

[REDACTED]

From: Josey Ross [REDACTED]
Sent: November 17, 2023 3:28 PM
To: Public Hearings
Subject: Feedback on Variances Application No. 00212

Follow Up Flag: Follow up
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Hello,

While I am generally supportive of the zoning bylaw changes, I am concerned about the number of parking stalls decreasing by over half. Parking is already limited in this neighbourhood, and building more units while halving the parking spots will only make parking more challenging. This represents part of a trend to build more units with less parking and it is making other neighbourhoods and municipalities (such as North Vancouver) incredibly difficult to navigate for both new and existing residents.

Thank you,
Josey Ross
V8V 3K4

[REDACTED]

From: Dan Sawchuk [REDACTED]
Sent: November 20, 2023 2:20 PM
To: Public Hearings
Subject: 1039-1043 Meares Street



I would like to register our support for the proposed residential development at 1039-1043 Meares Street.

Jawl Residential is a quality company that is extremely community focussed.

This development will further add to the vibrancy of the Fort and Cook neighbourhood. As the owner of 1102 Fort Street, we have seen the area transform very nicely over the past 8 years.

We believe the Meares Street development will further enhance the vibrancy of the neighbourhood.

Best regards,

Dan Sawchuk
President
Eagleridge Holdings Ltd.

[REDACTED]

From: Grant Gillies [REDACTED]
Sent: November 20, 2023 10:28 AM
To: Public Hearings
Subject: Rezoning and Development Application at 1039 and 1043 Meares Street, Victoria, BC

Dear Mayor and Council,

My Family is the owner of 1013 Vancouver Street, Victoria and I am writing to you to offer my full support for the rezoning and development application at 1039 + 1043 Meares Street.

The height and density is consistent with the neighborhood plan and this application will transform a surface parking lot located on the edge of Fairfield into 50 new homes for our community.

*Sincerely,
Grant Gillies*

[REDACTED]

[REDACTED]

From: Nick Walker [REDACTED]
Sent: November 20, 2023 2:03 PM
To: Public Hearings
Subject: 1039-1043 Meares - Letter of Support

To whom it may concern;

This letter is in reference to the development of 1039-1043 Meares St and to show support for the proposed development to transform a surface parking lot into housing. Owning a local business in the area and looking to remain in this close vicinity for years to come, the increased density is welcomed.

Thank you and any questions please feel free to reach out.

Nick Walker
Frontrunners Footwear
[REDACTED]

[REDACTED]

From: Stuart Kerr [REDACTED]
Sent: November 20, 2023 11:05 AM
To: Public Hearings
Subject: Support for 1039-1043 Meares Street

Dear Mayor and Council,

On behalf of Surfside Holdings Ltd. and Analogue Projects Ltd., please accept this letter as support for the rezoning application submitted by Jawl Residential Ltd. and Bradbury Developments Ltd. for the properties located at 1039-1043 Meares Street.

Our company owns and manages residential and commercial properties around the City of Victoria. Specifically, we own and manage 118 rental apartment units within 300m – 500m of this project. We see first-hand the pressures being placed on the housing stock within this community. Projects like this that take under-utilized sites i.e. parking lots, and turn them into much needed housing are exactly what this community needs to help alleviate those pressures. Furthermore, this project falls within the Fort Street Corridor as outlined in the Fairfield Neighbourhood Plan and is designated as Core Residential which contemplates 6 storey buildings. To summarize, this project: 1) makes use of under-utilized sites; 2) provides desperately needed housing options within the community; and 3) conforms to the OCP.

As such, you have a project that checks all of the boxes and we encourage you to approve this project.

Respectfully,

Analogue

—
Stuart Kerr
Principal

P.O. Box 42090
2200 Oak Bay Ave.
Victoria, BC
V8R 6T4

[REDACTED]

[REDACTED]

From: Jessica Wilson [REDACTED]
Sent: November 21, 2023 10:07 AM
To: Public Hearings
Subject: Project proposed for 1039-1043 Mears Street.

Dear Mayor and Council,

This letter is respectfully submitted in support of the housing project proposed for 1039-1043 Mears Street.

As an owner of two downtown retail businesses and a community networking business for entrepreneurs, I can speak for the small business community of victoria. We are in need of more residents in and around the downtown core to allow businesses to flourish. It has been made more evident since the office population has not returned since covid and the vibrancy of our city has felt a decline. .

Bringing a net of 50 new homes to the community without displacing previous homes is a fantastic addition to the downtown core. Being that these homes are mixed units starting at studios and going all the way up to a 3 bedroom it creates an opportunity to house a diverse mix of people. I myself, bought my first condo in a development much like this back in 2008. It was a huge leg up into home ownership and a pathway for financial stability for myself. I love the idea that this space will present a new opportunity for locals today.

We need more homes downtown to support the vision of Victoria's future. I feel a building like this, targeted to a diverse mix of people is the perfect fit. With its bike rooms, shared spaces and design it will be a fantastic addition.

Thank you for your time and consideration of this proposal.

Sincerely,

Jessica Wilson



Jessica Wilson
CEO / Lead Designer
SALT



www.saltshop.ca

813 Fort Street, Victoria B.C V8W 2H6



[REDACTED]

From: Sam Scott-Moncrieff [REDACTED]
Sent: November 21, 2023 10:36 AM
To: Public Hearings
Subject: Mears Street Development Support

Dear Mayor and Council,

This letter is respectfully submitted in support of the housing project proposed for 1039-1043 Mears Street. I speak to this proposal as a young professional beginning my career as a business owner downtown as well as a resident (currently renting) in a downtown apartment building. My girlfriend and I love living in downtown Victoria because of the proximity to our work as well as the convenience of being close to a lot of the social activities we enjoy. We love that this proposal is targeted to first time homeowners like us, (hopefully), and offers a mix of units including studios, one, two and three bedrooms for different price points. We need so many more projects like this to be built so that people of our demographic have choices with regards to our housing options. Please do not delay or put more challenges in front of these projects like this because it just adds more costs to us as the end purchasers. Life is already pretty unaffordable for people our age.

This project has many other qualities that appeal to us. The fact that it is so close to the bike infrastructure and offers so much great bike storage means that we don't necessarily have to run cars to go about our lives. The rooftop deck is a great feature to build community and get to know our neighbours. Also, this building could be built without taking away anyone's present home since it is currently just a surface parking lot.

The idea of this building being beside a BC Housing project for youth coming out of foster care does not bother us – as renters in the area of Johnson and Quadra we are used to street disorder and security issues and I think the location on Mears Street would be an improvement.

Thank you for your time and consideration of my feedback. I hope that you feel comfortable approving this building.

Sincerely,
Sam Scott-Moncrieff
1400 Quadra Street #904