's be realistic - the project will definitely increase congestion in the area as the traffic from residents of the 18 units, their visitors, as well as delivery and service vehicles are funneled through one access point off Redfern St. Once the Richardson bike routes and road closures are completed, more traffic will be diverted along Quamichan and Redfern Streets. For the safety of pedestrians, cyclists, pets and motorists the area cannot reasonably support increased congestion. Many cyclists and motorists naturally take a wide right-hand turn off Quamichan on to Redfern and vice versa. I have seen several nearmisses. The revised plan to add bulb-outs on Quamichan at Redfern and Foul Bay along with sidewalks against the curbs to further narrow Redfern will exacerbate the risk to all who use these roadways. Who will take ownership for the accident waiting to happen? The whole project is fundamentally flawed and the solution to tack on band-aid fixes that will make the problem worse makes no sense at all. I urge Mayor Helps, the City of Victoria councillors and city staff who are responsible for the approval process for 902 Foul Bay Road to visit the site in person. It is important to see the property as the plans on paper do not reveal the entire picture. The only ones to gain from this development are Aryze and its financial backer. The project is too dense, too destructive, and detrimental to the well-being of the neighbourhood.

Q3. Your Full Name

Caroline Farmer

Q4. Your Street Address

1936 Quamichan St.

Respondent No: 244 Login: Anonymous Email: n/a	Responded At: Jan 01, 2021 01:31:30 am Last Seen: Jan 01, 2021 01:31:30 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) not answered	
Q3. Your Full Name	Anne MacKay
Q4. Your Street Address	841 Princess Avenue



 Responded At:
 Jan 01, 2021 13:01:04 pm

 Last Seen:
 Jan 01, 2021 13:01:04 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

The design approach for this proposal is particularly sympathetic to the surrounding neighborhood. The densification is beneficial to both the city and the area, as is the focus on the "missing middle" in housing types. The cooperative funding model for unit purchase is also laudable. Thanks.

Q3. Your Full Name	Bruce Sieffert
Q4. Your Street Address	1777 Lillian Road



 Responded At:
 Jan 02, 2021 08:47:47 am

 Last Seen:
 Jan 02, 2021 08:47:47 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is much too big for this lot. There are too many units proposed for this size of lot. Less units in a scaled down fashion would result in less destruction of the beautiful established trees. Razing the property and overbuilding in this fashion would destroy this corner.

Q3. Your Full Name	Terry Moen
Q4. Your Street Address	1007 Bank Street



 Responded At:
 Jan 02, 2021 15:28:17 pm

 Last Seen:
 Jan 02, 2021 15:28:17 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project apparently requires the removal of 24 of 42 trees on the property some of which are protected. What does protected mean if they can be removed? Eighteen of the trees are protected and these include Gary Oaks and 2 -100 hundred year old Beech Trees. This council apparently supports protection of the environment by supporting the building of expensive bike lanes so here is a chance to support the environment with no cost - please keep our trees. The neighbourhood has been losing the tree canopy at a very fast pace and these trees are irreplaceable. Please think of the environment and of our beautiful neighbourhood. If you are truly a environmentally supportive council put your vote where it counts and stop the removal of these trees and stop this project. Don't destroy something we already have and conserve our neighbourhood.

Q3. Your Full Name

Patricia Christie

Q4. Your Street Address

154 Robertson Street



 Responded At:
 Jan 02, 2021 15:59:03 pm

 Last Seen:
 Jan 02, 2021 15:59:03 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

My Concerns: (1) •Density. Too many units squished between FB Rd & narrow Redfern. Please consider modifying floorspace ratio, massing & height. (Also, 3 storeys with stairs serves an able population, not people with physical challenges.) (2) •Ecology. Built form directly impacts protected trees + critical root zones d/t proposed cutting down, & bike pavillion (I interpret this as an accessory bldg - walls/roof) and Redfern structure. Cutting trees directly affects climate change mitigation efforts negatively (canopy loss, habitat loss, air quality/C02; soil erosion). (3) •Safety. It's already common for cars to circumvent FB Rd 30 kmh zone and speed along Redfern. Density of built form with traffic overflow d/t owner vehicles, their friends, deliveries poses hazards to children, walkers, dogs, cyclists. The sole entrance to the townhomes being off Redfern adds to safety concerns (poor choice to situate entrance here IMO). In addition, I view the claims of 'affordability' with a jaundiced eye... Thank you. I shall follow up with similarly-worded email to Council and staff.

Q3. Your Full Name

Jeannie Squarebriggs

Q4. Your Street Address

959 Brighton Crescent



Respondent No: 249 Login: Anonymous Email: n/a
 Responded At:
 Jan 02, 2021 21:34:56 pm

 Last Seen:
 Jan 02, 2021 21:34:56 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Please check to see if you received a previous submission from me. I couldn't recall if I had already done so. Regardless, I have additional comments. 1. Concern for the loss of 24 trees, including 18 Bylaw-Protected trees. These are not only iconic trees in the neighbourhood, drawing many cyclists and walkers to travel down our street, they are our number one weapon against climate change. Removing two iconic Copper Beech trees which have welcomed people to our neighbourhood for over 100 years, is a tragedy. They are visible on a 1928 aerial view of the property in the City of Victoria's archival images. The Beeches are the cornerstone of the neighbourhood, admired by many. One Beech alone, based on diameter and its geographical location can intercept over 12,000 litres of water a year, in addition to other protections from climate change, such as cooling the earth, and shielding structures from wind, not to mention, providing housing and food for countless birds and pollinators. The west bank of townhouses is located within the Critical Root Zone of Garry Oak number 313. It's important to remember, that as a tree grows, so does it's root zone. Starting a development, by already compromising one of the few Garry Oaks being spared on this site, is very poor planning. Six other Garry Oaks are being removed. Furthermore, I note that the orange construction fence location only protects the the trunk of tree #313 and not the roots. Your in-house preservation person said there was some evidence of existing root compaction likely from the demolition of the heritage house. That's no reason to expose this tree to further insult. In fact, the tree should be managed with even more care, as the previous developer treated it so poorly. 2. Dense 4-story townhouses towering over a modest stock of surrounding homes. Note in one of their elevation drawings, Aryze makes a height comparison to the tallest house at the corner of Quamichan and Foul Bay, which is situated high on a rock. In my work as a research assistant, we called this 'tendentious simplification' which means taking one sample point which appears to support your case, and presenting it as a global finding. Please don't be fooled by such illustrations. 3. Less than one parking spot per unit. Even if the units were "affordable', the standard parking criteria should be applied, and not impose excessive unitowners' parking onto the neighbourhood. With that many units proposed, imagine when visitors, a baby sitter, dog walker, trades etc, come to the site, they will all be parking in the neighbourhood, as there are no visitors parking spaces. As more neighbours build in-fill and laneway homes, we will need parking adjacent to existing homes, more than ever. I estimate that there will be no more than about 6 street parking spaces available adjacent to the 902 Foul Bay property, especially if the proposed bump-outs are added adjacent to the property. Remember, there is no parking on Foul Bay. We are not all ablebodied, cyclist. We may have physical disabilities, age-related restrictions, children, etc. Families should have at least one parking space. Parking spaces can be re-purposed for recycling stations, bike parking, motorized scooters, a play area, etc., if truly not needed. Now is the time to plan appropriately, and reduce the scale of the project if the number of units can not support necessary parking. New electric technology will make automobile ownership, less of an impact on the environment, and more affordable, evidenced by Provincial incentives currently offered. 4. Adjoining neighbours on Hawes Road. have short back yards, approximately 20' feet deep. Their yards will be shaded by the construction of 4-story townhouses with 9' ceilings, as shown in Aryze's shadow plans. BTW why are 9' ceilings necessary, when it does this to neighbours and to the plants who will lose sunlight? Over-height ceiling may be fashionable, but are not 'green' as it increases heating costs of each unit, by 12%. It also increases the cost of construction, for this so-called 'affordable' housing. ****Please note, one of Aryze's drawings showing the development in elevation view from the northeast indicates a large tree on the north side of the east bank of townhouses. The tree appears to give neighbours to the north, some privacy. That tree does not exist. The plan indicates the removal of mature trees in that location, other than those located in the extreme NE corner. None of the trees in their proposed planting scheme is of that scale. In fact I could not find a single tree in their planting scheme that has the potential to become a large tree. And note, there is no replacement of 6 Garry Oaks being removed, most likely because the lot is so densely covered. 5. Others will address the claim of "affordability" but I have reviewed an investigation made with what little Aryze has revealed, and I can state that I, a professional health care worker, would not qualify for such a scheme. I fail to understand how this will be 'affordable' therefore, the proposal

should adhere to the same restrictions applied to any development, according to official neighbourhood plans, etc. 6. Perhaps what Aryze means by 'affordable' are the two one-bedroom units situated over a covered parking area for 4 cars. The units are each the size of 2 parking spaces. If you remove the square footage taken by the stairs to access the units, they are 378 square feet with a shower, no bath tub. My first home ownership was a studio condo, i.e. no bedroom, that was 420 square feet, so I can well imagine what a tight space Aryze's one-bedroom unit will be. 7. All units are accessed only by stairs, thereby excluding any potential owners with mobility issues, wheelchairs, etc. All upper units are accessed by two flights of stairs. This not only excludes the elderly, or disabled, but posses challenges to those with small children. 8. For a project aimed at families, the property is so densely covered, I can not identify a single outdoor space designated as a children's play area, or a communal area for barbecues, etc. Yes, the planting scheme appears comprehensive, and includes some smaller native species, but it is out of step with the needs of families. 9. We currently have many people travelling on our quiet street using wheelchairs, walkers, guide dogs, etc. The mid block of 900 block Redfern includes a home for developmentally-disabled adults. It's a good fit in our neighbourhood and it's currently safe for their residents to walk. 10. Finally, the developer is bullying neighbours, some of whom are elderly, with threats of legal action, if they oppose Aryze's plans to remove the Single-Family-Home covenant on the property. This is not a 'developer with a heart'. Neighbours have every reason to be concerned about Ayzes' conduct and the the development. I sincerely hope you will give these points serious consideration. The project is way off scale for the neighbourhood, does not appear to be familyfriendly, and means the permanent loss of too many mature trees, essential to the history, the environment, and the wellbeing of neighbours including the countless birds, mammals and pollinators who also call it 'home'. The addition of 18 townhouses, DOUBLES the density of the 18 existing homes and laneway houses facing the 900 block Redfern. Thank you for listening.

Q3. Your Full Name

Monique Genton

Q4. Your Street Address

1947 Brighton Ave. (Our house faces Redfern).



Respondent No: 250 Login: Anonymous Email: n/a
 Responded At:
 Jan 03, 2021 12:15:41 pm

 Last Seen:
 Jan 03, 2021 12:15:41 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Based on current information provided by Aryze, the development proposed at 902 Foul Bay currently consists of 18 townhouses, in two buildings each approx. 3 stories. These structures would be placed on land that previously housed a single dwelling with garage, with heritage designation. Many large, mature trees occupy this site, with associated birds including owls, and woodland animals. Some 24 trees are to be removed by the developer, 18 of which are by-law protected, including mature Garry Oaks and Copper Beeches. Such actions would also contravene the City of Victoria's Urban Forest Master Plan, which seeks to "protect, enhance and expand Victoria's urban forest". If the development proceeds as planned by Aryze, there will be permanent loss of this mature greenspace, and any new plantings by Aryze will not compensate for loss of trees, some of which are in excess of 100 years old. Furthermore, a Garry Oak grove suggested by Aryze in the rezoning letter application, for which little space would exist, hardly begins to address the loss of mature greenspace and animal habitat. And, it remains to be seen how viable any remaining trees will be in the long term on this site with inevitable disruption of root zones. The high-density, multi-storey, multi-unit proposal of Aryze is not suitable for this Victoria neighborhood, which is predominantly single family dwellings, and a few garden suites. There are many young families and a Community Living home in the neighborhood, and many pedestrians and cyclists use the street. But already, congestion on Redfern, which is a relatively narrow street without sidewalks, is common, and service vehicles frequently have challenges along Redfern. Access to the high-density development would be exclusively off Redfern, near the corner of Quamichan. This poses inevitable traffic safety issues, both on Redfern and on Quamichan, where the City of Victoria's plans to convert Richardson Street west of Foul Bay to cycling lanes that bar vehicle traffic will lead to diversion of such traffic primarily onto Quamichan Street for westbound travellers. Undoubtedly, some of this traffic will divert onto Redfern. In recognition of the traffic problem created by the Richardson bike lane proposal, a revised City of Victoria plan indicates adding bulb-outs on Quamichan at Redfern and Quamichan at Foul Bay, in addition to adding sidewalks along Redfern that will narrow the street further. And so, the combination of the changes to be made by the City of Victoria for bike lanes on Richardson, with increased traffic pressure on Quamichan and Redfern due the Aryze high-density proposal will create an unsafe and untenable situation for all users, whether pedestrian, cyclist or driver. The problems are obvious, and are not satisfactorily addressed by City of Victoria or Aryze plans. Indeed, the best solution to these very real safety issues is not to increase density, but on the contrary, to develop 902 Foul Bay in a manner consistent with the existing surrounding neighborhood, and that is supported by existing infrastructure. I have lived at 1936 Quamichan Street since 1996 with my family, and greatly enjoy the neighborhood for its quiet residential character, its sense of community and the established greenspace. Living at the corner of Redfern and Quamichan, with driveway access off Redfern directly opposite the proposed access point for the Aryze development means that we will be directly, and significantly, impacted by the Aryze proposal in a very negative way. This includes close proximity to a multi-storey structure with loss of view and light, loss of mature greenspace, and importantly, safety concerns for pedestrians, cyclists and vehicles. Already, with parked vehicles on Redfern, and our driveway below street level, we have poor line-of-sight backing out of our driveway onto Redfern, and there have been a few near misses. I am very concerned that we and our neighbors (which include children on bicycles and scooters) will be placed in a unsafe situation daily in attempting to use Redfern or Quamichan street should the high-density development of Aryze proceed as currently proposed. I strongly urge and appeal to Mayor Helps, City of Victoria councillors and city staff involved in the approval process for 902 Foul Bay Road to carefully consider this and the many other letters sent opposing the Aryze development. It is completely out of character for the neighborhood, contravenes City by-laws and the Urban Forest Master Plan, and poses many safety issues for residents. It should not proceed.



 Responded At:
 Jan 03, 2021 17:15:03 pm

 Last Seen:
 Jan 03, 2021 17:15:03 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The development proposal for 902 Foul Bay Road creates more expensive housing for our neighbourhood. Even, if you ride a bicycle you'll need a large income to live in this project. When the developers talk about diversity, they are not talking about the inclusivity of diverse people. They are talking about various types of dwellings, and these townhouses are not affordable for different people. The Heritage Designated property has many mature and protected trees. Although suspiciously burnt down, the mansion had a very large footprint with the trees at the edges of the property. If a large centrally located house-plex was proposed for the property most of these trees could be saved and housing densification could be achieved. Thank for your consideration,

Q3. Your Full Name

Virginia & Jeff Errick

Q4. Your Street Address

615 Foul Bay Rd.



 Responded At:
 Jan 03, 2021 17:19:20 pm

 Last Seen:
 Jan 03, 2021 17:19:20 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal is grotesquely over-sized for the lot, both in height (which exceeds the height accepted in the Gonzales neighbourhood plan), and in area. It would destroy more than twenty protected trees. How can a developer be allowed to ignore this "protected" designation when an average home owner is required to do everything possible to foster their trees? (We have three protected trees on our small lot and happily pay arborists to ensure their health). There is inadequate provision for parking and the developer has brazenly argued that there is plenty of parking on surrounding streets. I understand that a by-law requires one off-street parking spot be provided for each house. Redfern is a narrow street, without sidewalks for much of it, and cannot accommodate the extra traffic this development would bring. This developer has bullied neighbours by threatening anyone opposing their request to lift a covenant on the site with court costs. Aryze is also engaged in deceptive practice by implying that the homes will be "affordable," and that they will have support of the provincial government to facilitate special purchase terms. I am not opposed in principle to modest in-fill, and it is unfair to characterize opposition as 'nimbyism," but this proposal is out of scale and will diminish the amenity that prospective buyers would rightly expect to enjoy. A more limited development would be less likely to be opposed. The current plan is clearly intended to maximize the developer's profit, despite any claims they make about making homes "affordable."

Q3. Your Full Name

Martin Lovelace

Q4. Your Street Address

1903 Brighton Avenue, Victoria, V8S 2C7



 Responded At:
 Jan 03, 2021 20:11:45 pm

 Last Seen:
 Jan 03, 2021 20:11:45 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is completely inappropriate for the site: it is far too big (especially tall) and out of character for this location. There are also issues of: Environment: Many allegedly protected trees would have to be removed – trees that cannot be replaced in this lifetime, if ever. Instead, the site would become largely impermeable surface. Cars and Safety: This would bring an influx of traffic and crowding that the area is not adapted for. There are not even sidewalks on Redfern Street. The project cannot provide parking for every unit - the developer says that people can just park on the street around the neighbourhood – i.e., in front of other people's houses! This suggestion particularly annoys me, because at present, as the result of renovations to my small house on its small lot, I am being forced by the City to create an off-street parking space which I do not want or need. Why should Aryze be exempt from this bylaw? "Affordability": Of course everyone wants and needs this. But in a recent CALUC meeting, the developer acknowledged that the BC Housing project in question is not actually a possibility unless the project is approved in the first place. I think that the idea of "affordability" is being used to sell to Council who are rightly concerned with the issue, and to community members who don't want to be "nimbys." Density and affordability should not be achieved by ruining what makes the city – and its varied neighbourhoods and communities – desirable in the first place.

Q3. Your Full Name

barbara rieti

Q4. Your Street Address

1903 Brighton Avenue



 Responded At:
 Jan 04, 2021 09:35:34 am

 Last Seen:
 Jan 04, 2021 09:35:34 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1. I oppose the number of units. Half the number might be appropriate on the size of the lot. The density will negatively affect the neighbourhood ambience. 2. This density will increase the traffic and decrease safety on residential streets. 3. I oppose the height. It is totally out of character with the neighbourhood. 4. Of great importance is the fact that this proposal would violate current zoning requirements which have been put in place to create a community that people have chosen to live in. 5. To change the zoning requirements creates a precedent that could lead to similar building projects in the Gonzales area which are similarly not wanted. Those who live in the area have chosen to do so because it has an environment we appreciate. To change this environment would be disrespectful of the current members of this community.

Q3. Your Full Name

Lindsay Downie

Q4. Your Street Address

940 Cowichan St



 Responded At:
 Jan 04, 2021 11:02:31 am

 Last Seen:
 Jan 04, 2021 11:02:31 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I think this is a beautiful project. The design is thoughtful and a good addition to the neighborhood.

Q3. Your Full Name	Marc-Antoine Dufault
Q4. Your Street Address	2103 Fernwood Road



Respondent No: 256 Login: Anonymous Email: n/a
 Responded At:
 Jan 04, 2021 11:51:16 am

 Last Seen:
 Jan 04, 2021 11:51:16 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I live in the neighborhood and I am very interested in the shape and form of development that is to occur on the land. I would also like to note that Aryze Developments has conducted extensive renovation work on my home - the quality of work was first class and the working relationship with them was superb. The proposal aims to fulfill a number of social objectives, namely to provide affordable and accessible housing for families and small social units, in a residential setting. I applaud the commitment to address the most pressing social and economic issue facing far too many people. Providing a practical housing aesthetic that reflects surrounding developments is a sensitive and responsible development response. That the complex aligns with the curve of Foul Bay Road and houses are stationed in a staggered set-back from the road frontage suggests a complementary design to the already built environment. Traffic along Foul Bay Road, however, can be very intense and I wonder if the proposed landscape design will sufficiently mollify noise, and potential pollutants, for residents in the development facing Foul Bay. Traffic along nearby McNeill Avenue is such that concerns for safety are being regularly heard; Foul Bay Road and McNeill Avenue are fast becoming the major traffic arteries for a wide area. Maintaining the high tree canopy of the Garry Oaks, as much as is possible, will go considerable distance to minimizing the visual impact a 2 storey development may create for neighbors directly east of the proposal. That the proposal includes a canopy area to enable light for northern neighbors is very considerate. My main comment is density. The Notice refers to 18 units; the proposal on the Aryze website suggests, I think, 16 units (I may be reading the plan incorrectly). Regardless, the number of total units seems high for the site, particularly when parking must be accommodated. Can the City regulate the number of cars that people can own in a densely populated residential setting? Can development objectives and imperatives still be met with a reduction in the density footprint? Overall, this proposal is extremely thoughtful and wellexecuted; the parties involved - architect, builder and landscape, have a proven track record of bringing exceptional design and building to Victoria that contributes to civic pride. The proposal would benefit, I believe, from a greater green belt along Foul Bay Road and a reduction in the number of units. Thank you for the opportunity to comment. Linda Hannah

Q3. Your Full Name

Linda Hannah

Q4. Your Street Address

2-921 FOUL BAY RD



Respondent No: 257

Login: Anonymous Email: n/a

Responded At:	Jan 04, 2021 11:51:18 am
Last Seen:	Jan 04, 2021 11:51:18 am
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am writing to express my concern regarding the proposed development at 902 FoulBay Rd. I live directly across from the piece of land at 923 Foul Bay Rd. I will address my comments in relation to managing change within a community as I am not opposed to increasing density but rather to the means by which this change in a largely residential neighbourhood is being implemented and the size of the development. Highlighted below are my concerns: Assumptions There have been a number of assumptions made on websites such as Fairfield Gonzales Local on Facebook that if you are opposed to this development, you are opposed to increased density. There is a big range between supporting an 18 unit development which will change the neighbourhood significantly and the current zoning for a single family. In gaining support for density, we need to be reasonable about what would meet more middle housing needs without drastically changing the neighbourhood. The majority of people in the surrounding homes would probably be supportive of 4 townhouses or four single homes with suites and It is the size of the development that is turning so many people against the proposal. Shaming People There is another assumption that once people have bought their homes in Fairfield that people opposed to the development are rich and don't care about the needs of others who can't afford a single family home in their community. This is perhaps the most divisive comment. Attacks from the developer and his supporters that people who don't support 18 units on one lot, are against helping others and only care about their needs and keeping things the same serves no purpose. One of the characteristics that attracts people to the Fairfield neighbourhood is the mix of incomes. There are people who have lived in their homes for decades—some who bought their homes when they were under \$100,000! Those people are now seniors and can find themselves asset rich and cash poor. However, if they want to stay in their neighbourhood, there aren't a lot of options for downsizing. I believe these people would be in favour of allowing townhouses in the neighbourhood so they could sell their homes and downsize. However, 18 units on three levels would not help seniors who don't want to climb stairs downsize within their community. A smaller development with some one level townhomes would be welcomed. On the very block of Redfern Street alone, where the development is being proposed, there are 5 backyard bungalows-all rented out to families. They are tastefully done and support the need for increased density. If the counselors were to come to the neighbourhood and see the street in question they would see that this small area is totally supportive of increased density. It is the size of the development and lack of parking that is the concern. However, people are being "shamed" if they don't support an 18 unit development. There would be much greater support for this development and others like it, if it were smaller and people looked for the common ground rather than pitting people against one another. This developer has not listened to the community at all. Affordable Housing My own children were hoping that there would be townhouses built on the lot across the street from our home and were interested in buying one. They are young professionals with no children and good salaries. However, they are not interested in moving into a building that is more like an apartment than a townhouse and they couldn't afford to buy the so called "affordable units." There is an argument made that single parent families would be able to afford these units. If we look at the cost of the units and assess them in relation to the average salary earned by a person in Victoria, they are not at all "affordable" to a single earning family. Using the following assumptions Average salary in Victoria -- \$61,007 Proposed Cost per units 799,999 for the three bedroom Down payment of 10% The Royal Bank Mortgage Calculator was used to determine what the mortgage would be each month. Your mortgage would be around \$3, 496.65 monthly for the 3 bedroom You would have to have an income well over \$100,000 in order to afford a unit. Precedents Allowing a development of this size in the middle of a residential neighbourhood, sets a precedent. As some of the older houses are torn down, there is an opportunity to build duplexes in their place that would have minimal impact on the community and increase "middle housing." Allowing duplexes would be an effective way to increase density without drastic changes to the neighbourhood. Council recently turned down a proposal at 515 Foul Bay Rd for three single-family homes to be built. If you approve this development, does that mean the developers at 515 Foul Bay can work with BC Housing and then it has to be approved. How does Council determine which large lots should have single-family homes and which should have 18 units put on them? What were the criterion for deciding this lot should have a large development on it? There are many options to increase density and increase "middle housing" within the Gonzales neighbourhood that don't include an 18 unit development. I hope that you will take the resident's concerns under advisement before making any decisions. I am open to speaking with any of you should you be interested.

Jane McCannell



Respondent No: 258 Login: Anonymous Email: n/a
 Responded At:
 Jan 04, 2021 13:14:48 pm

 Last Seen:
 Jan 04, 2021 13:14:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live a short distance from the proposed project and am strongly opposed to this project as it is currently proposed. The neighbourhood has successfully produced an organic increase in density through laneway homes, secondary suites and infill housing. The current proposal comprised of 4 stories, will dwarf adjacent homes and is so dense that it will require removal of most of the existing mature trees. The developer has promoted this as an "affordable home ownership" project, but, in all likelihood these homes will not be "affordable" as per the City's own definition. This is an important consideration as the developer has repeatedly defended the project, attacked critics, and justified the removal of 18 bylaw-protected trees as necessary to provide "affordable housing". Aryze plans to remove 24 of the existing 42 trees: 18 are bylaw-protected trees including (Garry Oaks, an Arbutus, and the two iconic, 100-year-old Beech trees). The densely-packed, over-height development plan is out of character with the neighbourhood in magnitude, design, and the loss of trees. We are in a climate crisis and the tree removal and the loss of green space are contrary to the City's climate commitments. Public engagement was really promotion by the proponent rather than respectful consultation. Opponents to the project have been, at times, treated disrespectfully despite legitimate and well-presented concerns. The Developer's legal preceding to remove the restrictive covenant has been done in a high-handed and aggressive fashion. The process was contrary to staff recommendations as they failed to proceed and complete the process expeditiously. In summary: This project will remove irreplaceable mature trees that play a key role in fighting climate change and preserving habitat for wildlife. The project does not address the housing crisis in Victoria. it will create housing for people who are the least to need any financial assistance at a tremendous cost to the environment and the character and livability of the neighbourhood. Thank you.

Q3. Your Full Name

P. Nadler

Q4. Your Street Address

1947 Brighton Avenue



 Responded At:
 Jan 04, 2021 14:10:55 pm

 Last Seen:
 Jan 04, 2021 18:34:29 pm

 IP Address:
 IP Address:

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Email:

I am opposed to the high density living proposed for this site which is contrary to the current property designation. However, I would be in favour of some degree of densification provided existing mature trees are maximally protected and ten percent of units are held for low income earners. The latter could be through a subsidized rent provided by the developer to appropriate tenants or through a reduced purchase price for low income purchasers. Regarding tree removal, it will take many years for newly planted trees to reach the carbon dioxide capture ability of the current trees on site. Every effort should be made to save these trees which would likely require a reduction in the size of the project. If we are to be successful in reducing climate change impacts we must maintain the CO2 absorption ability of mature trees.

Q3. Your Full Name

Glenn Milbury

Q4. Your Street Address

1047 Chamberlain St. unit C



 Responded At:
 Jan 04, 2021 14:55:47 pm

 Last Seen:
 Jan 04, 2021 14:55:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There is no legitimate reason to accord a variance. The Gary Oak trees have a special protection designation which must not be violated. This proposal would in no way become affordable housing. The trees must remain intact and the development must be downsized. I agree with increased density but not at this scale.

Q3. Your Full Name

Kathy Eichenberger

Q4. Your Street Address

1042 Amphion Street

 Responded At:
 Jan 04, 2021 17:15:41 pm

 Last Seen:
 Jan 05, 2021 00:43:33 am

 IP Address:
 Jan 05, 2021 00:43:33 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There is absolutely no legitimate reason for the proposal to move forward in its present form. No heritage variance as described should be approved and rezoning should be considered for only a significantly smaller proposal/footprint. This is NOT affordable housing, just maximizing return-on-investment.

Q3. Your Full Name

Kathy Eichenberger

Q4. Your Street Address

1042 Amphion Street



Respondent No: 262 Login: Anonymous Email: n/a
 Responded At:
 Jan 04, 2021 19:30:48 pm

 Last Seen:
 Jan 04, 2021 19:30:48 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We oppose this development primarily on the basis of the extremely high density of housing units proposed for this piece of prime land with its natural mature trees and greenery. Foul Bay and Quamichan is a dangerous corner as the road is narrow and winding and visibility is limited. We were upset when the house at 902 Foul Bay Road fell into neglect and ultimately caught on fire. This should never have been allowed to happen as it has a heritage designation. Ideally we would like to see the original grand home rebuild on this historic property. However, recognizing the requirement to increase density we would find it acceptable to build two RG-1 quality homes on this property. We appreciate that once this property has been developed it will remain in its developed state for a long time. We have lived near the corner of Foul Bay and McNeill Ave since 2000 and chose this area due to the ambiance of the neighbourhood, quality of the homes and the surrounding environment. As local elderly residents have been selling to the developers, we have watched many developments that were respectful and others that were not. We have seen two previous corner lots each with an historic home within this immediate area be developed. The first development was on the East corner of Foul Bay and Runnymede Ave. The home was destroyed and all trees removed and 4 homes built on the property. The second development was at 804 Foul Bay Rd where the existing home was moved close to Foul Bay Rd to accommodate 3 additional homes and most of the mature trees were removed. These two developments demonstrate that high density is too much. Looking at the aerial photo of the Oak Bay side of Foul Bay and the Victoria side of Foul Bay, you are able to see the developments approved by the City of Victoria in recent times where many trees have been removed. Redfern St. was a quiet tree-lined street without sidewalks but has changed with the addition of a few small back yard houses. This has increased parking on both sides of the street. Currently advertised on Redfern Street is a front garden lot for \$818,000 allowing for one building which will change the street further. Adding 18 townhouses to this street will not be pleasant for the neighbourhood or persons living on top of each other.

Q3. Your Full Name

Dorothy Newton

Q4. Your Street Address

2025 McNeill Ave



Responded At:	Jan 04, 2021 19:33:25 pm
Last Seen:	Jan 04, 2021 19:33:25 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project is too big for the lot and the neighborhood and too many trees will be lost.

Q3. Your Full Name	Marilyn Wallace
Q4. Your Street Address	1932 Brighton Ave



Respondent No: 264 Login: Anonymous Email: n/a
 Responded At:
 Jan 05, 2021 14:42:06 pm

 Last Seen:
 Jan 05, 2021 14:42:06 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Density: Aryze plans to build 2 buildings that will be 3.5 storeys in height. Total of 18 townhouses- 16 three-bedroom and 2 one-bedroom units. All units will be accessible by exterior stairs only. Proposed density is inappropriate for the current zoning (single-family home) and character of the neighborhood. There is a restrictive covenant limiting construction to private dwellings. Aryze has continued to pressure neighbours and their legal representation to remove the covenant to expedite their own development goals. Trees and Environment: Aryze plans to remove 24 of the existing 42 trees: 18 are bylaw protected trees including (GaryOaks and the two 100 year old Beech Trees). Pam Madoff, chair of the heritage panel voted against the project as too big and too destructive to the landscape. I do not live in the immediate neighborhood of Redfern and Quamichan, however I have already experienced issues in my own neighborhood of Vic West where the current City Council seems determined to increase density far beyond the input from citizens to moderate plans and downscale projects. In addition, there are other consequences to these proposals (e.g. increased traffic) that Council doesn't address adequately. The mass development in downtown Victoria in the Harris Green area and the Hudson project illustrate that this Council's focus is solely on economics and supporting developers that only want to build more and higher rather than preserve the livability of Victoria with smaller, moderate scale projects that fit into the character of the neighborhood (e.g. those built by Chris Le Fevre).

Q3. Your Full Name

Terri Chyzowski

Q4. Your Street Address

1106 Reno St.



 Responded At:
 Jan 05, 2021 15:31:39 pm

 Last Seen:
 Jan 05, 2021 15:31:39 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

THE TREES, THE TRAFFIC AND THE TOTAL FOOTPRINT DENSITY AS IS

Q3. Your Full Name

adrian science

Q4. Your Street Address

935 foul bay road



Respondent No: 266 Login: Anonymous Email: n/a
 Responded At:
 Jan 05, 2021 20:03:34 pm

 Last Seen:
 Jan 05, 2021 20:03:34 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

After attending two CALUC meetings and reviewing the development proposal, I've concluded that the proposal is nothing more or less than an attempt by a developer to maximize its profit. I would be okay with that, except that in this case that profit would come at the expense of the environment and the neighbourhood. Loss of protected trees. Arize's proposal would remove at least 18 trees currently protected by city bylaw. These trees are mostly mature, spectacular and irreplaceable. And additional trees would be at risk, since the developed proposes to cut into their critical root zone. The saplings that the developer proposes to plant in their stead would never grow to a meaningful size, as the proposal doesn't provide adequate space or undisturbed soil. Out of scale. At 18 units and three and half stories high, the proposal is much higher and denser than anything in the area. Dropping such an imposing structure into the middle of a neighbourhood of single family homes, contrary to the Gonzales Neighborhood Plan, just doesn't make sense. Misleading affordability claims. Contrary to the claims of the developer, the proposal will not provide affordable or below-market housing. Arize's inferences that the units will sell at below market is at best misleading; BC Housing has not committee to or suggested that it would subsidize the units. Note that the units in the Arize's Rhodo development on Fairfield Road are selling for \$900,000. This doesn't meet any definition of affordability. Its also about the same price as what an unrenovated 1940's single family bungalow sells for in my neighborhood. I would challenge the developer to truly work with the neighborhood and the landscape to come up with a better proposal.

Q3. Your Full Name

Peter Nagati

Q4. Your Street Address

920 Cowichan Street



Responded At:	Jan 05, 2021 22:58:42 pm
Last Seen:	Jan 05, 2021 22:58:42 pm
IP Address:	n/a
	· · · · ·

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too large and out of character with the neighbourhood.

Q3. Your Full Name

Dermot McCann

Q4. Your Street Address

1923 Runnymede Avenue (at Richardson), Victoria, BC, V8S 2V3



 Responded At:
 Jan 05, 2021 23:09:44 pm

 Last Seen:
 Jan 05, 2021 23:09:44 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Too large; too high; out of character with the neighbourhood; too many mature trees to be removed; safety concerns; parking issues; concerns re: the process and history, and the precedent that would be set.

Q3. Your Full Name

Elizabeth Peddie

Q4. Your Street Address

1923 Runnymede Avenue (at Richardson), Victoria, BC, V8S 2V3



 Responded At:
 Jan 06, 2021 07:48:58 am

 Last Seen:
 Jan 06, 2021 07:48:58 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I appreciate the need for more housing and more affordable housing, but this development is not affordable and it is not in keeping with the neighbourhood. This development does not resp and protect the heritage nature of the property.

Q3. Your Full Name	Daphne Wass
Q4. Your Street Address	954 Bank Street



 Responded At:
 Jan 06, 2021 08:10:31 am

 Last Seen:
 Jan 06, 2021 08:10:31 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Removing trees from our local environment is folly. The degree of density proposed for the location is wrong.

Q3. Your Full Name

Sherryll Harris

Q4. Your Street Address

1829 Fern Street, Victoria, BC



 Responded At:
 Jan 06, 2021 10:38:45 am

 Last Seen:
 Jan 06, 2021 10:38:45 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Proposed development is completely out-of-character with this mature neighbourhood of single family dwellings which would be severely impacted with loss of privacy, noise and traffic/parking problems. Surrounding roads are unfit for additional traffic: Foul Bay Road is very narrow on one side with concealed driveways and no bike lanes; Richardson is an increasingly well-used bike route and more traffic would be detrimental.

Q3. Your Full Name

CLIFFORD G BANCROFT (President of DeMezey Abbeyfield Society, 931 Foul Bay Road)

Q4. Your Street Address

2980 SEAVIEW ROAD, Victoria V8N 1L1 (re. 931 Foul Bay Road)



 Responded At:
 Jan 06, 2021 17:05:09 pm

 Last Seen:
 Jan 06, 2021 17:05:09 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

My concerns are less about trees (although they are lovely) and more about traffic congestion and safety. Redfern Rd between Brighton and Quamichan has cars parked on both sides, providing restricted access for larger vehicles and issues with visibility given there are no sidewalks. While the development includes parking spaces, there will be a need for additional street parking. That will be difficult on Redfern, which means additional parking on Quamichan (which has a sidewalk on one side only) and Cowichan. Cowichan also has access and parking issues. This is a worry for me in the event of an emergency requiring multiple first-response vehicles. Further, as the neigbourhood regenerates, more children are walking and riding to Margaret Jenkins and Monterey schools. With no crosswalk on Quamichan, this provides a safety concern. While there is an uncontrolled cross walk on Foul Bay and Richardson, traffic density will increase as a result of the cycling corridor (yay!). traffic changes at Foul Bay and Fairfield and this potential development. With traffic along Quamichan already high at peak times related to drop off and pick up for Glenlyon Norfolk families, I am concerned that children may be unseen and unsafe.

Q3. Your Full Name

Kim strom

Q4. Your Street Address

973 Cowichan Street



 Responded At:
 Jan 06, 2021 17:36:10 pm

 Last Seen:
 Jan 06, 2021 17:36:10 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

It seems unreasonable that an old historic home would burn down and a new developer would move in and pack in a dozen (or more?!) homes on the same sized lot in an already dense area. Not to mention Foul Bay is already a race course with cars whipping around and then screeching to a halt at the Foul Bay/Richardson intersection. Cars also do this at the Brighton Ave crosswalk. At least once a day cars screech to a halt so a pedestrian can walk across. Redfern is already a narrow street with no sidewalk and loads of cars parked on the side. Add another 15+ cars in and out all day and someone's going to get hit and killed. Simply put, there's just nowhere to walk safely currently. Same goes with the West Side of Foul Bay. There's no sidewalk. Where is one supposed to cross safely with cars moving at high speeds? Where are my children going to ride their bicycles safely? So what was once a quiet neighborhood, will now be louder, busier, fewer trees and generally less safe. Not to mention the destruction of trees. I'm okay with development, but within reason. What about 4 homes? Why is that so unreasonable?

Q3. Your Full Name

Alex Armitage

Q4. Your Street Address

979 Brighton Crescent, Victoria V8s 2G4



Respondent No: 274 Login: Anonymous Email: n/a

Q1. What is your position on this proposal?

 Responded At:
 Jan 06, 2021 20:26:11 pm

 Last Seen:
 Jan 06, 2021 20:26:11 pm

 IP Address:
 n/a

Oppose with a warning that this development is going forward when the legal basis on the land for it does not exist. There is the serious problem of the covenant which has yet to be addressed. The reason it has not been addressed is that the developer has managed to hold back a legal case on it. Citizens in the community had started the case, since there are 100 more properties with the same covenant. The implications are extremely serious. So it is even more essential to deal with the covenant before anything more is done on a non-compliant development. To work on that development is , unfortunately, not illegal, but is highly unethical, especially when the citizens right to oppose legally has been pushed back, as a denial of their rights. Approval for Council to even look at the development right now means that the Mayor and council are knowingly getting their hands dirty. The reason that the developer wants to do it, is to have an approved development to influence the legal case in his favour. I advise strongly that the city staff and decision-makers immediately send this back to be looked at after the legal case has been finished. Mayor and Council could then announce they are showing their respect for citizens and the law and will not encourage such contradictions. Council, also, would not waste their planners' time, which is money, on a plan that may not ultimately be allowed anyway.

Q2. Comments (optional)

There are many reasons against this development. It is too large and thus is removing many mature trees, including the endangered Oak. Remember that removing trees negatively affects the trees left in a wide, so they die much sooner. So the affects on increasing climate change are magnified. If this proposal were approved, the other places where grove remnants exist would be treated the same way.

Q3. Your Full Name	Mary E. Doody Jones
Q4. Your Street Address	435 Kipling St., Victoria,V8S 3J9 I do not live in Gonzales area, but go to it all the time and everybody who comes on the bus can appreciate the grove remnants



Respondent No: 275 Login: Anonymous Email: n/a

Q1. What is your position on this proposal?

 Responded At:
 Jan 06, 2021 20:38:17 pm

 Last Seen:
 Jan 06, 2021 20:38:17 pm

 IP Address:
 n/a

Oppose with a warning that this development is going forward when the legal basis on the land for it does not exist. There is the serious problem of the covenant which has yet to be addressed. The reason it has not been addressed is that the developer has managed to hold back a legal case on it. Citizens in the community had started the case, since there are 100 more properties with the same covenant. The implications are extremely serious. So it is even more essential to deal with the covenant before anything more is done on a non-compliant development. To work on that development is , unfortunately, not illegal, but is highly unethical, especially when the citizens right to oppose legally has been pushed back, as a denial of their rights. Approval for Council to even look at the development right now means that the Mayor and council are knowingly getting their hands dirty. Citizens are likely to remember that in the next election. The reason that the developer wants to do it, is to have an approved development to influence the legal case in his favour. I advise strongly that the city staff and decision-makers immediately send this back to be looked at after the legal case has been finished. Mayor and Council could then announce they are showing their respect for citizens and the law and will not encourage such contradictions. Council, also, would not waste their planners' time, which is money, on a plan that may not ultimately be allowed anyway.

Q2. Comments (optional)

My big concern is for the trees and the grove remnants, as well as adding to the dangers of climate. change. The lot is too much covered so that more trees are taken. When trees are removed, there is a wide swathe around where the remaining trees die much faster, thus increasing climate change even more. The endangered trees keep being removed in so many ways. How can they have any hope of survival into the future? The buildings end up being too large for the site, as usually is wanted by developers.

Q3. Your Full Name	Mary E. Doody Jones
Q4. Your Street Address	435 Kipling St. {Fairfield[V8S 3J9 I often go to Gonzales Hill and also go by t he site on the bus. The magnificent trees are appreciated by many passersby.s



Responded At:	Jan 06, 2021 21:48:05 pm
Last Seen:	Jan 06, 2021 21:48:05 pm
IP Address:	n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I would like this area to become a park for residents in the area.

Q3. Your Full Name

Jesse Thomas

Q4. Your Street Address

2363 Lam Circle



 Responded At:
 Jan 07, 2021 09:42:37 am

 Last Seen:
 Jan 07, 2021 09:42:37 am

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development will not be accessible to anyone with mobility issues - there are steep stairs as access to all units. Lip service is paid to native plants, the trees left are invasive holly and hawthorne, almost all garry oaks are removed. Those green roofs will be dandelion magnets and will require grooming by the strata equal to lawns. Sidewalks are needed for walkers, strollers, not chip paths, and not just for residents, area's lack is legacy of 50s planning.

Q3. Your Full Name

Sandra Johnstone, an 80-plus senior whose house has stairs.

Q4. Your Street Address

1950 Brighton Avenue, one house from Redfern intersection.

Respondent No: 278 Login: Anonymous Email: n/a	Responded At: Jan 07, 2021 10:17:01 am Last Seen: Jan 07, 2021 10:17:01 am IP Address: n/a
Q1. What is your position on this proposal?	Oppose
Q2. Comments (optional) Not suitable for the area.	
Q3. Your Full Name	Jack & Elizabeth Watanabe
Q4. Your Street Address	1929 Runnymede Avenue, Victoria, V8S 2V3



 Responded At:
 Jan 07, 2021 13:32:09 pm

 Last Seen:
 Jan 07, 2021 13:32:09 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I would like to see the developer make some changes. I am worried about the plan to chop down several of the Gary oaks and two beeches—both on aesthetic grounds and for ecological/climate reasons. I definitely don't want the developer to do that, and if that means a smaller townhouse development on the site, then I think Aryze should bite the bullet and downsize its plan.

Q3. Your Full Name

Heather Pringle

Q4. Your Street Address

1947 Runnymede Avenue



Respondent No: 280 Login: Anonymous Email: n/a
 Responded At:
 Jan 07, 2021 14:28:47 pm

 Last Seen:
 Jan 07, 2021 14:28:47 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

SCALE OF PROPOSAL WAY TOO BIG This development is way out of scale for the location. All other recent developments along this part of Foul Bay have subdivided and replaced one big single house with several smaller houses on small lots, thus increasing density AND fitting within the character and scale of the neighborhood. It is important to note that Lower Foul Bay is completely different than upper Foul Bay. Lower Foul Bay is like an urban forest with huge tree canopies along the narrow winding 30km/hr strip of road, of which there isn't even sidewalk on one side for several blocks, and the bike lane stops and starts because there is only room for single lanes of traffic in either direction, without even room for parking on the road on either side. Foul Bay right by the development site is actually narrower than my little side street. An apartment building just isn't the right solution for this lot. The developers are calling it "stacked townhouses" to make it sound less invasive and that is very misleading language. These are not townhouses, they are apartments. If these were indeed townhouses, where each unit had its own roofline and its own small garden area, keeping within the height allowances of other houses, then this would be an acceptable option. But an 18-unit 4 level apartment complex here is unacceptable. URBAN FOREST AND UNIQUENESS OF THIS SITE When I step out of my house with my dog early in the morning or late at night I regularly hear owls. We are just around the corner from the proposed site and a block and a half from Pemberton Park. All of the large old trees on the residential streets surrounding the park act to extend the habitat zone beyond the one small park. Just the other day, the owl call was definitely coming from Redfern st. near that property, and I have occasionally seen owls in Pemberton park and once on the wire outside my house. You should drive down Lower Foul Bay by the proposed site gazing up at the canopies of trees along that narrow winding street to see what is special about this area, and why efforts to maintain the urban forest are important. Granted with winter and lack of leaves at this time of year, you will need to use your imagination to fill in some of the greenery of the extraordinary high canopies above you. AFFORDABILITY QUESTION I doubt BC housing will put \$200,000 of public taxpayer money towards subsidizing a person who can afford a \$700,000 condo (\$900,000 without the assumed reduction). Rather public taxpayer dollars should go towards supporting housing options for people who cannot afford such an expensive home. Submitting an application to BC housing seems like just a smoke screen to try to appeal to council and to neighbors just to get their proposed development approved, with the full expectation BC housing wont fund this project. The application fee on a denied application is probably well worth the "advertising" benefit they get from it. Profit maximization is their true goal for squeezing so many units onto this lovely lot, and there are no implications for them if their BC housing application is denied and they already have approval to build this misfit of a development. The term "affordable housing" is used interchangeably to talk about houses and condos, when they aren't interchangeable concepts; In fact continually replacing houses with condos depletes the stock of houses, and while it helps condo prices, it makes house prices worse. House prices are affected by the supply of houses. Lots of people are moving out to Sooke because they want at least a small yard, not just a condo. I want my kids to be able to afford a small house on a small lot one day If we are able to put more houses with smaller lots into where there was once just one house, that increases the supply of houses and helps with the affordability of houses. We can't just strive to put up condos everywhere, or the prices of houses with yards will get even worse. Condos have their place, but they should go where it is appropriate to do so, and where you can maximize density of those buildings, e.g. closer to downtown, on Cook Street, or other major arteries that have established commercial or other high density buildings. Higher density condos are a better solution for condo prices than this, but they need to go in the right spot. PREDICTABILITY AND THE NEIGHBORHOOD PLAN People who spent their life savings on a house in this neighborhood should get some predictability, that the scale and character of it will change slowly. Each development needs to be respectful of that.



 Responded At:
 Jan 07, 2021 14:44:46 pm

 Last Seen:
 Jan 07, 2021 14:44:46 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

- much too big, too high, and out of character with the neighborhood. - cuts down a lot of large and protected trees, which support the resident owls and other wildlife in the area. - not the right spot for this type of complex

Q3. Your Full Name

Kaila Nagati

Q4. Your Street Address

920 Cowichan Street, V8S 4E5



Respondent No: 282 Login: Anonymous Email: n/a
 Responded At:
 Jan 07, 2021 16:28:20 pm

 Last Seen:
 Jan 07, 2021 16:28:20 pm

 IP Address:
 n/a

Q1. What is your position on this proposal?

Request alterations to alleviate concerns.

Q2. Comments (optional)

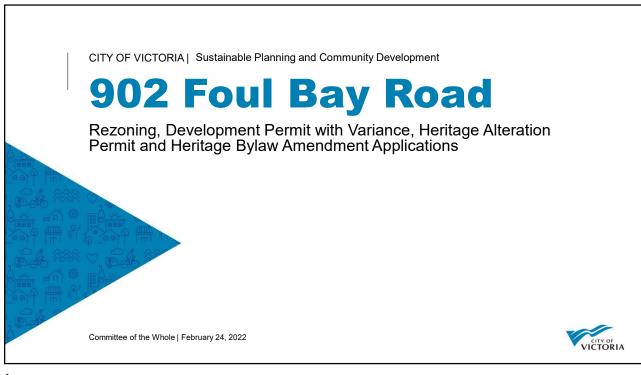
Our home (910 Foul Bay Road) borders this development on the north side. After reviewing the proposal, the following are our comments and revision requests: 1. It is of some significant concern that 18 units are proposed on such small parcel of land, creating much additional traffic at what is already an ever-increasing busy intersection. Plus the allotted parking seems to be inadequate for the tenancy level, especially given that there is virtually no on-street parking to absorb the overflow. We would request that there be a reduction in number of units to a more appropriate level given the land square footage. 2. On a personal level, the the north elevation of the East building faces our deck and outdoor living space. The height of the building, the removal of trees, elevated entries to the building and windows all contribute to loss of privacy for us. The trees being removed (334, 335, and 336) are Gary Oaks in reasonable condition, whose foliage provide privacy to us. Although a few Korean Maples are proposed between our two properties, it will be some considerable time before they are mature enough to afford any meaningful barrier function. Given that there are unit entries on this face of the development and these entries would be a significant privacy compromise for us, we would request that a fence, complimentary to the design of the proposal, but opaque enough to provide privacy, be installed along the property line running from as close to Foul Bay Road as the by-laws allow through to an end point that provides maximum privacy to our property at 910 Foul Bay Road as well as our neighbours on Hawes Road. We are certainly open to discussing options, but it is imperative that our privacy be protected, given the very frequent and personal use that side of our home is put to. Thank you.

Q3. Your Full Name

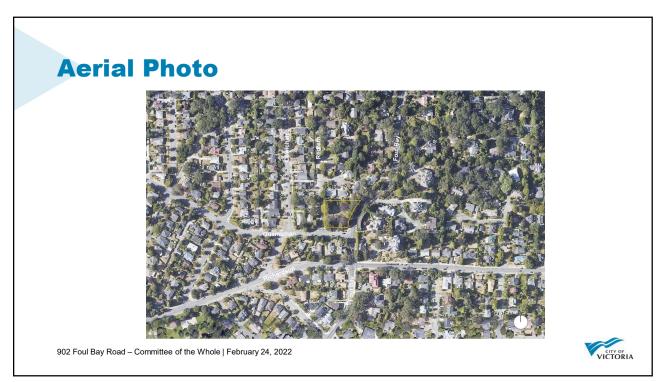
Shelley Trenouth

Q4. Your Street Address

910 Foul Bay Road







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